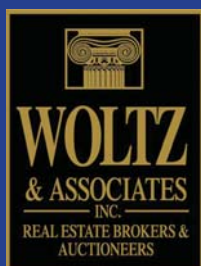


ALLEGHANY COUNTY, VIRGINIA  
**INFORMATION PACKET**  
LEVEL BUILDING LOTS ON THE JACKSON RIVER  
0 River RD S, Covington, VA 24426





**Contact**  
**Jim Woltz, REALTOR**  
**540.353.4582 (mobile)**  
**540.342.3560**  
**WOLTZ.COM**

**Asking Price**  
**\$160,000**

**MLS # 867869**





<b>Prop Type:</b> Land		<b>Address:</b> 0 River RD S , Covington , VA 24426			
	<b>List Number</b>	867869	<b>Status</b>	Active	
	<b>List Price</b>	\$ 160,000	<b>Subdivision Map</b>	0	
	<b>Land Type</b>	Lot	<b>Lot</b>	0	
	<b>Land Sub-Type</b>	Residential - Single Family	<b>Block</b>	0	
	<b>Total Acreage</b>	1.79	<b>Section</b>	0	
	<b>Lot Dimensions</b>		<b>Tax ID</b>	040E0-01-000-0010	
	<b>Annual Taxes</b>	\$ 638	<b>Zoning Code</b>		
	<b>Municipality</b>	Alleghany County	<b>Manufactured Allowed</b>	Yes	
<b>Listing Type:</b> Exclusive Right to Represent Seller <b>Area:</b> 2700 - Alleghany County <b>Area Ext:</b> <b>Subdivision:</b> N/A <b>Phase</b> 0.00					
<b>Total Acreage</b>	1.79	<b>Acres Fenced</b>		<b>Elementary School</b>	Mountain View
<b>Road Frontage</b>		<b>Acres Wooded</b>		<b>Middle School</b>	Other - See Remarks
<b>Water Class</b>	Waterfront Property	<b>Acres Cleared</b>		<b>High School</b>	Other - See Remarks
<b>Water ID</b>	River or Other	<b>Length of Waterfront</b>	250	<b>Price Per Acre</b>	
<b>Directions:</b> Take I-64 Exit 16A, L on E Madison St (220) & follow Hot Springs Rd until you merge L onto Jackson River Rd. L on Patricia Dr. L on Sammys Rd. Bear L onto River Rd South. 3 lots on L before deadend.					
<b>Public Remarks:</b> Level building lots on the Jackson River on a private road. Value is for the land and all structures convey as is. Taxes estimated by agent.					
Showing Instr		<b>Water Description:</b>		None	
<b>Land Description:</b>		<b>Sewer Description:</b>		None	
<b>Views:</b>		<b>Limited Service:</b>		Not Limited Service	
<b>Property Description:</b>		Secluded			
<b>Documents Available:</b>		Topo / Aerial Map			
<b>Electric Description:</b>		Available			
<b>List Date</b>	03/16/2020	<b>Prop Owners Assoc</b>	No	<b>POA Dues</b>	0.00
 Provided as a courtesy of <b>KARA FERGUSON</b> WOLTZ & ASSOCIATES 23 FRANKLIN ROAD ROANOKE, VA 24011 Mobile - (540) 797-7711 <a href="mailto:kara@woltz.com">kara@woltz.com</a> <a href="http://www.woltz.com">http://www.woltz.com</a>					

Information is deemed to be reliable, but is not guaranteed. © 2020 [MLS](#) and [FBS](#). Prepared by KARA FERGUSON on Tuesday, June 30, 2020 10:33 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

