

FERGUSON VALLEY FARM

PROPERTY OVERVIEW

This beautiful 94.13-acre property comprised of three tax parcels and is located in Roanoke County, Virginia. The property has long frontage along Back Creek and includes a steel frame high water bridge and a concrete low water bridge. The property consists of three total residences with a good mix of meadows and hardwoods. The entire property has a total tax assessment of \$565,200. Currently, both parcels are in the Land Use Program.

4707 & 4717 Ferguson Valley Rd – Log Home, Clayton Home – 90.98 Ac Tax Parcel

4707 Ferguson Valley Rd – Log Home

This 1400 SF single story log home built in 1992 includes two bedrooms and two full baths and is situated on 90.98 acres with frontage along Back Creek. The construction of the home consists of beautiful hand-hewn, dovetailed, and chinked logs. Features include an open floor plan with vaulted ceilings, hardwoods in the kitchen and great room, large stone fireplace and covered front porch. Bedrooms are on opposite ends of the home, and there is a two-car garage detached. Recent upgrades include a replaced ac unit and propane furnace in 2015.

4717 Ferguson Valley Rd – Manufactured Clayton Home – 14'x80'

This 1120 SF three-bedroom, two full bath manufactured home built in 1992 has its own well and septic and is currently rented for \$550 a month (\$6,600 annual gross rents). This home's master bath includes a tub and separate shower and is in good condition. There is an AC and electric furnace. Recent upgrades include new plumbing pipes wrapped in electric heated tape to prevent frozen pipes. Also, a new well pump was installed in 2018. Current tenant has been a good tenant for the owners and has expressed interest in staying when the property is sold and new owners were agreeable.

4697 Ferguson Valley Rd – 2 Story Farm House with a small spring fed pond – 3.15 Acres Tax Parcel

This 1320 SF two-story farmhouse built in 1900 includes three bedrooms and one full bath. The farmhouse was renovated around 1999 and includes the original hardwood floors in the living room and lower bedroom with engineered laminate flooring in the kitchen, hallway, and bath. There are covered front and side porches and a deck off of the kitchen area. The farmhouse is situated on 3.15 acres and overlooks a small spring fed pond as well as the beautiful pastures and

creek below. Recent upgrades include a new oil heat furnace and well pump. This property is currently vacant but was previously rented to a family member for \$425 a month (\$5100 annual gross rents) but Seller is confident would bring a much higher rent amount. This property was recently upgraded to a 200-amp service and plumbing upgraded as well. Total of about \$3000 worth of upgrades made in August 2019.

The property has mature timber and a recent Timber Report performed by a certified Forester is available upon request.