

ABSOLUTE AUCTION

Sale Site: 2739 Wards Rd., Lynchburg VA 24502

Friday April 27 @ 12PM

Previews: Fri 4/6 & Fri 4/20 12 PM to 1 PM



THE
COUNTS

Realty & Auction Group
434-525-2991

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**Sale Managers: Bill Bryant 434-525-2991
or George McDaniel 434-546-9235**

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2739 Wards Rd., Lynchburg VA



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828 Main St, 15th Floor, Lynchburg VA 24504



Retiring after more than 20 years in the business. Don't miss this opportunity. Conveniently located at a traffic light, at the intersection of Wards road and the south entrance to River Ridge Mall. This property has two points of access, Wards Road & Glass Avenue. The average Daily Traffic count is 40,000. Major retailers as well as Liberty University are all within a mile and a half radius. The property consists of 0.744 +/- acres and over 250' of road frontage. City water, sewer & gas service the site and makes this a valuable property for its existing use as well as for future development.

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Virginia DOT Traffic Information

Offices in Lynchburg, Forest, Christiansburg,
Appomattox, Abingdon & Marion, VA

TERMS: 10% Buyer's Premium added to high bid(s) determining the contract sales price(s). 10% deposit due on the day of the auction with the balance due at closing within 30 days. Potential buyers must preform such independent investigations with respect to property as they deem necessary to verify information provided by the auction company and/or seller. All information provided by the auction company and/or seller is deemed reliable but not warranted. All property is being sold "as-is" without representations or warranties of any kind or nature. Full terms available Online and displayed on day of the auction.



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