



ONLY at AUCTION

# REAL ESTATE AUCTIONS

No Buyers Premium

**Auction #1 - 107 Acres (±) In 13 Tracts @ 10:00 A.M.**

**Auction #2 - 32 Acres (±) In 6 Tracts @ 10:00 A.M.**

Spring Valley Rd., Marion, VA

**Auction #3 - 60 Acres (±) In 3 Tracts @ 11:00 A.M.**

Harris Lane, Marion, VA

**Saturday, April 28, 2018 • Starting @10:00 A.M.**



**AUCTION #1 - 107 Acres (±) • 13 Tracts Spring Valley Road, Marion, Virginia**

This farm is a perfect mix of crop land, hay fields, pasture, and woods! It has an old farm house, barns, out buildings, creek frontage, springs, a well, concrete winter feeding pad, a cattle working facility, and trout ponds! The tracts range in size from 2 acres (±) to 49 acres (±)! There are beautiful building lots, mini farm, and large acreage tracts here! The farm is level to rolling and you can drive over 95% of it! Currently the farm is setup with 33 acres of corn ground and 50 acres of pasture! The remainder is hay with a few acres of woods! It is located in a beautiful country setting with wonderful frontage on Spring Valley and Church Hill Road!

**AUCTION #2 - 32 Acres (±) • 6 Tracts Spring Valley Road, Marion, Virginia**

This is another beautiful piece of land! Tracts range in size from 2.3 acres (±) to 9.2 acres (±)! There are beautiful home sites or mini farms with georgeous views and privacy! Approximately 20 acres of this farm was corn ground last year! *Plats On-Site & On-Line @countsauction.com*

**AUCTION #3 - 60 Acres (±) • 3 Tracts Harris Lane, Marion, Virginia**

You have to see this view to believe it! Tracts range in size from 13.07 acres (±) to 24.27 acres (±)! This farm was previously planted in 37 acres of corn in the sod buster program, but it could plant around 50 acres! There are numerous estates home sites on this land with georgeous long range views! It is located just outside the town limits and seconds from downtown Marion! This land is 100% open!

*Plats On-Site & On-Line @countsauction.com*

**Directions to Harris Lane** - From I-81, take Exit 45 (Marion), Follow Hwy 16 North for .8 miles, turn right onto Hwy. 11 North, go .2 miles, turn left onto Chatham Hill Rd., go .8 miles, turn left onto Harris Lane, go .5 miles to Auction on left.

**Directions to Spring Valley Road** - From I-81, take Exit 45 (Marion), Follow Hwy 16 North for .8 miles, turn right onto Hwy. 11 North, go .2 miles, turn left onto Chatham Hill Rd., go .8 miles, turn left onto Harris Lane, go 1.2 miles, stay on Greenwood Rd., go 1 mile, turn right onto Spring Valley Rd., Go 1.8 miles to Auction.

**Inspection: Drive Over Anytime! Agents on Property Saturday, April 21 from Noon until 2:00 P.M.**

**Terms: 5% down, Balance @ closing.**

For further information contact



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Announcements made day of Auction take precedence over all printed material.

Burke Print Shop 2018

Starting @ 10:00 A.M.  
Saturday, April 28, 2018



843 W. Main Street • Abingdon, VA 24210



Place Stamp Here

**AUCTION #1**

**Tract 10** Set up for cattle! All pasture with a concrete winter feeding pad, creek, well with watering trough, cattle working facility, and frontage on Spring Valley, Rd.!  
When combined with Tract 4 it is completely fenced & cattle ready!

**Tract 9** Old Farm/Tenant house with a beautiful creek and pond!  
Ready to be remodeled or tear it down and build your dream cabin!

**Tract 12** Creek, trout ponds with chain link fence and concrete spillways, and spring!  
This tract also has cattle sheds!

**Tracts 11, 12, & 13** All Corn Ground or Building Lots

**Tracts 1 thru 8** Corn or Hay Ground or Building Lot



**Sold in Tracts, Blocks, or as a Whole**

**10**  
49.08 AC ±

**Immediate Possession Given to Farmers who are ready to plant their corn in May!**