

For Sale

Ashwood Park Drive
Forest, VA 24551

2.24 Acres ± - (Will Subdivide)



PROPERTY OVERVIEW

- 2.24 Acres +/-
- 300' of road frontage
- Zoned PID
- Signalized access to Forest Rd.
- County Water
- Septic
- Will subdivide

Surrounding Businesses include:

Sheetz
Runk & Pratt
Tractor Supply
Dollar General
Dominos
ABC
221 Tap & Table
Kroger

Price: \$550,000



CBCREAD.COM

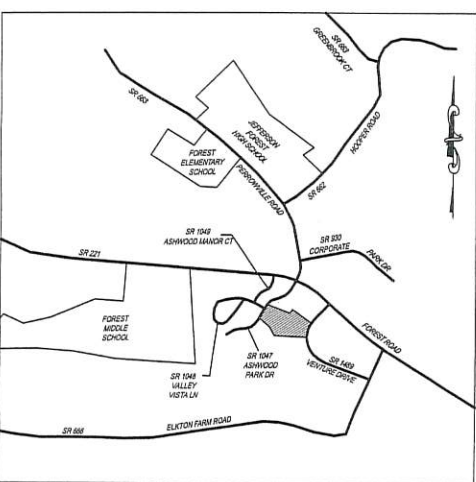
Ricky Read
Broker

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COLDWELL BANKER COMMERCIAL READ & CO. 101 Annjo Ct. | Forest, VA 24551 | 434.455.2285



VICINITY MAP
(NOT TO SCALE)

CURVE DATA CHART

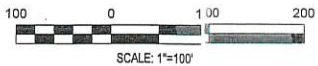
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	52.01'	51.93'	N 42°04'51" E	10°50'03"
C2	303.40'	280.00'	276.41'	S 20°45'53" W	31°52'09"

ACREAGE SUMMARY
 7.770 AC. ORIGINAL T.M. #116-A-16L
 -1.136 AC. LOT 3A
 -1.106 AC. LOT 3B
 5.528 AC. REMAINING PROPERTY

REFERENCE PLATS:
 1) PLAT BOOK 37, PAGE 357
 2) PLAT BOOK 61, PAGE 300

OWNER
 VALTIM LEASING COMPANY, LLC
 P.O. BOX 809
 FOREST, VA 24551

- LEGEND**
- CORNER NEITHER SET NOR FOUND
 - IRON PIN FOUND
 - IRON PIN SET
 - R/W RIGHT-OF-WAY
 - EG EDGE OF GRAVEL
 - EP EDGE OF PAVEMENT
 - ⊕ ELECTRIC TRANSFORMER
 - TELEPHONE PEDESTAL