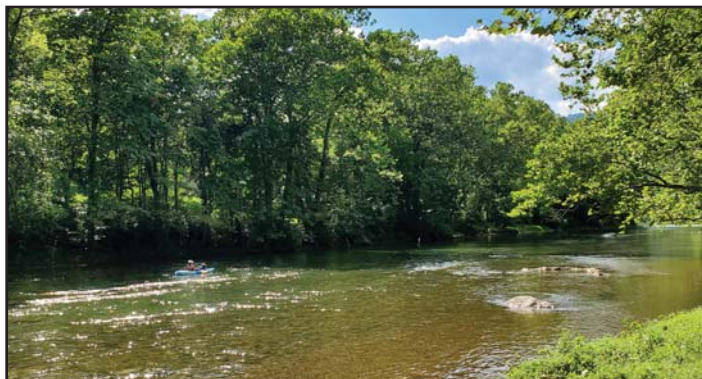
# Property Description

Level building lots on the Jackson River on a private road. Value is for the land and all structures convey as is.

- Total Acreage: 1.79
- Waterfront: 250'
- Existing Rustic Camp and Easy River Access
- Premier Trout Fly Fishing
- Close to Lake Moomaw
- Annual Taxes: \$638 (Taxes Estimated By Agent)
- Tax Map Numbers: 040E0-01-000-0010, 040E0-01-000-0020, 040E0-01-000-0030

## Directions

Take I-64 Exit 16A, left on E Madison St (220) & follow Hot Springs Rd until you merge left onto Jackson River Rd. left on Patricia Dr. left on Sammys Rd. Bear left onto River Rd South. 3 lots on left before deadend.





