


## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 07/01/09</b>	<b>Listing # 201132</b>	<b>705 Jefferson St Blacksburg, VA 24060</b>	<b>Listing Price: \$80,000</b>
	<b>County/City: Montgomery</b>		<a href="#">See Map</a>
	<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b> vacInd, ressgf
	<b>Area</b>	Blacksburg	<b>Subdivision</b> Fiddler's Green
	<b>Parcel Num</b>	257257	<b>Lot Sq Ft (approx)</b> 10019 ((Unknown))
			<b>Lot Acres (approx)</b> 0.230
	<a href="#">See Additional Pictures</a>		

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Clay st to right on Jefferson, up hill, lot on left.**Public/Internet Remarks** Great Opportunity To Build A Custom Home In The Heart Of Blacksburg! Subdivision Includes Open Space And A Conservation Easement With Walking Trails Throughout. Walk To Vt Campus and Downtown, Many To Choose From! Some owner financing available!**Contract Information**

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2007
<b>Taxes</b>	\$696.00	<b>Deed Bk/Pg Instrumnt</b>	00/00
<b>Year Assessed</b>	2006		

**Property Information**

<b>HOA</b>	Home Owner Assoc, HOA Annual Dues	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>	Common Area Maint		

**Land Information**

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision, Other- See Remarks	<b>Topography</b>	Level
<b>Utilities</b>	Utility Easements, Utilities- Available	<b>Access Transport</b>	St Maintained Road
<b>Blds on Property</b>	None	<b>Document on File</b>	Plot Map, Building Restriction
<b>Miscellaneous</b>	View, Other- See Remarks	<b>Possession</b>	At Closing
<b>Financing</b>	None		

**Presented By:****Sheila G Stump****Gallery, Inc.**

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June 2010

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/20/10</b>	<b>Listing # 205699</b>	<b>405 Jefferson St Blacksburg, VA 24060</b>	<b>Listing Price: \$85,000</b>
	<b>County/City: Montgomery</b>		<a href="#">See Map</a>
	<b>Prop Type</b>	Land	Prop Subtype(s)
	<b>Area</b>	Blacksburg	Subdivision
	<b>Parcel Num</b>	140326	Lot Sq Ft (approx)
			Lot Acres (approx)
			ressgf,subdiv,vacInd
			Fiddler's Green
			11151 ((Builder))
			0.256

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St. lot is first on the left beside the open space.**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot joins open space!**Contract Information**

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$691.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

**Property Information**

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>	Common Area Maint		

**Land Information**

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey
<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/20/10</b>	<b>Listing # 205701</b>	<b>501 Jefferson St Blacksburg, VA 24060</b>	<b>Listing Price: \$85,000</b>
	<b>County/City: Montgomery</b>		<a href="#">See Map</a>



<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	ressgf,subdiv,vacInd
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Fiddler's Green
<b>Parcel Num</b>	140327	<b>Lot Sq Ft (approx)</b>	11151 ((Builder))
		<b>Lot Acres (approx)</b>	0.256

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St. lot is first on the left beside the open space.

**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot joins open space!

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$691.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

### Property Information

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>	Common Area Maint		

### Land Information

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey

<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 07/01/09</b>	<b>Listing # 201131</b>	<b>611 Jefferson St Blacksburg, VA 24060</b>	<b>Listing Price: \$85,000</b>
	<b>County/City: Montgomery</b>		<a href="#">See Map</a>
	<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b> vacInd,ressgf
	<b>Area</b>	Blacksburg	<b>Subdivision</b> Fiddler's Green
	<b>Parcel Num</b>	257256	<b>Lot Sq Ft (approx)</b> 11761 ((Unknown))
			<b>Lot Acres (approx)</b> 0.270
	<a href="#">See Additional Pictures</a>		

<b>School District</b> Blacksburg	<b>ELEM</b> Beeks	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Clay st to Jefferson st. Lot on left.**Public/Internet Remarks** Views And Convenience! Walk To Downtown And Vt Campus. Subdivision Joins Conservation Easement And Offers An Abundance Of Open Space With Walking Trails Throughout. Many To Choose From! Some owner financing available!!**Contract Information**

