

Absolute Auction

Friday, May 31, 2024 at 12:30PM
at the Homewood Suites
4021 Wards Rd, Lynchburg, VA

MAY
31
Friday

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

PRIME LOCATION FIXER UPPER

2BR 1BA Home on Beautiful 1.4 Acre Lot

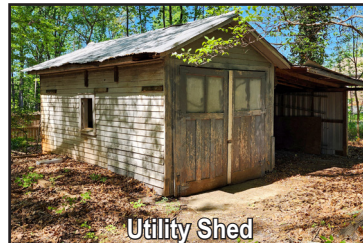
Property Address: 709 Old Graves Mill Rd, Lynchburg, VA



Wood Floors & Brick Fireplace



Kitchen



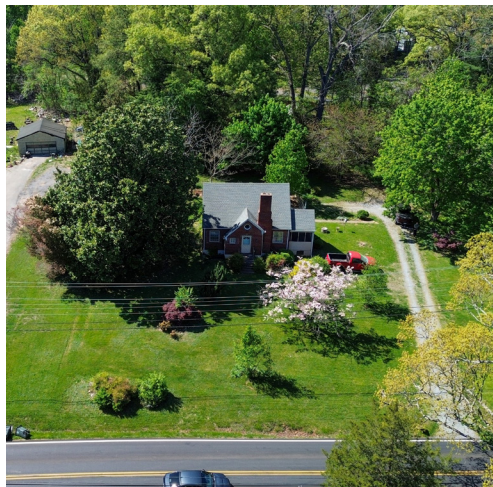
Utility Shed



Landscaped w/ Koi Pond

Great opportunity in a great location! This charming brick cottage needs a little TLC to make it shine but enjoys a nice lot with mature trees and extensive landscaping.

- Lynchburg Parcel ID 24905001 being 1.4 acres located on Old Graves Mill Rd between Timberlake Rd and Graves Mill Rd
- Brick cottage (1952) offers 1,017 sq.ft., 2 bedrooms, 1 bath, living room fireplace, full basement, attic for storage, and a sun porch. Oil furnace for heat and fuse box electrical.
- Great rental. Paint and a few updates will make it a nice home
- Great lot! 1.4 acres with mature trees and extensively landscaped with dogwoods, boxwoods, Magnolia, Japanese maples, mature oaks, rose bushes, and much more
- Fenced back yard with Koi pond and raised garden bed
- Utility shed with lean-to for equipment storage
- Great location! Convenient to shopping, restaurants, and businesses with easy access to the Lynchburg Expressway.
- Just 4 miles from Liberty University
- Tax assessed at \$144,000 with annual taxes of \$1,281



DIRECTIONS TO PROPERTY

From Liberty University, RIGHT on Wards Rd 3/4mi to RIGHT to get on Lynchburg Expressway / US-501N. 2mi to Graves Mill exit (exit 11). LEFT at end of ramp onto Graves Mill Rd. 1/2mi to LEFT on Old Graves Mill Rd. 3/4mi to home on right (just after All Peoples Church).

AUCTION SITE

Homewood Suites
4021 Wards Rd, Lynchburg, VA 24502

AGENT ON SITE

- Wednesday, May 22 from 5-6PM
- Sunday, May 26 from 1-3PM
- Thursday, May 30 from 4-6PM
- Other days avail by appointment

TERMS SUMMARY

10% deposit day of sale. Close on or about 30 days. 5% buyer's premium. Sells to high bidder. See website for complete terms.

