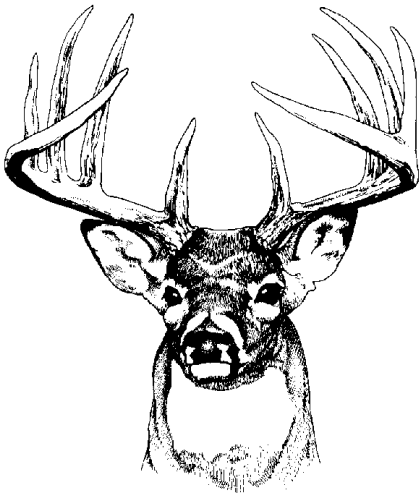


AUCTION
Saturday, November 8, 2014 • 10:00 a.m.



FERGUSON ROAD REAL ESTATE AUCTION RINGGOLD, VA

GREAT INVESTMENT PROPERTY WITH OVER 5000 FEET ROAD FRONTAGE ON 2 SIDES OF FERGUSON ROAD. DON'T MISS THIS OPPORTUNITY TO PURCHASE VALUABLE REAL ESTATE IN THE RINGGOLD AREA.



130.6 acres of land being in prime location in Ringgold, VA. Located only minutes from Danville and about 45 minutes to Greensboro, NC. This property was planted in pines in 2002 and growing 24 hours a day. Real estate is far better investment than the stock market. This property will be sold in 2 tracts: 21 acres and 109.6 acres. There is a creek on the 26 acres and 2 creeks on and adjoining the 109.6 acres The land lays good and has 3474+- feet road frontage on the 109.6 acres and 1620+- feet road frontage on the 21 acres.

NO BUYER'S PREMIUM

You can preview the property anytime.
Call Doug Dalton at 434-941-3721 for a copy of the map.
Map can also be viewed at auctionzip.com



DIRECTIONS:

From Blairs, take Malmaison Road and go about 3.3 miles to the stop sign and go straight on Kentuck Church Road until you reach the stop sign and go straight on Ringgold Church Road for 2 miles and turn left on Ferguson Road and go the property on both sides of Ferguson Road.

From Danville, take 58 east to left on Ringgold Road and then turn right on Ferguson Road and go to the property on both sides of the road.



24 S. Main St. • Chatham, VA 24531
(434) 432-6000 • (434) 656-3150
www.ramseyyeatts.com
ryrealty@comcast.net

VA.A.F. 2908 000696

TERMS:

**10% Deposit Day
of Auction and
balance due in 30
days at closing**



Also visit auctionzip.com to view the
full list of items and see pictures.

Doug Dalton, Auctioneer
434-941-3721

BASIC TERMS — CONDITIONS OF SALE: All property sold AS IS WHERE IS with the Seller allowing any reasonable inspection to be made prior to date of sale as desired by any prospective Buyer, therefore the Buyer will be buying based solely on their own inspection with all sales being final without recourse by way of refund, reduction of price or otherwise. **ALL SALES ARE FINAL.** Bidders entering property enter at their own risk. Auction Company assumes no risk for bodily injury or damage to personal property. The Seller nor the Selling Agent makes any warranty as to quality or condition. Information provided by Auction Company deemed reliable but not guaranteed. Announcements day of sale take precedence over all prior releases, verbal or written. Auction Company and its representatives represent the Seller. Detailed terms and conditions provided day of sale. The Auction Company shall not be liable for any errors or omissions in advertising. The Sellers and the Auctioneer have the right to withdraw properties, reject bids, postpone or cancel the auction in whole or part at their sole discretion without notice and to modify or add any terms and conditions either prior to or at the auction. All Purchasers must independently investigate and confirm any information or assumptions on which any bid is based. All sales subject to confirmation.