

SPECIAL COMMISSIONER'S AUCTION

SAT., APRIL 12, 2025 – 10:00 AM

13.69 (+-) WOODED ACRES WITH 2 STORY VINYL SIDED HOME (Unfinished) & ADJOINING 6.90 (+-) ACRES

296 Testerman Trail – Troutdale, VA 24378 (Grayson Co.)



Pursuant to the provisions of the Decree of Sale entered by the Circuit Court of Grayson County, VA on November 15th, 2024. Case No. CL23-179 in the case of Lisa T. Weigel v. Tony B. Testerman the undersigned Special Commissioner, will offer for sale at public auction to the highest bidder on the premises on Saturday, April 12th, 2025, at 10:00 am the following property:

13.69 (+-) secluded acres with 876' of frontage on paved road (Testerman Trail). Nestled in the woods there is an unfinished 2 story vinyl sided home partitioned into 5 rooms (2 bdrm./1.5 bath) with a metal roof, a wraparound porch on 2 sides and a flue.

Also, an adjoining 6.90 (+-) wooded acres with spring and 237' of frontage on Testerman Trail. Great secluded building site for a home or cabin.

Note: Tracts will be offered separately & together.

Sale Subject to Confirmation of the Circuit Court of Grayson County, VA.

Kimberly L. Osborne, Special Commissioner

I hereby certify that the Special Commissioner's bond required by the above-mentioned order has been duly executed before me with approved surety on November 15, 2024.

Renee H. Nester, Clerk of Circuit Court of Grayson County, VA.



VAAF #789

235 West Stuart Drive
Hillsville, VA 24343
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(276) 728-9181
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PRESORTED
STANDARD
U.S. POSTAGE
PAID
PERMIT NUMBER 25

Return Service Requested



**13.69 (+-) WOODED ACRES WITH 2 STORY VINYL SIDED
HOME (Unfinished) & ADJOINING 6.90 (+-) ACRES
296 TESTERMAN TRAIL – TROUTDALE, VA 24378 (GRAYSON CO.)**

TERMS: \$2,000 for House Tract and \$1,000 for Adj. Tract Earnest Money Deposit, balance due at closing.

INSPECTION: You are welcome to walk over the property on your own or call our office anytime for a private showing or to see inside the home.

DIRECTIONS: From Volney int. of Rt.# 58 & Rt.# 16 (At Corner Market Café), go N. on Rt.# 16 for 3.1 mi. to Rt.# 658 (At Sarah's Store-Flat Ridge Rd.), turn R & go 7/10 mi. to Rt.# 739 (Razor Ridge Rd.), turn L & go 4 mi. to Testerman Trail, turn R & go 1/10 mi. to prop. on left.