Full details online at www.trfauctions.com



www.TRFAuctions.com


434.847.7741



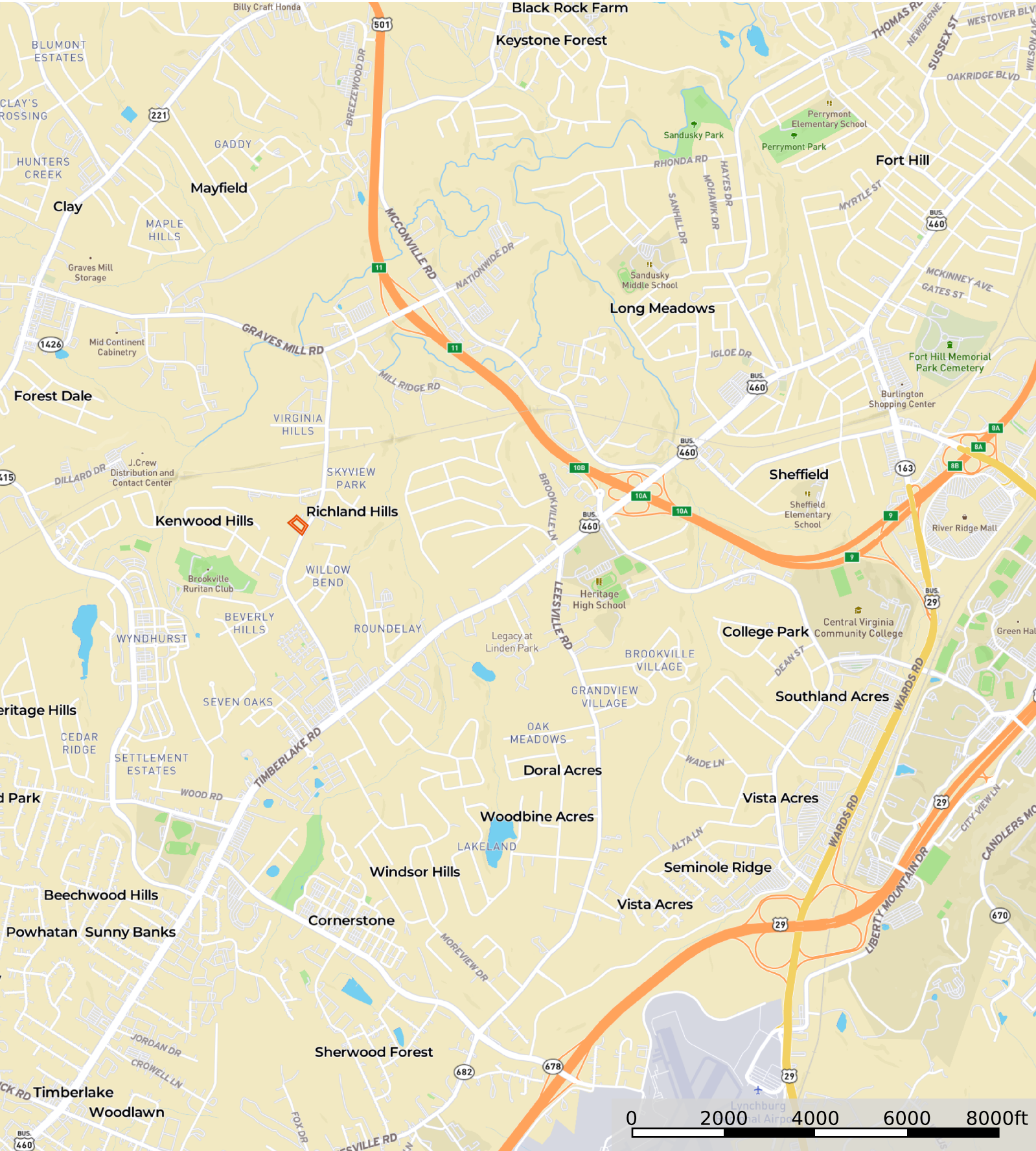
Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAAF501

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



 Boundary

709 Old Graves Mill Rd
Lynchburg city, Virginia, 1.4 AC +/-



Boundary

2751

BOOK 638 PAGE 427

THIS DEED OF GIFT, made this 21st day of February, 1984,
by and between EMELINE A. FEAGAN, widow, and ELIZABETH A.
FEAGAN, unmarried, parties of the first part; and EMELINE
A. FEAGAN and ELIZABETH A. FEAGAN, parties of the second
part:

W I T N E S S E T H:

That for and in consideration of Love and Affection, the
parties of the first part do hereby grant and convey, with
General Warranty and English Covenants of title, unto the
parties of the second part as joint tenants with the right of
survivorship, the following described real estate, to-wit:

PARCEL 1.