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>			
<b>Taxes</b>	\$740.00	<b>Tax Year</b>	2007
<b>Year Assessed</b>	2006	<b>Deed Bk/Pg Instrumnt</b>	00/00
<b>Property Information</b>			
<b>HOA</b>	Home Owner Assoc, HOA Annual Dues	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>	Common Area Maint		
<b>Land Information</b>			
<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision, Other- See Remarks	<b>Topography</b>	Level
<b>Utilities</b>	Utility Easements, Utilities- Available	<b>Access Transport</b>	St Maintained Road
<b>Blds on Property</b>	None	<b>Document on File</b>	Plot Map, Building Restriction
<b>Miscellaneous</b>	View, Other- See Remarks	<b>Possession</b>	At Closing
<b>Financing</b>	None		

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/26/10</b>	<b>Listing # 205784</b>	<b>607 Devon Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$87,000</b>
<b>County/City: Montgomery</b>			



<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	ressgf,subdiv,vacInd
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Fiddler's Green
<b>Parcel Num</b>	140307	<b>Lot Sq Ft (approx)</b>	10019 ((Builder))
		<b>Lot Acres (approx)</b>	0.230

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., right on Devon Lane, lot on Right.

**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot joins open space and has breathtaking views of the mountains and town of Blacksburg!

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$713.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

### Property Information

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues Common Area Maint	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>			

### Land Information

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey

<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/26/10</b>	<b>Listing # 205785</b>	<b>605 Devon Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$87,000</b>
<b>County/City: Montgomery</b>			



<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	ressgf,subdiv,vacInd
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Fiddler's Green
<b>Parcel Num</b>	140306	<b>Lot Sq Ft (approx)</b>	10019 ((Builder))
		<b>Lot Acres (approx)</b>	0.230

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., right on Devon Lane, lot on Right.

**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot is level and joins open space.

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$713.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

### Property Information

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues Common Area Maint	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>			

### Land Information

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey

<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/26/10</b>	<b>Listing # 205786</b>	<b>502 Artis Ct Blacksburg, VA 24060</b>	<b>Listing Price: \$95,000</b>
<b>County/City: Montgomery</b>			



<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	ressgf,subdiv,vacInd
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Fiddler's Green
<b>Parcel Num</b>	140311	<b>Lot Sq Ft (approx)</b>	11587 ((Builder))
		<b>Lot Acres (approx)</b>	0.266

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., right on Devon Lane, left onto Artis Ct, lot straight ahead to your right.

**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot is level and joins open space and is in a cul-de-sac!

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$713.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

### Property Information

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>	Common Area Maint		

### Land Information

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey

<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

### Presented By:

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/26/10</b>	<b>Listing # 205787</b>	<b>602 Devon Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$95,000</b>
<b>County/City: Montgomery</b>			



<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	ressgf,subdiv,vacInd
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Fiddler's Green
<b>Parcel Num</b>	140312	<b>Lot Sq Ft (approx)</b>	11369 ((Builder))
		<b>Lot Acres (approx)</b>	0.261

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., right on Devon Lane, lot on left, corner of Devon and Artis Ct.

**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot is level and joins open space and is in a cul-de-sac!

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$777.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

### Property Information

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues Common Area Maint	<b>HOA Annual Dues</b>	\$300.00
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### HOA Fee Includes

### Land Information

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey

<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

### Presented By:

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/26/10</b>	<b>Listing # 205781</b>	<b>607 Kelly Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$120,000</b>
<b>County/City: Montgomery</b>			



<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	ressgf,subdiv,vacInd
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Fiddler's Green
<b>Parcel Num</b>	140318	<b>Lot Sq Ft (approx)</b>	11935 ((Builder))
		<b>Lot Acres (approx)</b>	0.274

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., left on Kelly Lane, lot on left.

**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot has breathtaking views of the mountains and town of Blacksburg! Ideal for walkout basement from rear of home.

