

# 2021 Spectacular Lake Event

**DECEMBER 2 AT 4:00 PM**

**Auction Event Held at Hotel Roanoke**

## “The Shores of Penn Hall”

### INSPECTION DATES:

**OCTOBER 23 & 24, NOVEMBER 6, 7 & 20**

**FROM 1-4 PM. PREVIEW LAND AND**

**OUTSIDE OF HOME ANYTIME AT YOUR**

**LEISURE. AGENTS WILL BE ON SITE DURING**

**INSPECTION DATES.**

# 356 ACRES

**WITH 3.2 MILES OF LAKE FRONTAGE**

**37 PARCELS / 29 LAKEFRONT**



**ONLINE BIDDING AVAILABLE**



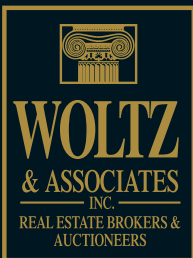
**AUCTION TRACT 36  
26 ACRES, 658' SHORELINE  
7 BEDROOMS, 7 BATHS - PENN HALL MANOR**



**AUCTION TRACT 36  
26 ACRES, 658' SHORELINE  
7 BEDROOMS, 7 BATHS - PENN HALL MANOR**



**29 OF THE BEST WATERFRONT LOTS ON SMITH MOUNTAIN LAKE.  
LARGE ACREAGE AND LOTS OF WATER FRONTAGE.**



**VA #321**

**CALL TODAY**

**RUSSELL SENEFF (540) 765-7733**

**JIM WOLTZ (540) 353-4582**

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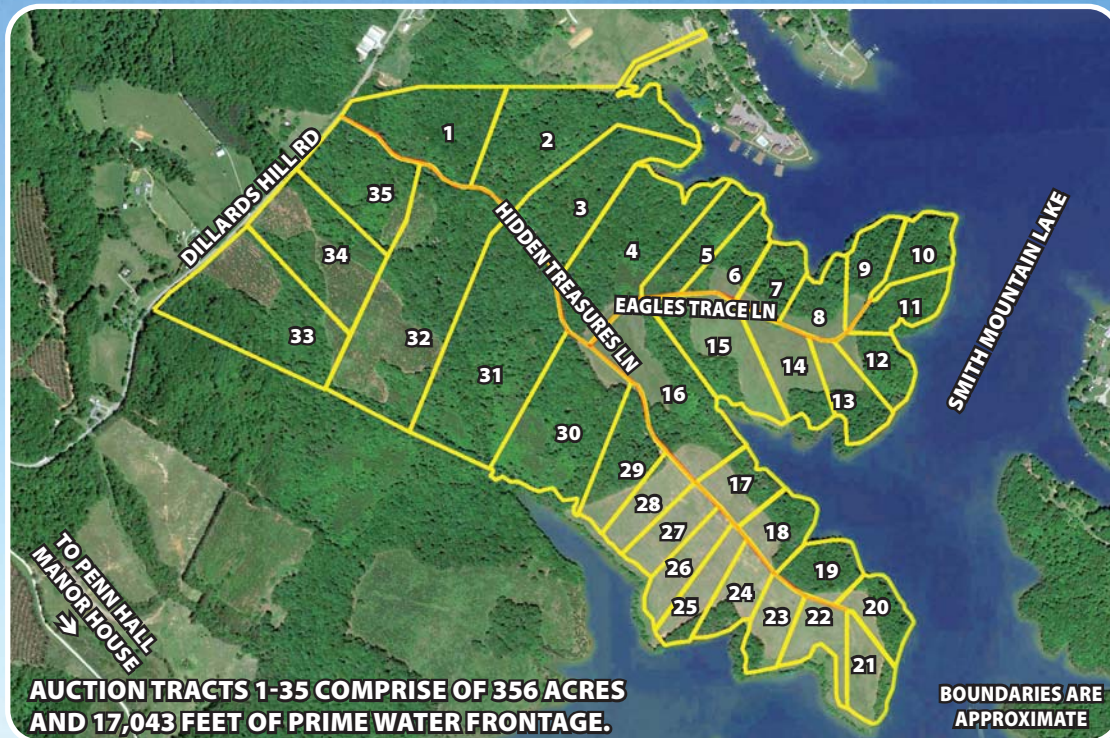
**5% BUYER'S  
PREMIUM**