All that certain tract or parcel of land, together
with the buildings and improvements thereon, and
the privileges and appurtenances thereunto belonging,
situate, lying and being in the City of Lynchburg,
Virginia, on the northwest side of Graves Mill Road,
and more particularly described according to a plat
and survey thereof made by Fred Kabler, S.C.C.,
dated January 8 and 9, 1937, of record in the Clerk's
Office of the Circuit Court of Campbell County,
Virginia, in Plat Book 5, page 158, as follows, to-wit:

Beginning in the middle of said road in the line of
Lot 2, thence up said road N. 36° E. 146 feet to a point;
thence leaving said Tract No. 2 and said road along the
old line with that part of Tract C now or formerly owned
by Virgil M. Hook, N. 42° 45' W. 306 feet to an old
large oak stump, the old corner which is further marked
by a pear tree pointer; thence continuing with the
property now or formerly owned by Hook S. 57° 45' W.
145 feet to a stake; thence a new line with the property
now or formerly owned by J. S. Morton S. 42° 45' E. 360
feet to the point of beginning, and containing 1.08
acres, more or less, being a part of Tract E.

It being the same property conveyed unto Garland
Cabler Feagan by name Garland Kabler Feagan, by
J. Sims Morton and Ida L. Morton, husband and wife,
by deed dated October 22, 1938, and of record in the
Clerk's Office of the Circuit Court of Campbell County,
Virginia, in Deed Book No. 178, at page 445. Thereafter
the said Garland Cabler Feagan died, intestate, on
February 13, 1984, and left surviving him as his sole
heirs at law, his wife, Emeline A. Feagan, and one
daughter, Elizabeth A. Feagan, unmarried, to whom
said property descended by intestate succession, and
to all of which reference is here made.

PARCEL 2.

BOOK 638 PAGE 428

That certain tract or parcel of land, together with any buildings and improvements thereon, and the privileges and appurtenances thereunto belonging, situate, lying and being in the City of Lynchburg, Virginia, on the northerly side of Route 675 (Old Graves Mill Road) containing 0.33 acre, and being more particularly described by a survey made by Erskine W. Proffitt, C.L.S., August 5, 1969, a copy of which plat is attached to and recorded with the deed next hereinafter mentioned, as follows, to-wit:

Beginning at an iron on right of way of Route 675 corner with property now owned by Garland Cabler Feagan, thence N. 42° 45' W. 294.24 feet to iron; thence N. 47° 15' E. 50 feet to iron; thence S. 42° 35' E. 285.34 feet to iron on corner with right of way of Route 675; thence along the right of way of Route 675 S. 37° W. 50 feet to iron and point of beginning.

It being the same property conveyed unto Garland Cabler Feagan and Emeline A. Feagan, husband and wife, as tenants by the entireties with the right of survivorship, by Virgil M. Hook and Lucy Hook, husband and wife, by deed dated August 29, 1969, and of record in the Clerk's Office of the Circuit Court for the County of Campbell, Virginia, in Deed Book No. 416, at page 201. Thereafter, on February 13, 1984, the said Garland Cabler Feagan died, intestate, and title to said property became vested in his wife, Emeline A. Feagan, and to all of which reference is here made.

All the property herein conveyed is made subject to any reservations, restrictions, conditions and easements of record and now applicable thereto.

WITNESS the following signatures and seals:

Emeline A. Feagan (SEAL)
Emeline A. Feagan

Elizabeth A. Feagan (SEAL)
Elizabeth A. Feagan

STATE OF VIRGINIA,

TO-WIT:
CITY/COUNTY OF Campbell

The foregoing deed dated February 21, 1984, was acknowledged before me in my said City/County by EMELINE A. FEAGAN, widow, and ELIZABETH A. FEAGAN, unmarried, on this 22nd day of February, 1984.

My commission expires October 7, 1986

Dobin J. Williams
Notary Public.

