

Pulaski Land Auction

Friday, Dec.16, 2022 at 12:30PM
at Claytor Lake Water's Edge Meeting Facility
6596 Ben H Bolen Dr, Dublin, VA



131 ACRES IN 4 TRACTS

Private Retreat near the New River / Claytor Lake
Residential Building Sites | Hunting & Recreational Getaway

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com



Common Access Road



In 4 Tracts & As A Whole



Stream



Great Views

Property Location: Lake Ridge Rd, Pulaski, VA

- 131 acres near scenic Claytor Lake in Pulaski County and just minutes to the picturesque hamlet of Draper
- Two ridge lines showcase scenic views of the surrounding countryside, while interior and border streams offer plenty of habitat for game and wildlife
- Zoned Agricultural with 40' common access road
- Partially timbered making it perfect for your ideal homesite, mini-farm, or as recreational or investment tracts
- Offered in 4 tracts ranging from 21 to 49 acres and as a whole

TRACT 1 (Lot 87A)

- 26.15 acres with ridge top views
- Small stream at rear of property
- Partially timbered leaving trees for animal habitat

TRACT 2 (Lot 87B & Private Right of Way)

- 22.29 acres total (including entrance lane)
- Ridge top views
- Small interior stream
- Partially timbered leaving trees for animal habitat



TRACT 3 (Lot 88A-1)

- 33.7 acres with ridge top views
- Small interior stream and bold stream at the rear of property
- Partially timbered leaving trees for animal habitat

TRACT 4 (Lot 88A-2)

- 49.13 acres with ridge top views
- Large, bold stream at the rear of property
- Partially timbered leaving trees for animal habitat

DIRECTIONS

- From Christiansburg, take I-81S 22mi to exit 94 for Pulaski. LEFT at end of ramp. 1/4mi to LEFT on Old Rte 100. 1/4mi to RIGHT on Lowmans Ferry. 3/4mi to RIGHT on Lake Ridge. 1mi to entrance on left (at 3416 Lake Ridge Rd, Pulaski, VA).

AGENT ON SITE

- Thu, Dec.1, 3-5pm
- Sun, Dec.11, 1-3pm
- Wed, Dec.14, 12-2pm
- Self-guided tours ok during daylight

TERMS: 10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. See website for complete terms.