- NOTES:
- LOTS 3A & 3B TO BE SERVED BY PUBLIC WATER AND SEWER PROVIDED BY THE BEDFORD REGIONAL WATER AUTHORITY. BY GRAPHIC SCALING ONLY, THIS PROPERTY IS LOCATED IN UNSHADED ZONE "X" (AREA OF MINIMAL FLOODING) ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BEDFORD COUNTY, VA (#S1019C0360D) DATED SEPTEMBER 29, 2010. NO FIELD SURVEYING WAS PERFORMED TO MAKE THIS DETERMINATION.
 - TOTAL ACREAGE SUBDIVIDED - 7.770 ACRES
 - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THE TITLE.
 - BEDFORD COUNTY INTENDS TO SUPPORT THE PROSECUTION OF THOSE UNLAWFULLY DISTURBING ANY GRAVE OR GRAVE MARKER, ACCORDINGLY, ANY GRAVE, OR ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IDENTIFIED DURING THE SURVEY, PROPERTY RESEARCH OR PLAT PREPARATION HAS BEEN DENOTED ON THIS PLAT.
 - BEDFORD COUNTY REQUIRES A MINIMUM SETBACK OF 25 FT. HORIZONTALLY FROM ALL NORMAL SHORELINES, INCLUDING STREAM BANKS.
 - PROPERTY CORNER MONUMENTS SHOWN HEREON ARE IN PLACE OR WILL BE IN PLACE UPON FINAL UTILITY AND ROAD INSTALLATION.
 - CURRENT ZONING OF ALL PARCELS: PID
 - THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT ONLY OF LOTS 3A & 3B. THE REMAINING PROPERTY IS PLATTED BASED ON RECORD PLATS AND IS SUBJECT TO ANY INFORMATION DISCLOSED BY A CURRENT FIELD SURVEY.
 - THIS PLAT DOES NOT PURPORT TO ADDRESS THE EXISTENCE, DETECTION OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS OR ANY ENVIRONMENTAL PROBLEMS LOCATED WITHIN THE PERIMETER OF THE PROPERTY SHOWN.
 - PRIOR TO THE IMPROVEMENT OF ANY LOT IN BEDFORD COUNTY THE DIVISION OF PLANNING SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
 - SUBJECT PROPERTY IS TAX MAP #116-A-16L, RPC #11603901
 - THE MAINTENANCE, REPAIR, AND OPERATION OF ANY STORMWATER MANAGEMENT IMPROVEMENTS AND CONVEYANCE SYSTEMS OF THIS SUBDIVISION ARE THE PRIVATE RESPONSIBILITY OF THE CURRENT AND FUTURE OWNERS OF THE PROPERTY SHOWN HEREON AND SHALL NOT BECOME A PUBLIC RESPONSIBILITY UNLESS FORMALLY DEDICATED TO, AND EXPRESSLY ACCEPTED BY, BEDFORD COUNTY, VIRGINIA OR OTHER PUBLIC AGENCY.
 - REMAINING PROPERTY TO BE SERVED BY PUBLIC WATER BY THE BEDFORD REGIONAL WATER AUTHORITY AND PRIVATE SEPTIC SYSTEM.
 - UTILITY OWNER(S) SHALL HAVE REASONABLE ACCESS TO EASEMENTS AND THE RIGHT FROM TIME TO TIME TO CUT OR REMOVE TREES, UNDERBRUSH, OR OTHER OBSTRUCTIONS WITHIN THE EASEMENTS WHICH MAY INTERFERE WITH THE RIGHT OF EASEMENT GRANTED. THE EASEMENTS SHALL NOT BE OBSTRUCTED BY A PERMANENT STRUCTURE AND/OR TREES AND SHRUBBERY WHICH WOULD INTERFERE WITH THE FACILITIES CONSTRUCTED ON THIS EASEMENT, NOR SHALL THE GRADE OF THE EASEMENT BE CHANGED EXCEPT AS MAY BE MUTUALLY AGREED UPON BETWEEN THE PROPERTY OWNER AND UTILITY OWNER(S).

CERTIFICATE OF APPROVAL:
 THE PLAT KNOWN AS "DIVISION OF THE VALTIM PROPERTY" IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

DATE: HIGHWAY ENGINEER
 6/17/2024
 DATE: HEALTH OFFICIAL
 4/15/2024
 DATE: AGENT BEDFORD COUNTY BOARD OF SUPERVISORS
 4/10/2024
 DATE: AGENT, BEDFORD REGIONAL WATER AUTHORITY

STATEMENT OF RESTRICTIVE COVENANTS:
 BEDFORD COUNTY DOES NOT APPROVE OR ENFORCE RESTRICTIVE COVENANTS.

SURVEYOR'S CERTIFICATE AND SOURCE OF TITLE:
 I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF BEDFORD COUNTY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN MET AND THAT THE LAND SHOWN HEREON WAS ACQUIRED BY VALTIM LEASING COMPANY, LLC BY DEED RECORDED AS INSTRUMENT #030021099 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF BEDFORD COUNTY, VIRGINIA.

BRIAN HAMMACK, LS
 DATE: 3-26-24

OWNERS CONSENT AND DEDICATION:
 THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND "DIVISION OF THE VALTIM PROPERTY" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY, THE ROADS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

WITNESS THE FOLLOWING SIGNATURE THIS 14th DAY OF April, 2024
 VALTIM LEASING COMPANY, LLC
 Brian Hammack, President

COUNTY/CITY OF: Bedford
 STATE OF: Virginia, TO WIT:

I, Tracy P. Travis, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS WHOSE NAMES AS SUCH ARE SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE DAY OF April 10, 2024, HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 14th DAY OF April, 2024
 MY COMMISSION EXPIRES April 30, 2025
 Tracy P. Travis
 NOTARY PUBLIC

APPROVAL VOID
 IF NOT RECORDED
 BY DEC 31 2024
 DEC 21 2024

TRACY TRAVIS
 NOTARY PUBLIC
 REGISTRATION # 307987
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES 04/30/2025



DIVISION OF
THE VALTIM PROPERTY
 JEFFERSON DISTRICT - BEDFORD COUNTY
 DATE: 03/15/2024 SCALE: 1"=100'
 PROJECT #23-349 REF: 98540/19-488

CARDINAL
 SURVEY & DESIGN, P.L.C.
 Lead Surveying • Planning • 3D Imaging
 155 STRAWBERRY PLAINS ROAD - SUITE D
 WILLIAMSBURG, VIRGINIA 23186
 (757) 345-2866 - (757) 345-2877 (FAX)