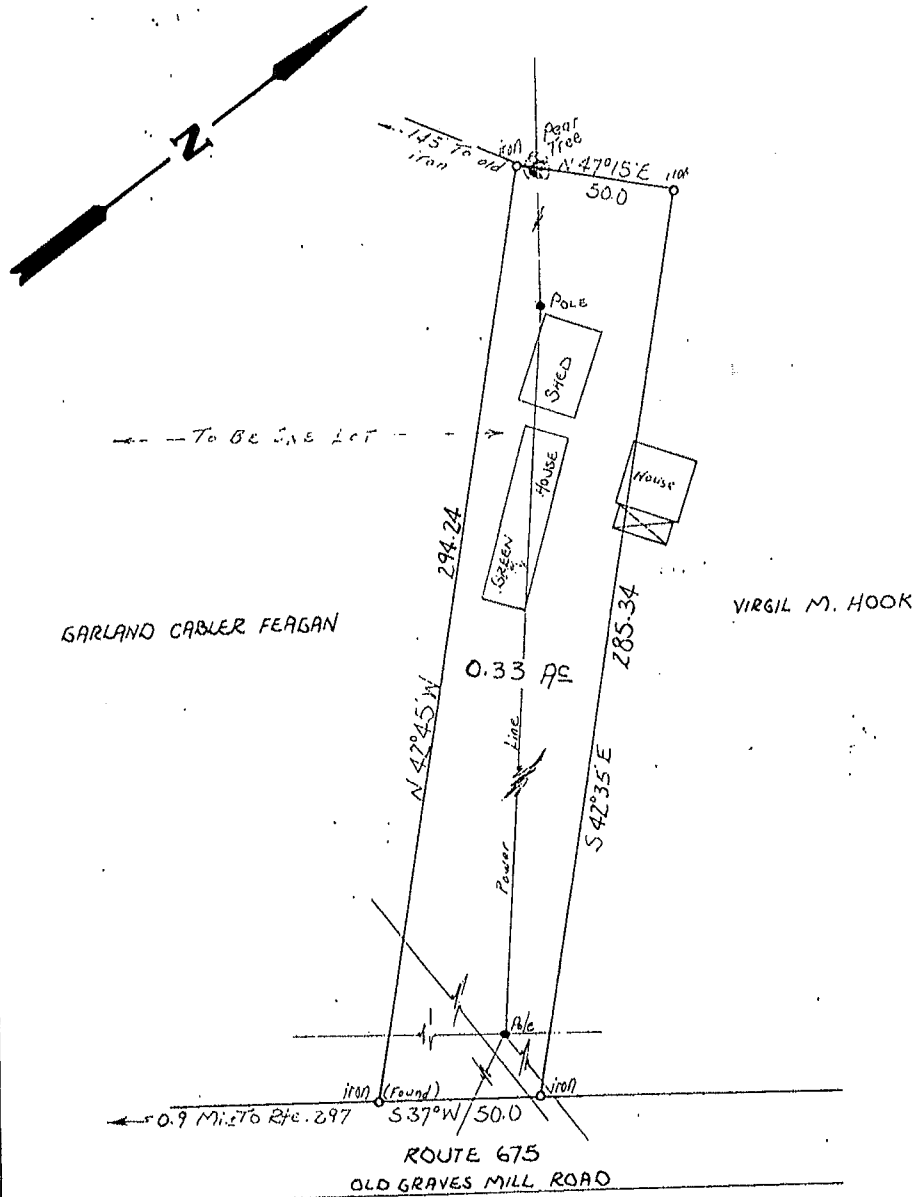
VIRGINIA: In the Clerk's Office of the Circuit Court of the City of Lynchburg. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment and delivered to record this 23rd day of Feb., 19 84 11:25 A.M.

Grantee

Hugh Jones, III

TESTE: Juanita E. Skiles Clerk

MAR 16 1984



PLAT SHOWING
PART OF THE PROPERTY OF
VIRGIL M. HOOK
CAMPELL COUNTY, VA.

SURVEYED FOR: Garland C. Feagan

SCALE 1" = 40'

DATE AUGUST 5, 1969

Erskine W. Proffitt

C. L. S.

Property Information Report

City of Lynchburg Assessor's Office
900 Church Street
Lynchburg, VA 24504
Telephone: (434) 455-3830
8:30a.m. - 5:00 p.m. Mon - Fri

Parcel ID:	24905001	Owner:	BABER, EDNA RUTH ET AL
Property Address:	709 OLD GRAVES MILL RD LYNCHBURG, VA 24502	Mailing Address:	709 OLD GRAVES MILL RD LYNCHBURG, VA 24502-4125