David Rooklin

Alleghany County, VA  
Boundaries are Approximate  
Date: 03/04/2020

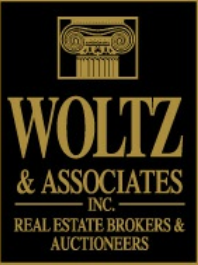
Bittersweet Ln

River Rd S

0.6 Ac.

0.61 Ac.

0.58 Ac.



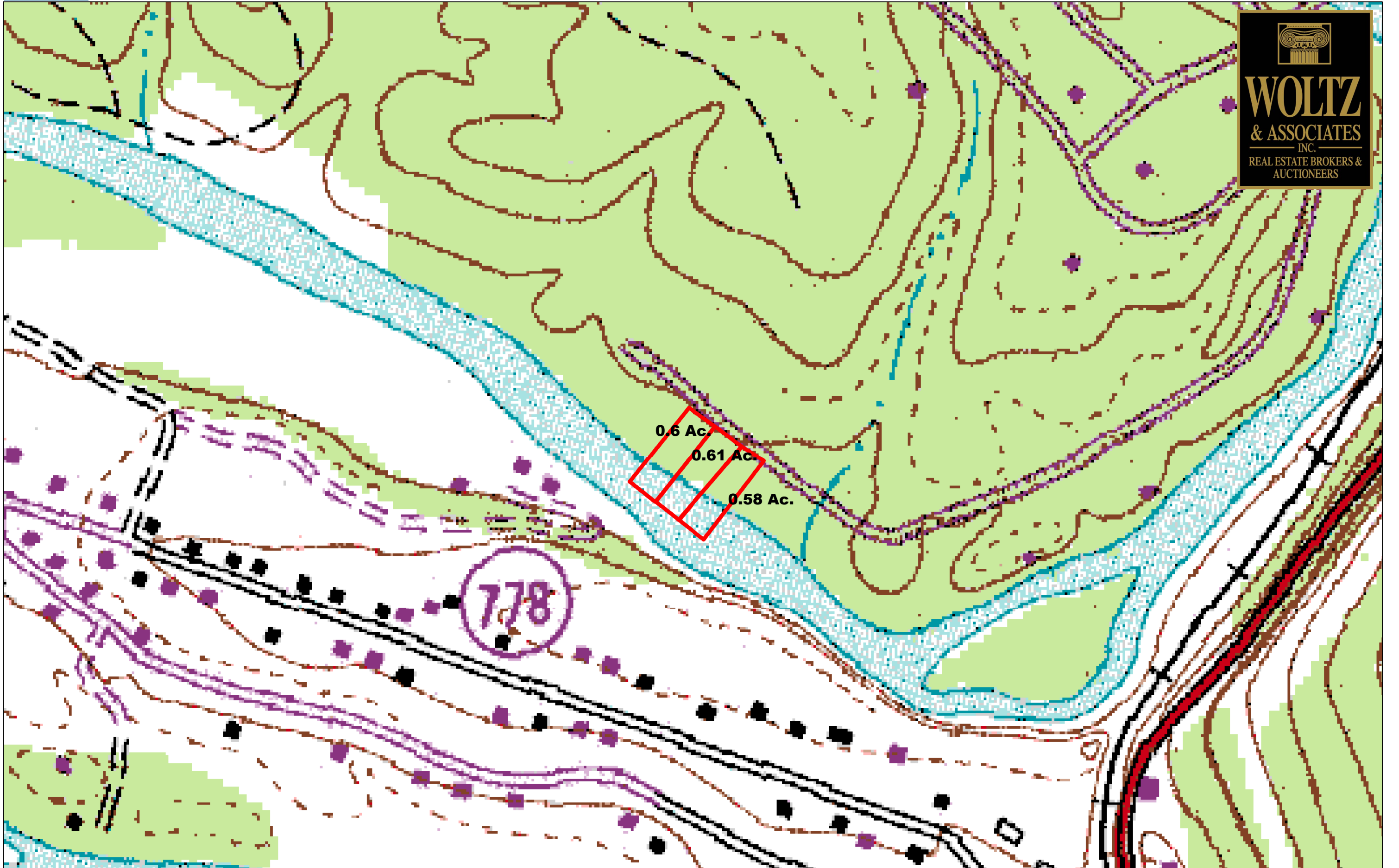
Google Earth


© 2020 Google



200 ft

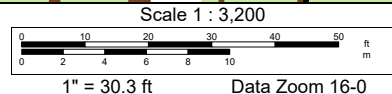
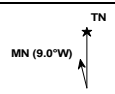




  
**WOLTZ**  
& ASSOCIATES  
INC.  
REAL ESTATE BROKERS & AUCTIONEERS

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www.delorme.com

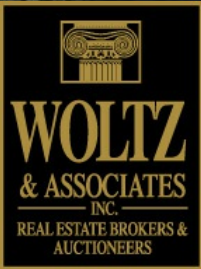
**David Rooklin**  
**Alleghany County, VA Boundaries are Approximate**  
**Date: 03/04/2020**