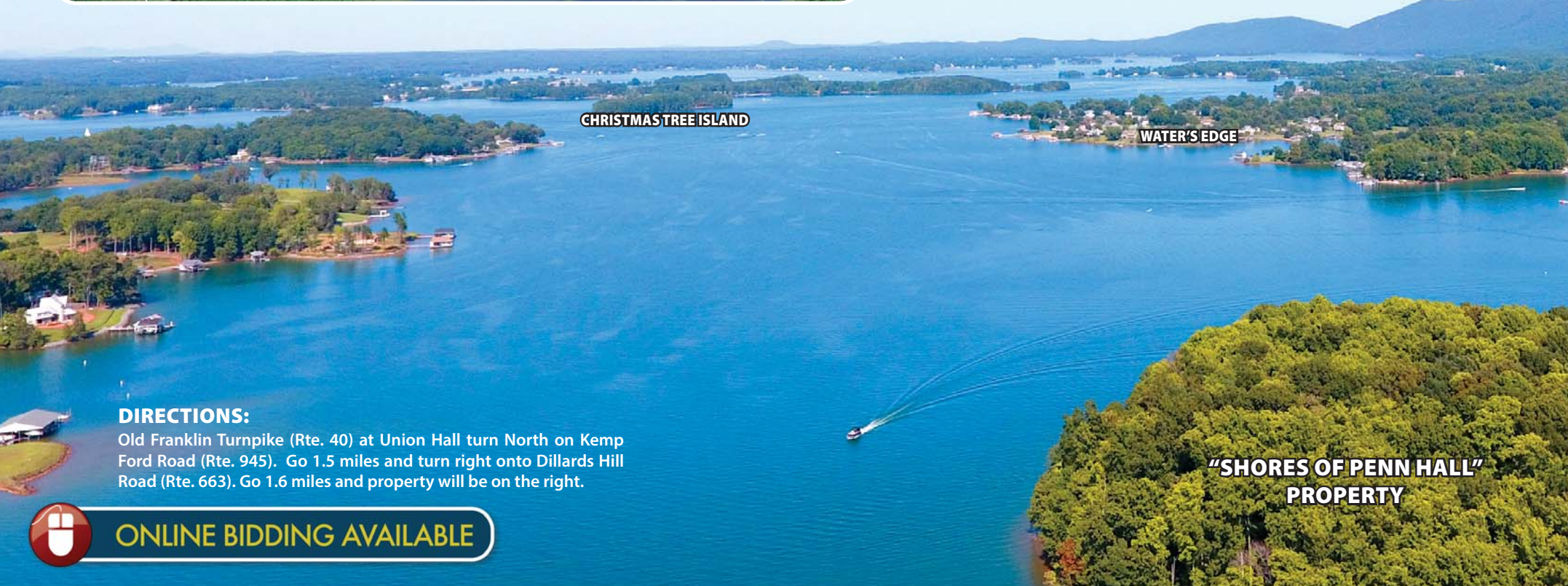
**Murray Wise  
ASSOCIATES LLC**



**SCHRADER  
Real Estate and Auction Company, Inc.**



**“Never Before” And Possibly “Never Again”  
Such an  
Offering on Smith Mountain Lake!**



**DIRECTIONS:**

Old Franklin Turnpike (Rte. 40) at Union Hall turn North on Kemp Ford Road (Rte. 945). Go 1.5 miles and turn right onto Dillard's Hill Road (Rte. 663). Go 1.6 miles and property will be on the right.