Property Descriptions	
Legal Description:	J S & K E MORMAN, PT TRACT E
Neighborhood:	318 : GRAVES MILL
Property Class:	101 : RESIDENTIAL - DETACHED SNG FAM

Land Information	
Area:	Legal Acreage: 0.000 GIS Acreage: 0.991
Frontage:	146.00ft
Depth:	333ft

Special Assessments	
Participant in Land Use:	NO
Land Use Deferral Amount:	--
Participant in Rehab Program:	NO
Exempt Amount:	--
Participant Until:	--

School Zones	
Elementary School:	SANDUSKY ELEMENTARY
Middle School:	SANDUSKY MIDDLE
High School:	HERITAGE HIGH
Zoning:	Zoning Description:
R-1	Low Density Single-Family Residential

Ownership History

Sale Date	Sale Amount	Seller's Name	Buyer's Name	Document No	Deed Bk / Pg	Conveyance
8/22/2023	\$0	FEAGAN, ELIZABETH	BABER, EDNA RUTH ET AL	230000298		WILL
2/23/1984	\$0	FEAGAN, G C 10/22/38	FEAGAN, EMELINE & FEAGAN, ELIZABETH		638 427	GIFT
1/1/1976	\$0	CAMPBELL COUNTY ANNEXATION 1976				

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Assessment

Year	Land Value	Improvement value	Total Value	Assessment Date	Notes
2023	\$32,000	\$112,000	\$144,000	7/1/2023	Current Assessment
2022	\$25,000	\$87,600	\$112,600	7/1/2022	
2021	\$25,000	\$87,600	\$112,600	7/1/2021	
2020	\$25,000	\$84,600	\$109,600	7/1/2020	
2019	\$25,000	\$84,600	\$109,600	7/1/2019	
2018	\$25,000	\$84,600	\$109,600	7/1/2018	
2017	\$25,000	\$84,600	\$109,600	7/1/2017	
2016	\$25,000	\$84,600	\$109,600	7/1/2016	
2015	\$25,000	\$84,600	\$109,600	7/1/2015	
2014	\$25,000	\$84,600	\$109,600	7/1/2014	
2013	\$25,000	\$84,600	\$109,600	7/1/2013	
2012	\$25,000	\$84,600	\$109,600	7/1/2012	
2011	\$25,000	\$84,600	\$109,600	7/1/2011	
2010	\$25,000	\$79,100	\$104,100	7/1/2010	
2009	\$25,000	\$79,100	\$104,100	7/1/2009	
2008	\$25,000	\$75,500	\$100,500	7/1/2008	
2007	\$25,000	\$75,500	\$100,500	7/1/2007	
2006	\$17,000	\$63,000	\$80,000	7/1/2006	
2005	\$17,000	\$63,000	\$80,000	7/1/2005	
2004	\$16,200	\$60,000	\$76,200	7/1/2004	
2003	\$16,200	\$60,000	\$76,200	7/1/2003	

Real Estate Property Tax Information

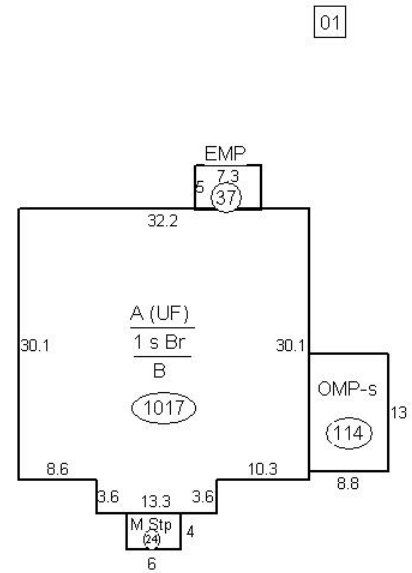
Total Due:
\$681.74

Current Year	Type	Date Due	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
Installment #:1	Tax	11/15/23	\$320.40	\$0.00	\$0.00	\$320.40	\$0.00	\$0.00	11/15/2023	\$0.00
Installment #:2	Tax	01/16/24	\$320.40	\$32.04	\$3.00	\$317.46	\$32.04	\$2.94	2/20/2024	\$3.00
Installment #:3	Tax	03/15/24	\$320.40	\$32.04	\$5.90	\$0.00	\$0.00	\$0.00		\$358.34
Installment #:4	Tax	05/15/24	\$320.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$320.40