David Rooklin

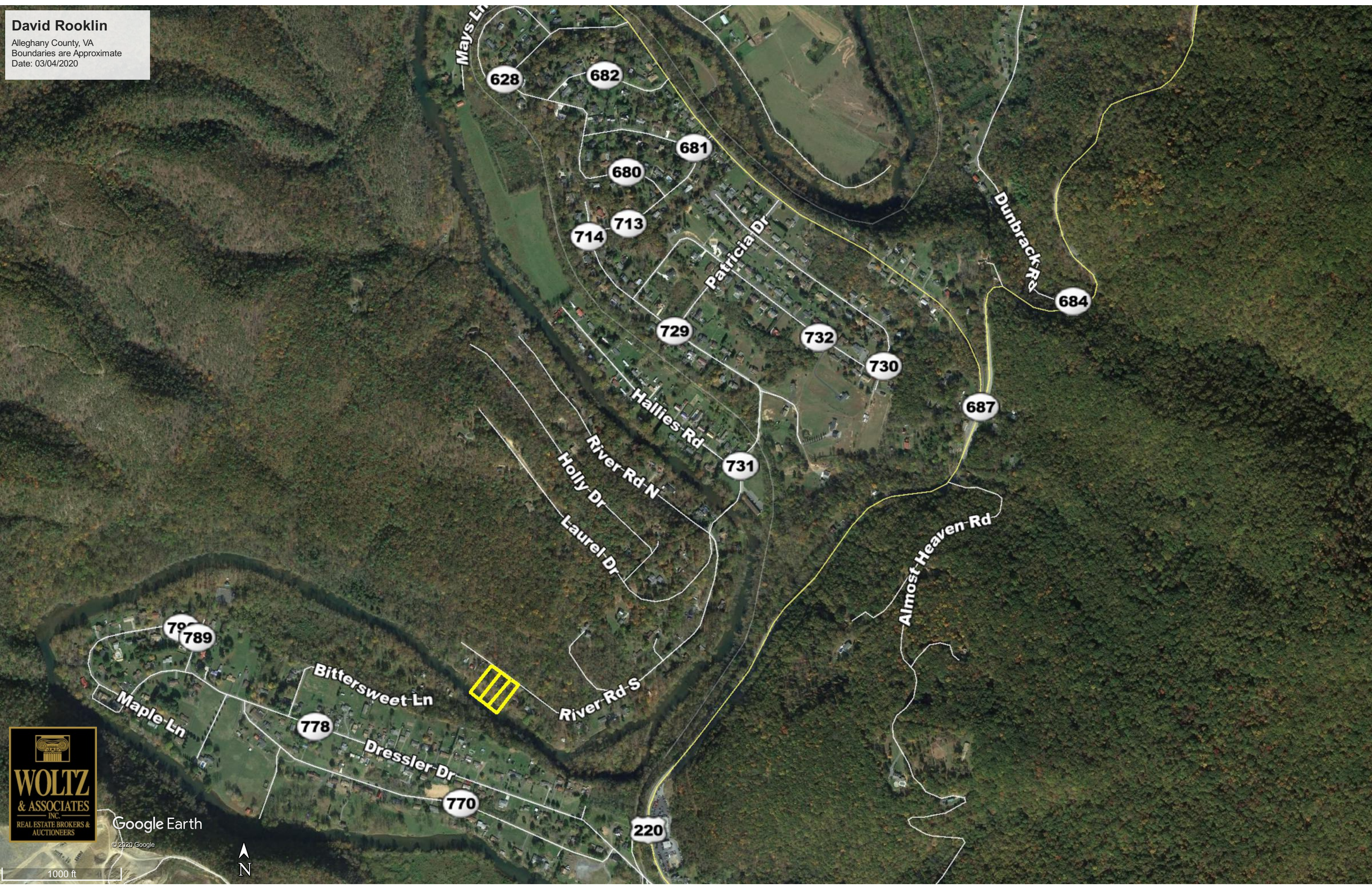
Alleghany County, VA  
Boundaries are Approximate  
Date: 03/04/2020



Google Earth

© 2020 Google

1000 ft





# County of Alleghany, Virginia

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**Tax Map:** 040E0-01-000-0020

**Property Address:**

**Account #:** 8202

**Election District:** Falling Springs

## General Information

<b>Owner's Name:</b>	ROOKLIN, DAVID H
<b>Mailing Address:</b>	116 WALLER AVENUE COVINGTON, VA 24426
<b>Legal Description:</b>	.61 AC LOT 2 MERRILL S & LOIS D MAYS RIVER LOTS
<b>Zoning:</b>	AR
<b>Year Built:</b>	0
<b>Acreage:</b>	.61

## Assessment Information

<b>Land Value:</b>	\$15,000
<b>Improvement:</b>	\$4,100
<b>Total Value:</b>	\$19,100
<b>Prior Assessment:</b>	\$4,100
<b>Sales Price:</b>	\$96,000

## Sale Information

<b>Transfer Date:</b>	6/14/2019
<b>Grantor:</b>	GIBSON, JERRY W
<b>Deed Book:</b>	
<b>Deed Page:</b>	
<b>Plat Book:</b>	
<b>Plat Page:</b>	
<b>Instrument Number:</b>	2019-1025

## Other Information

<b>Fire Place:</b>	
<b>Stacked Fireplace:</b>	
<b>Flues:</b>	
<b>Metal Flues:</b>	
<b>Stacked Flues:</b>	
<b>Inop. Flues/FP:</b>	