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$1224.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

### Property Information

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues Common Area Maint	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>			

### Land Information

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey

<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/26/10</b>	<b>Listing # 205782</b>	<b>609 Kelly Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$120,000</b>
<b>County/City: Montgomery</b>			



<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	ressgf,subdiv,vacInd
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Fiddler's Green
<b>Parcel Num</b>	140319	<b>Lot Sq Ft (approx)</b>	11718 ((Builder))
		<b>Lot Acres (approx)</b>	0.269

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., left on Kelly Lane, lot on right.

**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot has breathtaking views of the mountains and town of Blacksburg! Ideal for walkout basement from rear of home and backs up to open space and a cul-de-sac!

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$1224.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

### Property Information

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>	Common Area Maint		
<b>Land Information</b>		<b>Best Use</b>	Res/Single Family
<b>Land Use</b>	No	<b>Topography</b>	Cleared, Sloping
<b>Location</b>	Subdivision	<b>Document on File</b>	Survey
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public		
<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

### Presented By:

**Sheila G Stump**

**Gallery, Inc.**



Cellular: 540-605-0750  
Office: 540-953-2080 x2417  
Home: 540-674-5177

PO Box 10397  
Blacksburg, VA 24062  
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June 2010

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All information herein has not been verified and is not guaranteed



## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/20/10</b>	<b>Listing # 205702</b>	<b>608 Kelly Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$150,000</b>
<b>County/City: Montgomery</b>			



<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	ressgf,subdiv,vacInd
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Fiddler's Green
<b>Parcel Num</b>	140286	<b>Lot Sq Ft (approx)</b>	12502 ((Builder))
		<b>Lot Acres (approx)</b>	0.287

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., left on Kelly Lane, lot on left.

**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot joins open space and has breathtaking views of the mountains and town of Blacksburg!

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$1224.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

### Property Information

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues Common Area Maint	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>			

### Land Information

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey

<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

### Presented By:

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/26/10</b>	<b>Listing # 205737</b>	<b>606 Kelly Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$150,000</b>
	<b>County/City: Montgomery</b>		<a href="#">See Map</a>
	<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b> ressgf,subdiv,vacInd
	<b>Area</b>	Blacksburg	<b>Subdivision</b> Fiddler's Green
	<b>Parcel Num</b>	140287	<b>Lot Sq Ft (approx)</b> 12415 ((Builder))
			<b>Lot Acres (approx)</b> 0.285

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., left on Kelly Lane, lot on left.**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot joins open space and has breathtaking views of the mountains and town of Blacksburg!**Contract Information**

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$1224.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

**Property Information**

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>	Common Area Maint		

**Land Information**

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey
<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/26/10</b>	<b>Listing # 205780</b>	<b>604 Kelly Ln Blacksburg, VA 24060</b>	<b>Listing Price: \$150,000</b>
	<b>County/City: Montgomery</b>		<a href="#">See Map</a>
	<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b> ressgf,subdiv,vacInd
	<b>Area</b>	Blacksburg	<b>Subdivision</b> Fiddler's Green
	<b>Parcel Num</b>	140288	<b>Lot Sq Ft (approx)</b> 12240 ((Builder))
			<b>Lot Acres (approx)</b> 0.281

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., left on Kelly Lane, lot on left.**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot joins open space and has breathtaking views of the mountains and town of Blacksburg!**Contract Information**

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$1224.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

**Property Information**

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>	Common Area Maint		

**Land Information**

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey

<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

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## Client Detail Report

Listings as of 06/14/10 at 3:49pm

<b>Active 05/26/10</b>	<b>Listing # 205789</b>	<b>602 Jefferson St Blacksburg, VA 24060</b>	<b>Listing Price: \$159,000</b>
<b>County/City: Montgomery</b>			



<b>Prop Type</b>	Land	<b>Prop Subtype(s)</b>	ressgf,subdiv,vacInd
<b>Area</b>	Blacksburg	<b>Subdivision</b>	Fiddler's Green
<b>Parcel Num</b>	160129	<b>Lot Sq Ft (approx)</b>	23043 ((Builder))
		<b>Lot Acres (approx)</b>	0.529

<b>School District</b> Blacksburg	<b>ELEM</b> Harding Av	<b>MIDL</b> Blacksburg	<b>HIGH</b> Blacksburg
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**Directions** Main St. to Clay St to Right on Jefferson St., lot is on right just past Kelly Ln.