History	Type	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2022	Tax	\$1,227.34	\$122.74	\$56.78	\$1,227.34	\$122.74	\$56.78	7/28/2023	\$0.00
2021	Tax	\$1,249.86	\$125.00	\$58.47	\$1,249.86	\$125.00	\$58.47	7/8/2022	\$0.00
2020	Tax	\$1,216.56	\$121.64	\$45.39	\$1,216.56	\$121.64	\$45.39	6/17/2021	\$0.00
2020	RTCK	\$25.00	\$0.00	\$0.00	\$25.00	\$0.00	\$0.00	12/31/2020	\$0.00
2019	Tax	\$1,216.56	\$121.64	\$189.91	\$1,216.56	\$121.64	\$189.91	6/17/2021	\$0.00
2019	LIEN	\$30.00	\$0.00	\$0.00	\$30.00	\$0.00	\$0.00	12/16/2019	\$0.00
2018	Tax	\$1,216.56	\$121.64	\$311.38	\$1,216.56	\$121.64	\$311.38	6/17/2021	\$0.00
2017	Tax	\$1,216.56	\$121.64	\$296.71	\$1,216.56	\$121.64	\$296.71	12/31/2020	\$0.00
2016	Tax	\$1,216.56	\$121.64	\$312.79	\$1,216.56	\$121.64	\$312.79	4/26/2019	\$0.00
2015	Tax	\$1,216.56	\$121.64	\$56.91	\$1,216.56	\$121.64	\$56.91	7/8/2016	\$0.00
2014	Tax	\$1,216.56	\$121.64	\$202.91	\$1,216.56	\$121.64	\$202.91	7/8/2016	\$0.00
2013	Tax	\$1,216.56	\$121.64	\$364.22	\$1,216.56	\$121.64	\$364.22	7/8/2016	\$0.00
2012	Tax	\$1,216.56	\$121.64	\$285.91	\$1,216.56	\$121.64	\$285.91	7/8/2016	\$0.00
2011	Tax	\$1,150.80	\$115.08	\$207.44	\$1,150.80	\$115.08	\$207.44	11/11/2013	\$0.00
2010	Tax	\$1,093.05	\$109.32	\$39.22	\$1,093.05	\$109.32	\$39.22	9/16/2011	\$0.00
2009	Tax	\$1,093.05	\$109.32	\$56.96	\$1,093.05	\$109.32	\$56.96	5/3/2011	\$0.00
2008	Tax	\$1,055.25	\$104.78	\$17.37	\$1,055.25	\$104.78	\$17.37	6/25/2009	\$0.00
2007	Tax	\$1,055.25	\$103.97	\$21.06	\$1,055.25	\$103.97	\$21.06	8/14/2008	\$0.00
2006	Tax	\$888.00	\$36.82	\$1.46	\$888.00	\$36.82	\$1.46	7/13/2007	\$0.00
2005	Tax	\$888.00	\$22.00	\$0.00	\$888.00	\$22.00	\$0.00	5/22/2006	\$0.00
2004	Tax	\$845.82	\$7.65	\$0.00	\$845.82	\$7.65	\$0.00	5/12/2005	\$0.00
2003	Tax	\$845.82	\$21.15	\$0.36	\$845.82	\$21.15	\$0.36	5/19/2004	\$0.00

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Improvement: RESIDENTIAL 1.0 STORY



1.0 STORY

Year: 1952
Size: 1017
Basement Sq Ft: 1017
Fin Basement Sq Ft: 0
Fin Attic Sq Ft: 0
Tot Fin Sq Ft: 1017
Of Rooms: 5
Of Bedrooms: 3
Of Full Baths: 1
Of Half Baths: 0

Frame:: Wood frame
Exterior Wall: Brick Veneer
Roof Type: Gable
Roof Material: Comp sh to 235#
Heat Type: Hot Water
Air Conditioned: N
Fireplaces: Y

Feature: Enclosed Masonry Porch
Feature Size: 37
Feature: Open Masonry Porch
Feature Size: 114
Feature: Masonry Stoop
Feature Size: 24

Residential Shed - Small Utility

Year: 1960
Size: 800

5/8/2024