 **ONLINE BIDDING AVAILABLE**

**“SHORES OF PENN HALL”  
PROPERTY**

AUCTION TRACT	ACREAGE (±)	WATER FRONTAGE	DESCRIPTION
1	14.377		Nice wooded tract close to the lake
2	20.608	754	Large wooded waterfront property with additional access off Montevista Road
3	14.494	514	Waterfront wooded lot with mountain views
4	19.335	812	19 acres, 812' of waterfront, sandy beach, big water view
5	6.763	318	Big water/mountain view from a wooded lake lot
6	5.2	326	Nice gently sloping lot with big water views, some open land
7	5.2	455	Long water frontage with wide water views
8	5.223	369	Nice gently sloping lot with its own private cove
9	5.147	615	Partial point lot, big water views and lots of water frontage
10	5.221	917	The best of the best over 900 feet of water frontage and big point looking at big water and Smith Mountain
11	5.176	794	Amazing semi point lot, main channel, lots with awesome views. Nice! Nice! Nice!
12	5.205	779	Beautiful waterfront lot with big water views
13	5.966	838	Nice level waterfront lot with gentle slope, open fields and woodland
14	7.873	551	Amazing waterfront lot, wildlife galore and large open field
15	12.264	667	Nice private lake lot feels very secluded. Part wooded and part open fields
16	17.032	444	Great waterfront lot, open and wooded land
17	5.187	478	Open field and woodland area, long water frontage
18	5.2	559	Long view and lovely point lot
19	5.372	632	Great beach lot with amazing view
20	5.142	1019	One of the best! 1,019 feet of big water frontage!!! And a beach
21	5.383	834	This is the one with 4' x 8' banner sign, you have seen it from the water. Another top pick. Mostly open pasture
22	5.193	862	Check out this view for sure. Looking back into Bull Run, mostly open, long waterfront
23	5.05	488	This is a waterfront point lot. Mostly open
24	5.15	661	Great building site and look at how gentle to water it is
25	5.2	388	Point lot with great view up Bull Run
26	5.2	437	Just like 25 an amazing lot with open pasture
27	5.196	321	Nice waterfront lot, open land
28	5.3	227	Nice waterfront lot with gentle slope, mostly open
29	8.044	220	Look at buying this one and add 30 - 31 and maybe 32. Look at what an amazing place you would put together
30	18.927	764	Nice waterfront lot
31	30.487		Nice, private, heavily wooded building tract
32	31.278		Nice, private, wooded building tract
33	21.92		Nice building tract on Dillard's Hill Road
34	15.811		Nice building tract on Dillard's Hill Road
35	12.832		Nice wooded tract on Dillard's Hill Road
36	26	658	7 Bedroom, 7 Bath Manor Home
37	4		3 Bedroom, 1 Bath Brick Ranch Home

**BASIC TERMS & CONDITIONS OF THE AUCTION**

1. REGISTRATION: Bids will be accepted only from registered bidders. Registration begins at 3:00 PM. Please bring a driver's license for identification.
2. AUCTION SALE: The property is being sold subject to seller confirmation of the high bid ALL CONFIRMED SALES ARE FINAL: All property is auctioned "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate.
3. FINANCING: Your bidding and purchase of the property is NOT CONDITIONAL UPON FINANCING. Be sure you have arranged financing, if needed, and are capable of paying cash at closing.
4. LIABILITY: Bidders inspecting property enter at their own risk. Auction Com-

- pany assumes no risk for bodily injury or damage to personal property.
5. BIDDING: Qualified bidders may bid on individual tracts or any grouping of tracts. The auctioneer will determine all bid increments. All decisions by the auctioneer regarding bid acceptance are final.
6. ANNOUNCEMENTS: Announcements on day of sale take precedence over all prior releases, verbal and written, concerning this auction sale.
7. BUYER'S PREMIUM: The Buyer's Premium on the real estate is 5% of the high bid amount. The Buyer's Premium will be added to the high bid to determine the final sale price.
8. AGENCY: THE AUCTION COMPANY AND ITS REPRESENTATIVES REPRESENT THE SELLER.
9. LEAD PAINT: The homes in this auction were built prior to 1978 and may contain