**Public/Internet Remarks** Prime building lot with mountain views and walking distance to downtown Blacksburg! Subdivision features abundant green space and walking trails throughout. This lot is THE LAST remaining lot over .5 acres that joins open space! Don't wait on this one!

### Contract Information

<b>Owner/Agent</b>	Yes	<b>Exclusions</b>	No
<b>Seller Disclosure</b>	No	<b>Duplicate Listing</b>	No
<b>Location, Tax &amp; Legal</b>		<b>Tax Year</b>	2010
<b>Taxes</b>	\$1593.00		
<b>Deed Bk/Pg Instrumnt</b>	0027/0140		

### Property Information

<b>HOA</b>	Architect Cntrl Cmte, Covenants & Restrctn, HOA Annual Dues Common Area Maint	<b>HOA Annual Dues</b>	\$300.00
<b>HOA Fee Includes</b>			

### Land Information

<b>Land Use</b>	No	<b>Best Use</b>	Res/Single Family
<b>Location</b>	Subdivision	<b>Topography</b>	Cleared, Sloping
<b>Utilities</b>	Electric, Gas- Available, Sewer- Available, Telephone Lines, Utilities- Available, Utility Easements, Water- Public	<b>Document on File</b>	Survey

<b>Miscellaneous</b>	View	<b>Possession</b>	At Closing
<b>Financing</b>	None		

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## Public Report - Land - Blacksburg (in town limits)

