

MAJOR SMYTH COUNTY
REAL ESTATE
AUCTION

No
Buyers
Premium

25 Acres (±) in 13 Tracts

Fox Valley Road • Marion, VA

**Spectacular River Front
Residential Lots with Public Water & Sewer**

24 Acres (±) in 1 Tract

Daywood Lane • Marion, VA

Saturday, April 22, 2017 • 10:00 A.M.

AUCTION CONDUCTED ON FOX VALLEY RD., MARION, VA



Free
Picnic
Lunch



Directions to Fox Valley: From I-81, take Exit 39 (Seven Mile Ford), follow Hwy. 11 South to Rt. 645 (Fox Valley Rd.), go .2 miles, go under the railroad trestle to Auction on right.

TERMS: 5% Down, Balance @ Closing

INSPECTION: Drive over anytime; Agents on property April 15 from Noon until 1:00 P.M.

For further information contact

COUNTS AUCTION GROUP
AUCTIONEERS

DAVID COUNTS
Va. Auctioneer #0326
Abingdon, Virginia
(276) 628-8123

TN Firm # 02169 - TN Auc. #02122
Abingdon • Lynchburg • Marion
www.countsauction.com
BILL BRYANT - Lynchburg, Virginia

DANNY COUNTS
DWIGHT COUNTS
Va Auctioneer #2276
Marion, Virginia
(276) 783-3444
Fax (276) 628-8633

Ability Realty & Appraisals, Inc.

935 E. Lee Hwy.
Chilhowie, Virginia
(276) 646-5118

ONLY at AUCTION

No Buyers Premium

SMYTH COUNTY EQUIPMENT AUCTION

Tractors, Trucks, Hay Equipment, Trailers & More

Saturday, April 22, 2017 - 11:00 A.M.

AUCTION CONDUCTED ON FOX VALLEY RD., MARION, VA



Directions to Fox Valley: From I-81, take Exit 39 (Seven Mile Ford), follow Hwy. 11 South to Rt. 645 (Fox Valley Rd.), go .2 miles, go under the railroad trestle to Auction on right.



Call to add your Equipment to Auction

Free Picnic Lunch

TERMS: Cash or good check, payment in full
3% Buyers Premium added to all credit card purchases.

INSPECTION: Saturday, April 22 @ 8:00 a.m.