## Details

### Exterior Information

<b>Year Built :</b>	0
<b>Occupancy Type:</b>	Vacant Land
<b>Foundation:</b>	Unknown Foundation
<b>Ext. Walls:</b>	Unknown
<b>Roofing:</b>	Unknown
<b>Roof Type:</b>	Unknown
<b>Garage:</b>	None
<b>Garage - # of Cars:</b>	
<b>Carport:</b>	None
<b>Carport - # of Cars:</b>	

### Interior Information

<b>Story Height:</b>	
<b># of Rooms:</b>	
<b># of Bedrooms:</b>	
<b>Full Bathrooms:</b>	
<b>Half Bathrooms:</b>	
<b>Floors:</b>	
<b>Building SqFt:</b>	
<b>Basement SqFt:</b>	
<b>Finished Basement SqFt:</b>	
<b>Interior Walls:</b>	
<b>Heating:</b>	Unknown Heat
<b>A/C:</b>	No

### Utilities

<b>Water:</b>	None
<b>Sewer:</b>	None
<b>Electric:</b>	No
<b>Gas:</b>	No
<b>Fuel Type:</b>	Unknown













### Site Information

<b>Terrain Type:</b>	AR
<b>Character:</b>	On
<b>Right of Way:</b>	Rolling/Sloping
<b>Easement:</b>	Private



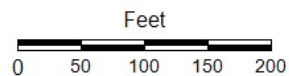
# County of Alleghany, Virginia

## Legend

-  Parcel Boundaries
-  WVS\_Centerlines (12,000)
-  WVS\_Centerlines (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  WVS\_Centerlines Back (12,000)
-  WVS\_Centerlines Back (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  Others



Map printed from Alleghany  
<http://gis.wordlviewsolutions.com/Alleghany/>



## Title: Parcel Boundaries

Date: 3/4/2020

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# County of Alleghany, Virginia

**Tax Map:** 040E0-01-000-0010

**Property Address:**

**Account #:** 8200

**Election District:** Falling Springs



## General Information

<b>Owner's Name:</b>	ROOKLIN, DAVID H
<b>Mailing Address:</b>	116 WALLER AVENUE COVINGTON, VA 24426
<b>Legal Description:</b>	.58 AC LOT 1 MERRILL S & LOIS D MAYS RIVER LOT
<b>Zoning:</b>	AR
<b>Year Built:</b>	0
<b>Acreage:</b>	.58

## Assessment Information

<b>Land Value:</b>	\$30,000
<b>Improvement:</b>	\$7,300
<b>Total Value:</b>	\$37,300
<b>Prior Assessment:</b>	\$4,500
<b>Sales Price:</b>	\$96,000

## Sale Information

<b>Transfer Date:</b>	6/14/2019
<b>Grantor:</b>	GIBSON, JERRY W
<b>Deed Book:</b>	
<b>Deed Page:</b>	
<b>Plat Book:</b>	
<b>Plat Page:</b>	
<b>Instrument Number:</b>	2019-1025

## Other Information

<b>Fire Place:</b>	
<b>Stacked Fireplace:</b>	
<b>Flues:</b>	
<b>Metal Flues:</b>	
<b>Stacked Flues:</b>	
<b>Inop. Flues/FP:</b>	



## Details

### Exterior Information

<b>Year Built :</b>	0
<b>Occupancy Type:</b>	Vacant Land
<b>Foundation:</b>	Unknown Foundation
<b>Ext. Walls:</b>	Unknown
<b>Roofing:</b>	Unknown
<b>Roof Type:</b>	Unknown
<b>Garage:</b>	None
<b>Garage - # of Cars:</b>	
<b>Carport:</b>	None
<b>Carport - # of Cars:</b>	