<b>MLS#:</b> 301410	<b>Address:</b> 711 Willard Dr Blacksburg, VA 24060	<b>List Price:</b> 110,000			
 ©2011 © NRV MLS	<b>Status:</b> Active <b>Elementary School:</b> Beeks <b>Middle School:</b> Blacksburg <b>High School:</b> Blacksburg <b>School District:</b> Montgomery <b>Zoning:</b> <b>Deed Restrict Easmnt:</b>	<b>Subdivision:</b> Fiddler's Green <b>City/Town:</b> Blacksburg <b>Lot Size:</b> <b>Apx Acr:</b> 0.3 <b>County/City:</b> Montgomery <b>Year Assessed:</b> 2010			
	<b>Directions:</b> Main Street to right on Sunset, cross over Palmer Drive, Kentwood Drive, turn left onto Willard, lot on right				
<b>Public Remarks:</b> Great Views, Great Location. Downtown Blacksburg with a Country setting. Walking Trails, Blacksburg Transit System nearby, Shopping, this area has it all. Relax with Nature.					
<table border="0" style="width: 100%;"><tr><td style="width: 50%; vertical-align: top;"><b>Access Transport:</b> <b>Bldgs on Property:</b> None <b>Best Use:</b> Res/Single Family <b>Documents on File:</b> <b>HOA Fee Includes:</b> Common Area Maint <b>HOA:</b> Architect Cntrl Cmte; Covenants &amp; Restrctnt; HOA Annual Dues: 300 <b>Land Info:</b> Apx Cleared Acres: 0.3; Apx Wooded Acres: 0 <b>Location:</b> Subdivision <b>Miscellaneous:</b></td><td style="width: 50%; vertical-align: top;"><b>Old Fields:</b> <b>Possession:</b> At Recordation <b>Seller Information:</b> <b>Showing Instructions:</b> Vacant <b>Sale Options/Finance:</b> None <b>Topography:</b> Cleared; Sloping <b>Type of Property:</b> Vacant Developed; Res/Single Family; Subdivision Lot <b>Utilities:</b> Utilities Available; Utility Easements <b>Water Frontage:</b></td></tr></table>			<b>Access Transport:</b> <b>Bldgs on Property:</b> None <b>Best Use:</b> Res/Single Family <b>Documents on File:</b> <b>HOA Fee Includes:</b> Common Area Maint <b>HOA:</b> Architect Cntrl Cmte; Covenants & Restrctnt; HOA Annual Dues: 300 <b>Land Info:</b> Apx Cleared Acres: 0.3; Apx Wooded Acres: 0 <b>Location:</b> Subdivision <b>Miscellaneous:</b>	<b>Old Fields:</b> <b>Possession:</b> At Recordation <b>Seller Information:</b> <b>Showing Instructions:</b> Vacant <b>Sale Options/Finance:</b> None <b>Topography:</b> Cleared; Sloping <b>Type of Property:</b> Vacant Developed; Res/Single Family; Subdivision Lot <b>Utilities:</b> Utilities Available; Utility Easements <b>Water Frontage:</b>	
<b>Access Transport:</b> <b>Bldgs on Property:</b> None <b>Best Use:</b> Res/Single Family <b>Documents on File:</b> <b>HOA Fee Includes:</b> Common Area Maint <b>HOA:</b> Architect Cntrl Cmte; Covenants & Restrctnt; HOA Annual Dues: 300 <b>Land Info:</b> Apx Cleared Acres: 0.3; Apx Wooded Acres: 0 <b>Location:</b> Subdivision <b>Miscellaneous:</b>	<b>Old Fields:</b> <b>Possession:</b> At Recordation <b>Seller Information:</b> <b>Showing Instructions:</b> Vacant <b>Sale Options/Finance:</b> None <b>Topography:</b> Cleared; Sloping <b>Type of Property:</b> Vacant Developed; Res/Single Family; Subdivision Lot <b>Utilities:</b> Utilities Available; Utility Easements <b>Water Frontage:</b>				
<b>Legal Description:</b> FIDDLERS GREEN LOT 80					
<table border="0" style="width: 100%;"><tr><td style="width: 33%; vertical-align: top;"><b>HOA Annual Dues:</b> 300</td><td style="width: 33%; vertical-align: top;"><b>Taxes:</b> 695.6 <b>Tax Year:</b> 2010 <b>HOA:</b> Architect Cntrl Cmte; Covenants &amp; Restrctnt; HOA Annual Dues: 300 <b>Zoning:</b></td><td style="width: 33%; vertical-align: top;"><b>Lot Size:</b> <b>HOA Fee Includes:</b> Common Area Maint <b>Lender or Govt Ownd:</b> No</td></tr></table>			<b>HOA Annual Dues:</b> 300	<b>Taxes:</b> 695.6 <b>Tax Year:</b> 2010 <b>HOA:</b> Architect Cntrl Cmte; Covenants & Restrctnt; HOA Annual Dues: 300 <b>Zoning:</b>	<b>Lot Size:</b> <b>HOA Fee Includes:</b> Common Area Maint <b>Lender or Govt Ownd:</b> No
<b>HOA Annual Dues:</b> 300	<b>Taxes:</b> 695.6 <b>Tax Year:</b> 2010 <b>HOA:</b> Architect Cntrl Cmte; Covenants & Restrctnt; HOA Annual Dues: 300 <b>Zoning:</b>	<b>Lot Size:</b> <b>HOA Fee Includes:</b> Common Area Maint <b>Lender or Govt Ownd:</b> No			
<table border="0" style="width: 100%;"><tr><td style="width: 33%; vertical-align: top;"><b>Status Change Date:</b> 04/13/2011 <b>Owner/Agent:</b> Yes</td><td style="width: 33%; vertical-align: top;"><b>Agent Days On Market:</b> 182 <b>Pending/Contract Dt:</b> <b>Limited Service:</b> No</td><td style="width: 33%; vertical-align: top;"><b>List Price Sqft:</b></td></tr></table>			<b>Status Change Date:</b> 04/13/2011 <b>Owner/Agent:</b> Yes	<b>Agent Days On Market:</b> 182 <b>Pending/Contract Dt:</b> <b>Limited Service:</b> No	<b>List Price Sqft:</b>
<b>Status Change Date:</b> 04/13/2011 <b>Owner/Agent:</b> Yes	<b>Agent Days On Market:</b> 182 <b>Pending/Contract Dt:</b> <b>Limited Service:</b> No	<b>List Price Sqft:</b>			
<b>Showing Instructions:</b> Vacant					
<b>Possession:</b> At Recordation					

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Prepared by Sheila G Stump on Wednesday, October 12, 2011 12:12 PM  
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