www.TRFAuctions.com

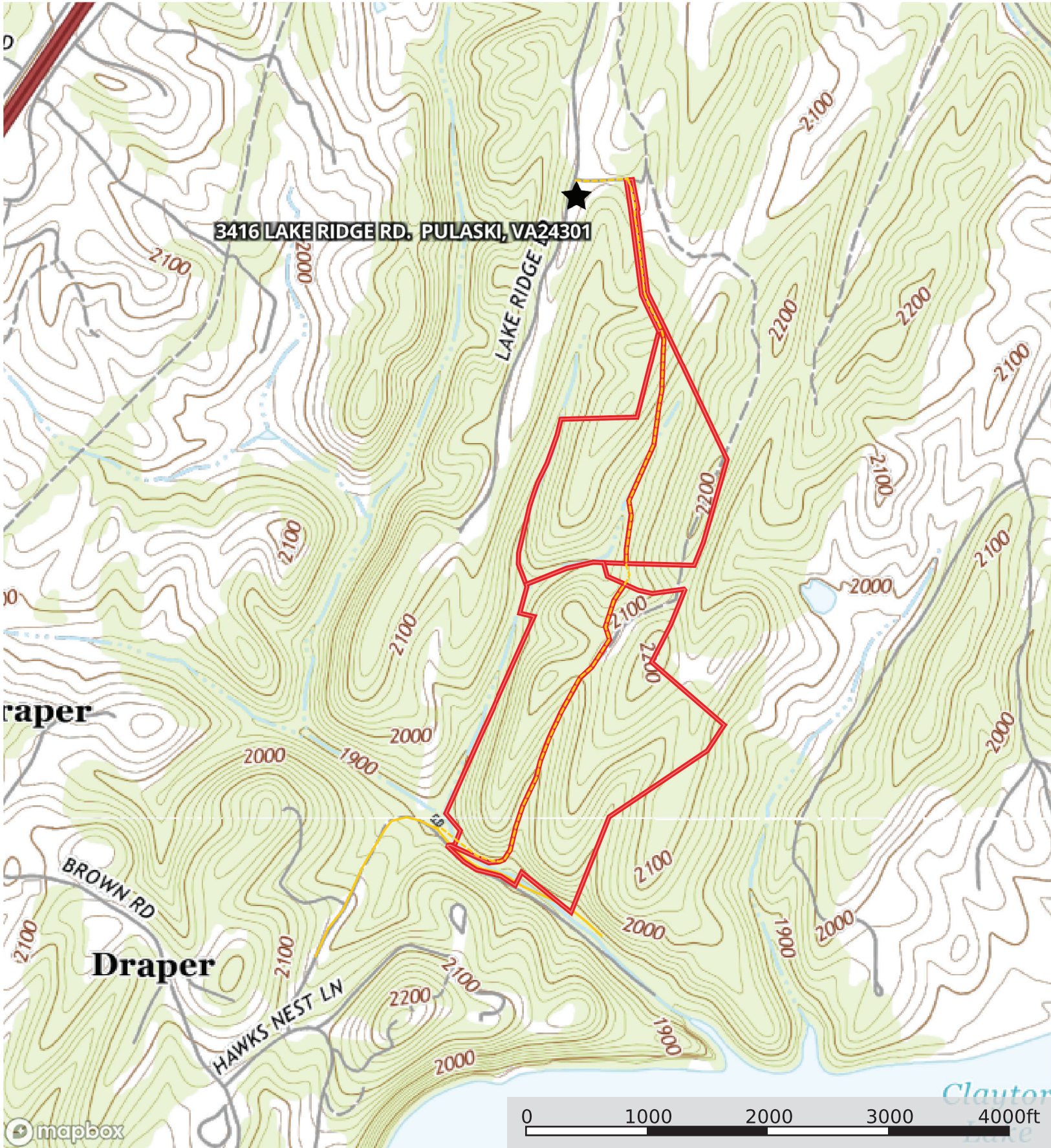


434.847.7741

Sale Site Phones for Auction Day:
434.660.5159 | 434.610.3182 | 434.610.2597

Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501





★ Star — Primary Road - - - Road / Trail ▢ Lot 88A - 2 ▢ Lot 88A - 1 ▢ Lot 87B ▢ Lot 87A

The Platting of the land shown hereon is with free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees if any.

_____, Notary Public

I, _____, a Notary Public in and for _____, In The State of _____

do hereby certify that the owners whose names are signed hereon,

have acknowledged the same before me this _____ day of _____

_____, My commission expires: _____

_____, Notary Public

Lines along center of 40° ACCESS EASEMENT		
LINE	BEARING	DISTANCE
1	S10°48'42"W	83.40'
2	S89°44'12"E	126.22'
3	S05°59'30"W	341.49'
4	S13°46'19"W	126.22'
5	S11°05'06"E	327.35'
6	S28°12'02"W	509.37'
7	S24°44'12"E	122.65'
8	S11°30'06"E	293.20'
9	S03°11'22"W	115.75'
10	S3°03'30"E	157.71'
11	S89°44'12"E	126.22'
12	S13°44'30"E	110.90'
13	S3°26'11"E	276.40'
14	S00°24'15"W	129.43'
15	S13°42'12"E	325.08'
16	S24°44'12"E	122.65'
17	S23°31'38"W	195.41'
18	S18°08'26"W	138.97'
19	S27°53'19"E	265.54'
20	S22°32'24"W	179.51'
21	S7°09'42"E	126.22'
22	S35°54'42"E	89.42'
23	S70°31'18"W	39.00'
24	S88°58'13"E	93.10'

