

Log Home & Acreage for Sale in Stuart VA

Searching for your weekend retreat or permanent home in the mountains of Patrick County, VA? Check out this 1,664 sq ft log home which features 3 bedrooms and 2 full baths.

Property Location:
2311 Central Academy Rd., Stuart, VA 24171



Preview Date: Saturday, August 31st at 10 AM

Bidding Ends: Wednesday, September 18th at 4 PM

VAAuctionPro.com



**Blue Ridge
Land & Auction**

Matt Gallimore, Broker/Auctioneer



LOG HOME & ACREAGE FOR SALE IN STUART VA

Searching for your weekend retreat or permanent home in the mountains of Patrick County, VA? Check out this 1,664 sq ft log home which features 3 bedrooms and 2 full baths. The kitchen appliances included a range, fridge, microwave and wood cook stove. The walls in the kitchen, living room, and dining area are wood, while the bedrooms and baths are a mix of wood and drywall. You will find hardwood flooring throughout the home, ceramic tile in the bathrooms, and vinyl in the laundry area. This home, which was constructed in 1999, features a full unfinished basement. The basement has been plumbed for a bathroom and could easily be finished into more living space. Downstairs you will also find a 2 car garage.

The home is surrounded by +/- 55.98 acres of wooded and open land with a small stream. Enjoy the views from the front porch. The barn would be ideal for equipment storage. Home does have a well, but it is no longer in working order, the current water source is a spring. The first approximately 400ft of the driveway is through a private, gravel right of way. The driveway leading to the home is paved.

Reserve for this auction is \$125,000.



**Scan to
take a
tour of the
home!**



DIRECTIONS

From Stuart, VA - Take Hwy 58 W to a right onto Route 8 North. Turn left onto Central Academy Road. Property is on the right approximately 1/3 of a mile. See signs.

BIDDER PACKET

Download Bidder Pack at VAAuctionPro.com for complete information on each offering. Bidder Pack has maps, complete terms and conditions, sample contracts, tax cards and more. Some of the plats in Bidder Pack may have notations and boundaries created by Auctioneer for illustration purposes, however unchanged surveys are in Bidder Pack as well.

TERMS & CONDITIONS

10% Buyer's Premium will be added to final high bid to arrive at contract price. Earnest Money Deposit of \$5,000 is required on the day of sale. Close on or before November 4th, 2024. Subject to meeting the reserve of \$125,000. Property sold as is, where is with any and all faults. Buyer is expected to complete their own due diligence before placing a bid. Auction starts ending at 4 PM on September 18th, 2024. Please note that during the last two minutes of bidding, if a new bid is placed, the clock is automatically extended an additional two minutes. Be sure to register to bid early to ensure you receive notifications regarding any changes to the Auction, Bidder Packet and/or Pre-Auction offers received. Download Bidder Information Pack for complete terms and conditions, purchase contract and maps.



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ABOUT THIS AREA

Stuart, VA is a picturesque town nestled in Patrick County, Virginia, at the foot of the Blue Ridge Mountains. As the county seat, it offers a delightful blend of small-town charm, rich history, and stunning natural beauty. Enjoy hiking, fishing, and camping in the surrounding mountains and forests. Fairy Stone State Park is a popular destination for outdoor enthusiasts. Experience the sounds of the Blue Ridge Mountains with the Crooked Road Music Trail. The town comes alive with festivities throughout the year. Don't miss the Strawberry Festival, Apple Dumpling Festival, and the Stuart Wine & Beer Festival for a taste of local culture and entertainment.

Find this property:

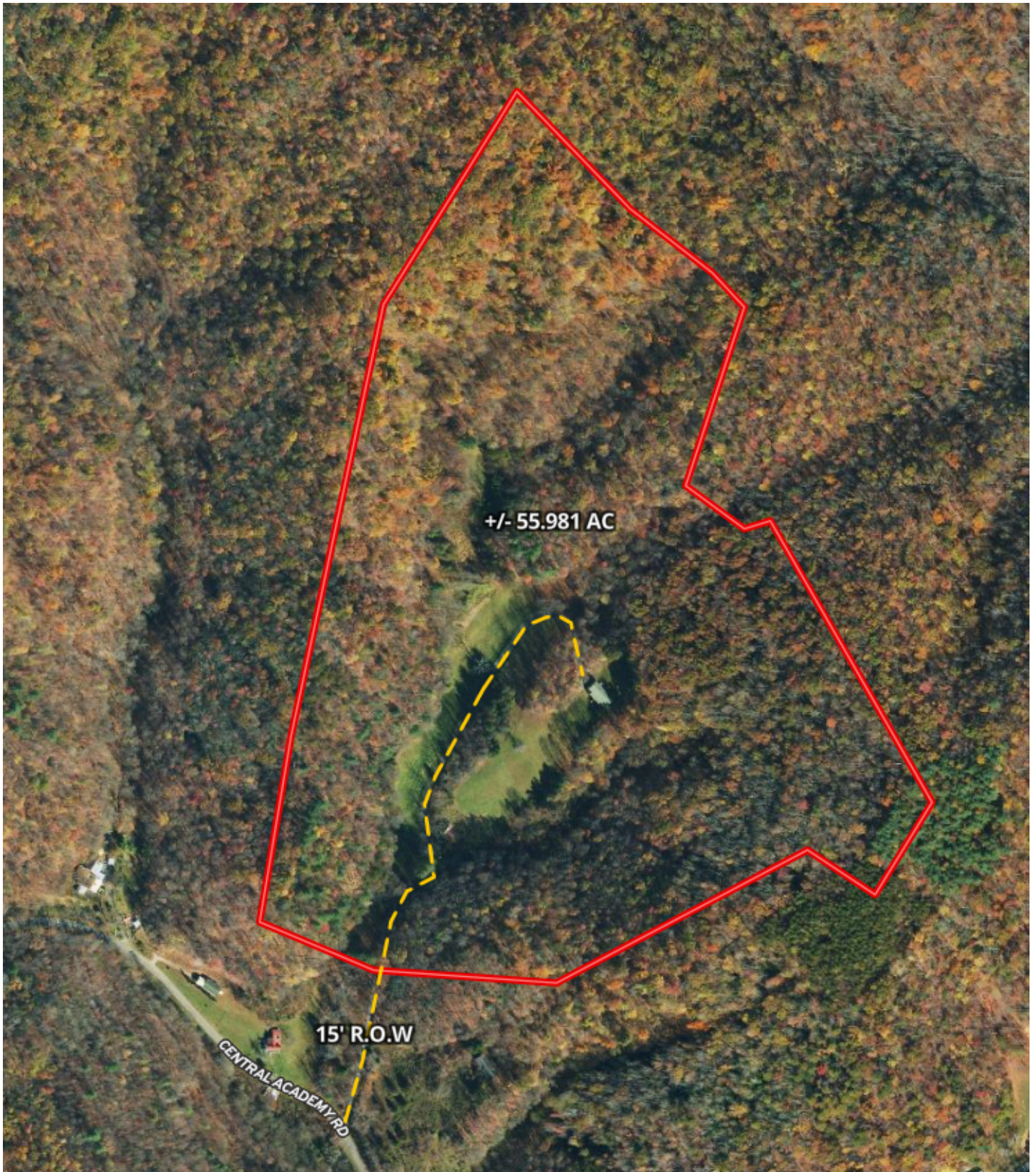


WHAT DO WE SPECIALIZE IN?

With a strong heritage dating back to 1984, *United Country Real Estate Blue Ridge Land & Auction* boasts a team of seasoned professionals. Their expertise spans a diverse range of properties, with a specialty in recreational lands and farms. Committed to innovation, they've recently partnered with Realtree to launch UC Hunting Properties. This powerful platform streamlines your search for expansive hunting grounds, fishing havens, and recreational retreats – everything conveniently compiled in one place for your land-buying journey.



Aerial Map



GET TO KNOW LEVI

Levi Cox Realtor is a lifelong resident of Floyd County VA. He grew up in Indian Valley VA and is now settled in Floyd with his wife Sabrina and their two children, Emily and Hayden. Levi is a former police officer in the New River Valley, serving the community for nearly 20 years.

Levi has worked as a realtor with United Country Real Estate Blue Ridge Land & Auction since 2015 and uses his knowledge of Southwest Virginia to find the perfect properties for buyers seeking to relocate to Floyd. He is a top listing agent in the United Country franchise and loves to list, market, and sell real estate of all kinds!

A passion of Levi's is working with horses! He enjoys training and raising Tennessee Walking horses on the family farm. Not only does he work with horses - he also owns cattle and is very knowledgeable when it comes to farming! Levi specializes in farms and equine properties but loves listing residential and hunting properties as well! He can do it all. Give this honest, dependable realtor a call and #listwithlevi today!

LEVI COX

Realtor

LeviCox87@gmail.com

(540) 230-7162



GET TO KNOW MATT

Matt enjoys working with Buyers and Sellers for Farmland, Waterfront, Vacant Land Tracts, Recreational Properties, Luxury Properties, and pretty much any Mountain Property. Matt has lived in Floyd County his entire life except when he attended nearby Radford University.

Matt is a licensed Real Estate Broker, Real Estate Appraiser, and Auctioneer. He can guide Sellers to determine the appropriate value of their Real Estate, and then help determine the best way to sell their property whether it's a traditional Real Estate Listing, Online Auction, or Live Auction.

Matt is a graduate of Radford University with a Masters' Degree in Business Administration and a Bachelor Degree in Finance. As a native of Floyd County and a former Loan Officer with the Bank of Floyd, he is very knowledgeable of Real Estate purchases and Sales. Give Matt a call and let him help you with all your Real Estate needs.

MATT GALLIMORE

Broker, Owner, Auctioneer, Appraiser, MBA
Gallimore.Matt@gmail.com
540-239-2585

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