- lead-based paint. A lead-paint inspection may be performed by bidders prior to the auction sale date. Applicable lead paint documents and information are available from Auction Company. Bidders will be provided a lead-paint disclosure prior to signing a real estate purchase agreement and agree to waive the ten (10) day right to inspection after the auction sale.
10. REAL ESTATE DEPOSIT: A deposit in the amount of ten percent (10%) of the contract sale price will be required on day of sale. The deposit is payable by cash, cashier's check, or pre-approved personal check payable to Woltz & Associates, Inc. Escrow Account. Personal checks will be approved if the Buyer presents a bank letter stating that the Buyer is a customer of the bank and the checking account is in good standing.
11. REAL ESTATE DEED: The real estate will be conveyed by special warranty deed

- free and clear of liens, subject, however, to any rights of way, easements and restrictions of record. The balance of the purchase price is due at settlement on January 18 - April 26, 2022. There will be no assigning of tracts or deeds between bidders. Tracts will be deeded in the manner purchased at the auction.
12. BOUNDARY LINES: Boundaries on aerial photos and topo maps are approximate. Refer to survey for exact boundary locations.
13. GENERAL: The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by the Seller or the Auction Company.

Russell Seneff (VA #1185) | Jim Woltz (VA #825) | Woltz & Associates, Inc. (VA #321) | A994

**Call or go to woltz.com for detailed information.**

SMITH MOUNTAIN LAKE 658' SHORELINE



**ONLINE BIDDING AVAILABLE**

You must be registered One Week in Advance of the Auction to bid online. For online bidding information, call Woltz & Associates, Inc. - 800-551-3588.



**AUCTION TRACT 36**  
**26 ACRES, 658' SHORELINE**  
**7 BEDROOMS, 7 BATHS - PENN HALL MANOR**



**AUCTION TRACT 37**  
**4 ACRES, 3 BEDROOMS, 1 BATH**  
**BRICK RANCH HOME**

**AUCTION TRACT 37**

Brick house on 4 acres. This house has 3 bedrooms and 1 bath with a full basement. It is located at the entrance of Penn Hall Manor and would make for a great caretaker/staff home for Penn Hall. This home was used by AEP as office space. This property is being sold subject to a lease to AEP for the following 12 months. See website for details of the lease.

**AUCTION TRACT 36**

Appalachian Power Company and Franklin Real Estate have decided to offer their beloved Penn Hall Manor to the public. This cherished property will be offered with 26 private acres having 658 feet of water frontage. The Penn Hall Manor was formally owned by the Brown family and was known as the B-Bar-B Ranch. During those years the home acted as the nucleus of the farm, having 7 bedrooms and 7 baths, commercial kitchen and lots of areas to enjoy the peaceful surroundings. This property is perfect for a wedding venue, event center, corporate retreat or just a quiet, private family compound. There is a large barn also as part of the grounds that could be used for everything from storage to event related uses.

**BROKER PARTICIPATION**

Any broker actively licensed in the Commonwealth of Virginia whose agent properly registers the successful high bidder will be paid a two percent (2%) commission at settlement by the Seller. Registration must be on a Woltz & Associates, Inc. Broker Participation Application form and contain the name, address and signature of agent and prospect as well a Broker's license number and Federal Tax ID number. The form must be received in the office of Woltz & Associates, Inc. by noon on December 1, 2021. If prospect attends preview, agent must attend with prospect. Additionally, agent must attend sale and co-register with prospect on auction day. Only the first broker to register the high bidder will be paid a commission. Agents acting as principals, on behalf of licensed real estate agents, on behalf of family members, on behalf of entities in which they hold an ownership interest or who represent prospects who have had prior contact with seller or auction company are not eligible. Only one registered bidder per agent.



**FRANKLIN COUNTY, VIRGINIA**  
**2021 SPECTACULAR LAKE EVENT**  
**DECEMBER 2 • 4:00 PM**  
**AUCTION EVENT HELD AT HOTEL ROANOKE**  
**356 ACRES WITH 3.2 MILES**  
**OF LAKE FRONTAGE**  
**37 Parcels / 29 Lakefront**



A994  
 VA#321

Woltz & Associates, Inc.  
 23 Franklin Road  
 Roanoke, VA 24011  
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**TWO PENN HALL HOUSES**  
**ON PENN HALL ROAD**