### Interior Information

<b>Story Height:</b>	
<b># of Rooms:</b>	
<b># of Bedrooms:</b>	
<b>Full Bathrooms:</b>	
<b>Half Bathrooms:</b>	
<b>Floors:</b>	
<b>Building SqFt:</b>	
<b>Basement SqFt:</b>	
<b>Finished Basement SqFt:</b>	
<b>Interior Walls:</b>	
<b>Heating:</b>	Unknown Heat
<b>A/C:</b>	No

### Utilities

<b>Water:</b>	None
<b>Sewer:</b>	None
<b>Electric:</b>	No
<b>Gas:</b>	No
<b>Fuel Type:</b>	Unknown













### Site Information

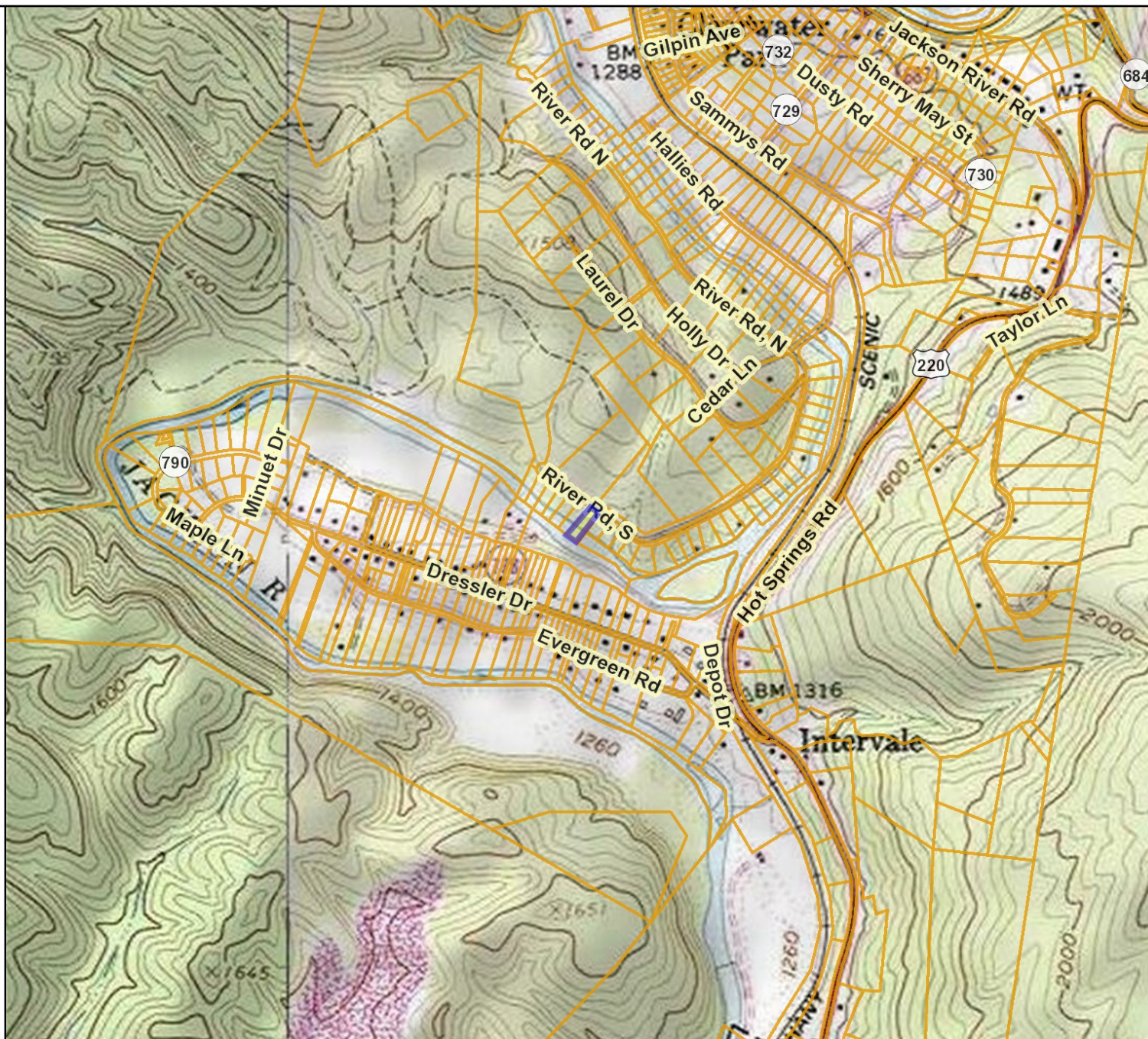
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<b>Character:</b>	On
<b>Right of Way:</b>	Rolling/Sloping
<b>Easement:</b>	Private