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Partial Listing on Back

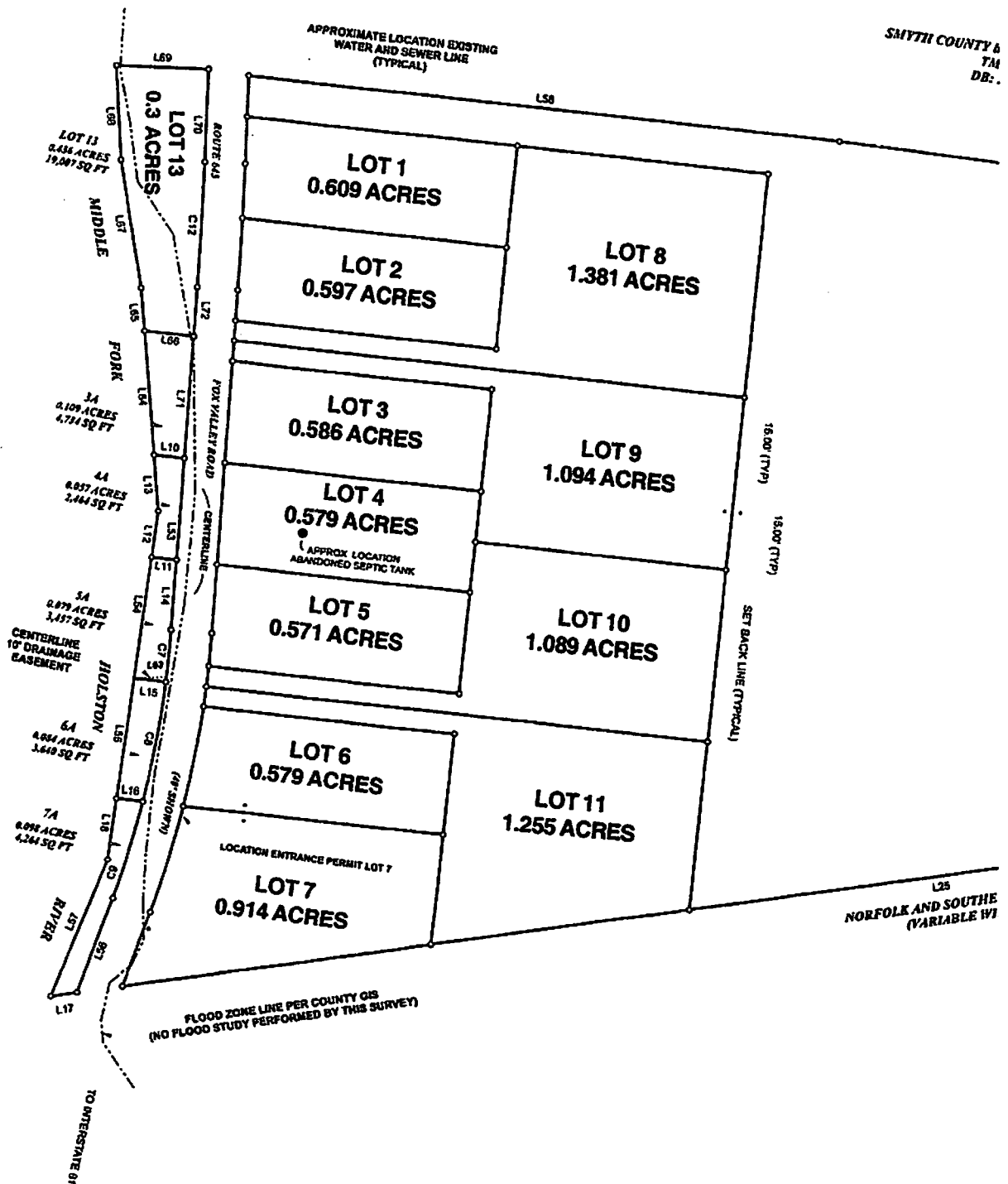


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Burke Print Shop 2017

25 Acres (±) in 13 Tracts on Fox Valley Rd. - Marion, VA

This is an amazing opportunity to buy some of the most scenic lots offered in Smyth County in years! The lots range in size from a .3 Acre (±) building lot on the Middle Fork of the Holston River to a 15 Acre (±) mini farm with gorgeous long range views of White Top and Mt. Rogers! All of these lots offer public water & sewer and are just seconds from I-81! several of the 13 lots have frontage on the river! Lots 1-11 and 13 are zoned residential while lot 12 is zoned Agricultural/Rural. Words do not do these lots justice! If you are ready to build now or in a few years, you must take a look at this land!

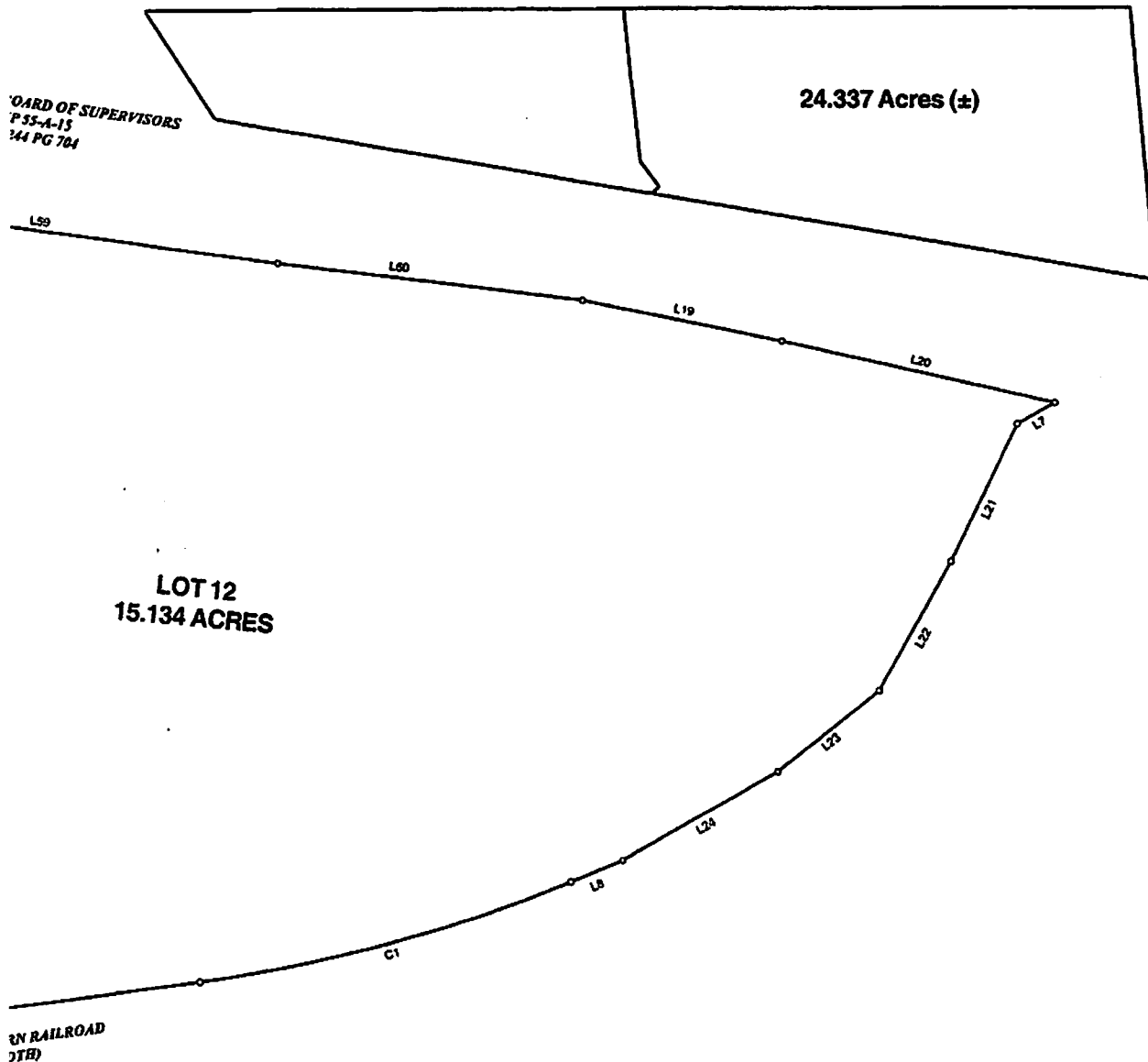


24 Acres (±) in 1 Tract on Daywood Ln. - Marion, VA

SELLS FROM FOX VALLEY ROAD

This is a nice rolling 24 Acres (±) of pasture land just off of Hwy. 11! The tract is well fenced and ready for livestock of any kind! The land is almost completely open and offers several home sites with beautiful views. There is a well and water boxes on the property. You are just minutes from Marion or Chilhowie.

Directions: From I-81, take Exit 39 (Seven Mile Ford), follow Hwy. 11 North for 2.1 miles, turn right onto Dogwood Lane, go 1 block to property on right.



Financing Available through
The Bank of Marion
to Pre-Qualified Buyers
(Upon Credit Approval, Special
Conditions May Exist)
Contact: Jason Null (276) 783-3116