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# REAL ESTATE AUCTION

**Friday, Oct.2, 2020 at 12:30 PM**

## Beautiful 56 Acre Farm in 3 Tracts



**Tract 3: 3BR 1BA Home**



**Tract 3: Kitchen**



**Tract 1: 22 Acres**



**Tract 2: 32 Acres**

### 3018 STONY FORK RD, MONETA, VA (BEDFORD CO.)

- Beautiful Bedford County farm minutes from Smith Mountain Lake
- 56 acres with 30 acres of scenic, lush open land with the balance in mature hardwoods
- Approx. 2300' of road frontage on Stony Fork Rd (Rt.801)
- Small stream on property
- Scenic views of the Blue Ridge Mountains
- Famous Bedford County hunting (deer, turkey, dove)
- Charming home built in 1950 offers 1752 sq.ft., 3 bedrooms, 1 bath, and a basement. The main floor offers a living room, kitchen, dining room, 1 bedroom, and a sunroom that enjoys a great view of the farm. 2 large bedrooms and bath upstairs.
- Old farm house on property used for storage
- Several outbuildings including small equipment shed and storage shed
- Located just 2mi from Staunton River High School, 8mi from Smith Mountain Lake, 10mi from Bedford, and 18mi from Roanoke.
- Tax assessed at \$428,300

#### OFFERED IN 3 TRACTS AND AS A WHOLE

- Tract 1: Phenomenal ±22 acre tract with approx. 13 acres of beautiful fields, mature woodland, stream, and panoramic views. Lays well with approx. 700' of prime road frontage. Ideal for your new home, private estate, residential tracts, or small farm.
- Tract 2: Nice ±32 acre tract features approx. 13 acres of fields with balance in mature woodland. Several great potential home sites. Old home (used for storage) on property and a cemetery out parcel. Approx. 1425' of road frontage on Stony Fork Rd.
- Tract 3: ±1.75 acres with the 1752 sq.ft., 3 bedroom, 1 bath home and 175' of road frontage. Enjoy a big yard and beautiful views.

#### DIRECTIONS

- **From Hales Ford Bridge** (Smith Mountain Lake), take Rt.122N 7mi to LEFT on Stony Fork (801). 1mi to farm on right.
- **From Bedford**, take Rt.122S 10mi to RIGHT on Stony Fork (801). 1mi on right.
- **From Roanoke**, take Rt.24E 15mi to RIGHT on Stony Fork (801). 2mi on left.

#### PREVIEWS

- Thurs, Sept.17 from 4-6PM
- Sun, Sept.20 from 1-3PM
- Sun, Sept.27 from 1-3PM
- Wed, Sept.30 from 12-2PM
- Day of sale beginning at 11:30AM
- Self-guided tours ok anytime.

**TERMS:** 10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Full terms online.

**Details and photos at [www.trfauctions.com](http://www.trfauctions.com)**



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[WWW.TRFAUCTIONS.COM](http://WWW.TRFAUCTIONS.COM)

Sale Site Phones for Auction Day  
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

**(434) 847-7741**

3018 Stony Fork Rd, Moneta, VA  
Bedford County



DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

**[www.TRFAuctions.com](http://www.TRFAuctions.com)**