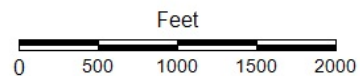
# County of Alleghany, Virginia

## Legend

-  Parcel Boundaries
-  WVS\_Centerlines (12,000)
-  WVS\_Centerlines (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  WVS\_Centerlines Back (12,000)
-  WVS\_Centerlines Back (12,000)
-  Interstate
-  US Highway
-  VA Primary
-  Others



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## Title: Parcel Boundaries

Date: 3/4/2020

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# County of Alleghany, Virginia

---

**Tax Map:** 040E0-01-000-0030

**Property Address:**

**Account #:** 8203

**Election District:** Falling Springs

## General Information

<b>Owner's Name:</b>	ROOKLIN, DAVID H
<b>Mailing Address:</b>	116 WALLER AVENUE COVINGTON, VA 24426
<b>Legal Description:</b>	.60 AC LOT 3 MERRILL S & LOIS D MAYS RIVER LOTS
<b>Zoning:</b>	AR
<b>Year Built:</b>	0
<b>Acreage:</b>	.6

## Assessment Information

<b>Land Value:</b>	\$30,000
<b>Improvement:</b>	\$1,000
<b>Total Value:</b>	\$31,000
<b>Prior Assessment:</b>	\$1,000
<b>Sales Price:</b>	\$96,000

## Sale Information

<b>Transfer Date:</b>	6/14/2019
<b>Grantor:</b>	GIBSON, JERRY W
<b>Deed Book:</b>	
<b>Deed Page:</b>	
<b>Plat Book:</b>	
<b>Plat Page:</b>	
<b>Instrument Number:</b>	2019-1025

## Other Information

<b>Fire Place:</b>	
<b>Stacked Fireplace:</b>	
<b>Flues:</b>	
<b>Metal Flues:</b>	
<b>Stacked Flues:</b>	
<b>Inop. Flues/FP:</b>	



## Details

### Exterior Information

<b>Year Built :</b>	0
<b>Occupancy Type:</b>	Vacant Land
<b>Foundation:</b>	Unknown Foundation
<b>Ext. Walls:</b>	Unknown
<b>Roofing:</b>	Unknown
<b>Roof Type:</b>	Unknown
<b>Garage:</b>	None
<b>Garage - # of Cars:</b>	
<b>Carport:</b>	None
<b>Carport - # of Cars:</b>	

### Interior Information

<b>Story Height:</b>	
<b># of Rooms:</b>	
<b># of Bedrooms:</b>	
<b>Full Bathrooms:</b>	
<b>Half Bathrooms:</b>	
<b>Floors:</b>	
<b>Building SqFt:</b>	
<b>Basement SqFt:</b>	
<b>Finished Basement SqFt:</b>	
<b>Interior Walls:</b>	
<b>Heating:</b>	Unknown Heat
<b>A/C:</b>	No

### Utilities

<b>Water:</b>	None
<b>Sewer:</b>	None
<b>Electric:</b>	No
<b>Gas:</b>	No
<b>Fuel Type:</b>	Unknown













