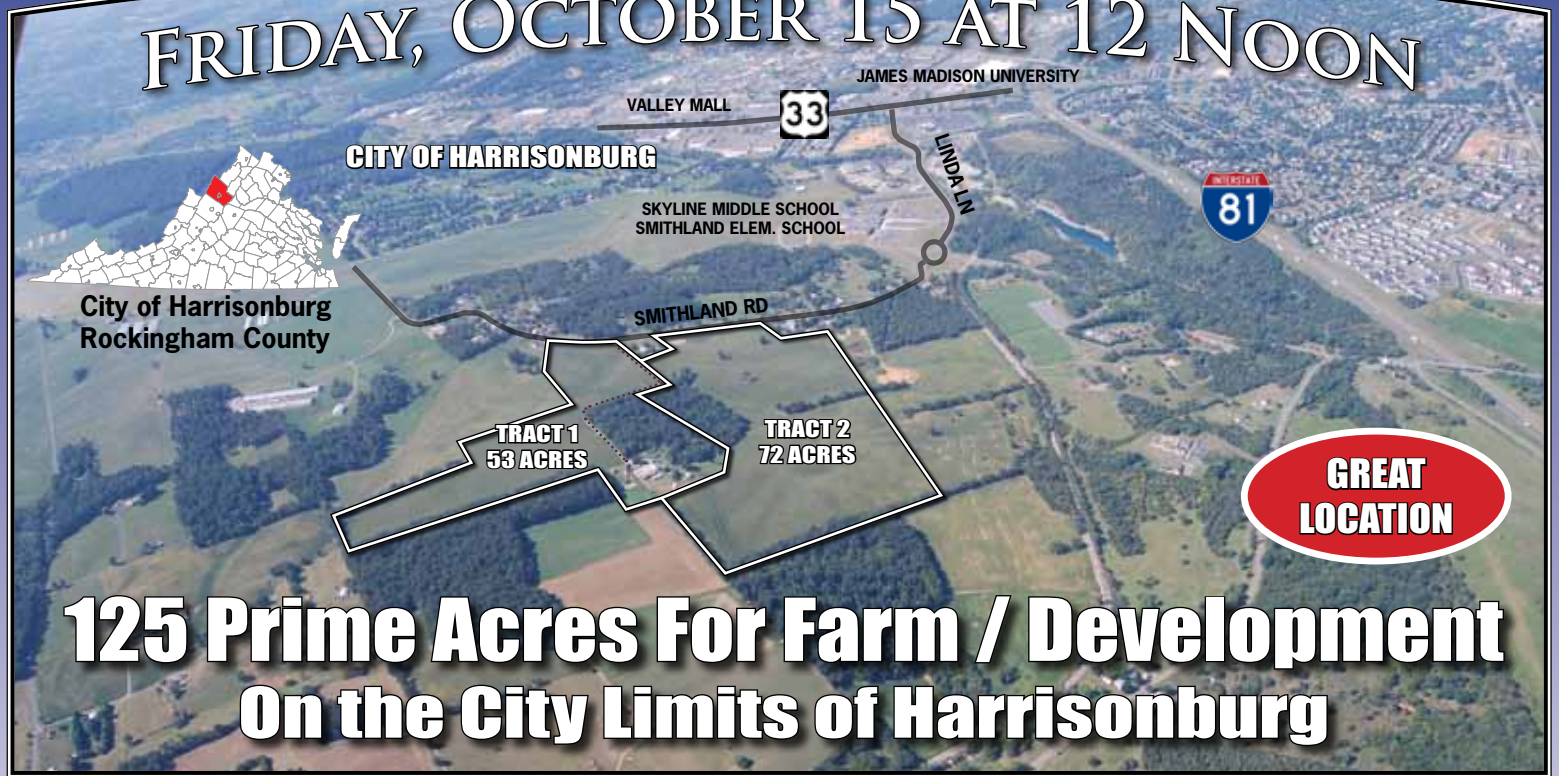


FORECLOSURE AUCTION

FRIDAY, OCTOBER 15 AT 12 NOON



1326 SMITHLAND RD • HARRISONBURG, VA

Beautiful working farm ideal for present use, private estate(s), or development!

- Great location minutes to City of Harrisonburg
- Road frontage inside the city limits is zoned R1.
- Remainder in Rockingham County is zoned A1.
- Offered in 2 tracts and as a whole.

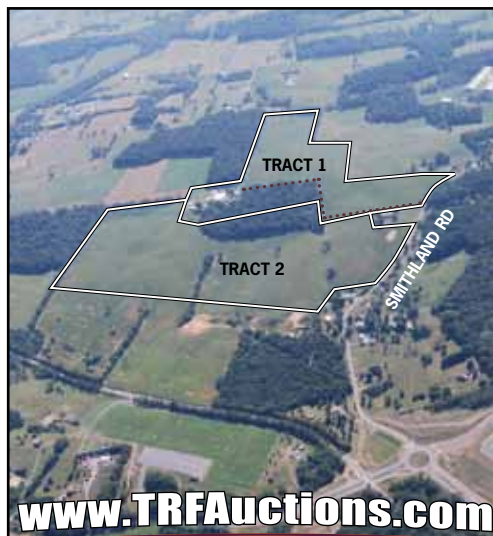
TRACT 1: 53+/- ACRES

- 479' of frontage on Smithland Rd
- Includes farm house, barn, & outbuildings
- Small pond
- Beautiful, productive fields w/ 6 acres of woods
- Partially paved entrance.

TRACT 2: 72+/- ACRES

- 760' of nice frontage on Smithland Rd
- Beautiful, productive fields
- 7 nicely wooded acres with trails.

REALTORS: 2% commission available!
Call for registration form.



LOCATION

Located on the city limit line of Harrisonburg just 2 miles off I-81 in the scenic Shenandoah Valley. It is just minutes from Skyline Middle School, Smithland Elementary School, Spotswood Country Club, Spotswood Square Shopping Center, Valley Mall, Eastern Mennonite University, James Madison University, and convenient to Massanutten Resort (snow sports, golf, indoor waterpark).

DIRECTIONS

I-81 to Harrisonburg. Exit onto US-33 East (E Market St) towards Elkton. Half mile to LEFT on Linda Ln. One mile. Continue through traffic circle onto Smithland Rd. Half mile on left.

AGENTS ON SITE

Wed, Sept.29, 12-2 | Wed, Oct.6, 4-6 | Tue, Oct.12, 12-2

TERMS: 10% deposit day of sale from high bidder by cash or check with ID. Balance due at closing on or about 30 days. 5% buyer's premium.

Mike Torrence
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2508 Langhorne Rd
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