### Site Information

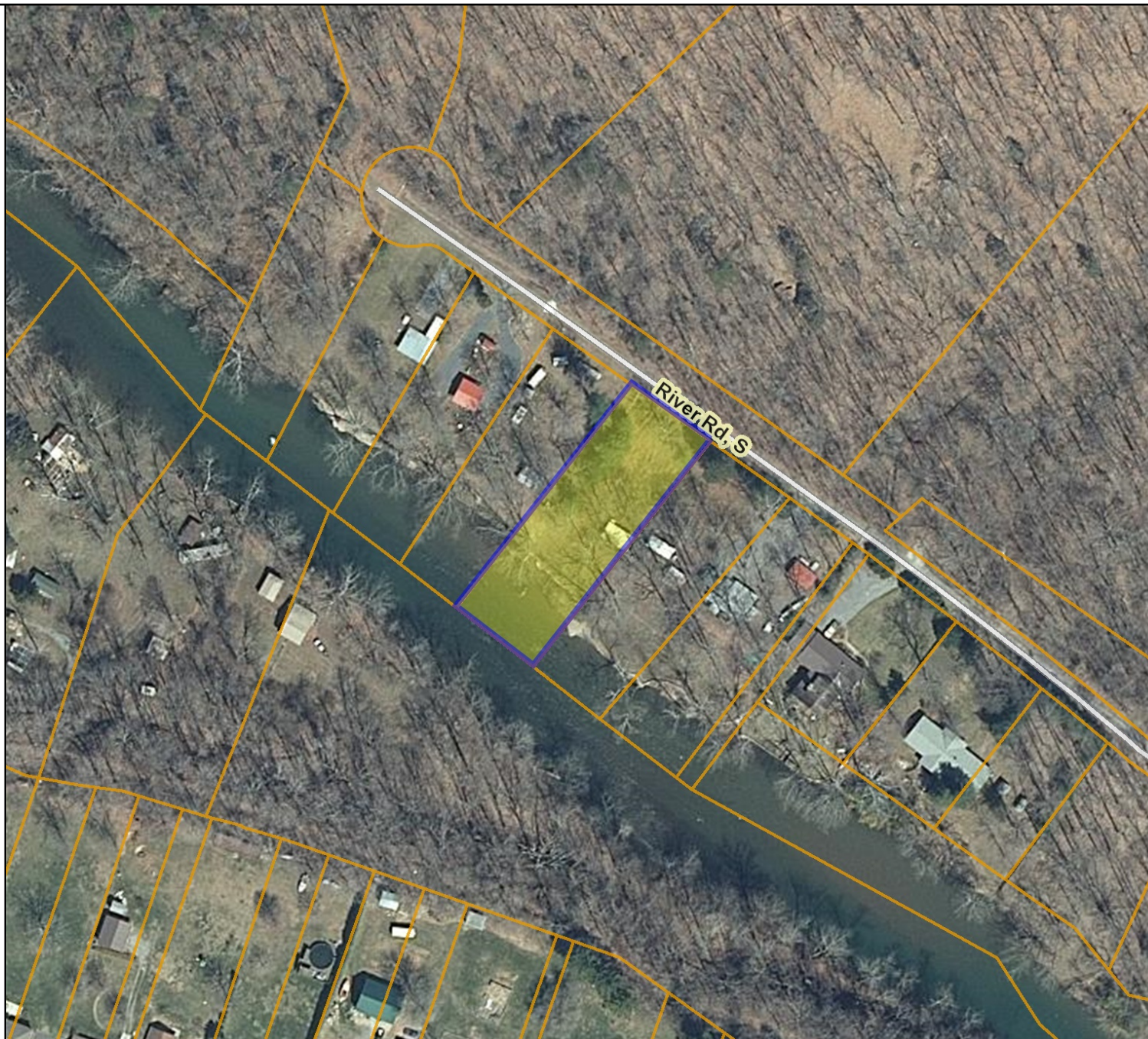
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<b>Character:</b>	On
<b>Right of Way:</b>	Rolling/Sloping
<b>Easement:</b>	Private



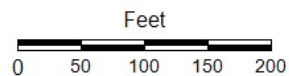
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