

I wanted to introduce myself and explain a very valuable service I can provide for you. United Country[®] Real Estate is the nation's leading lifestyle property company that specializes in land sales and related real estate like recreational land, ranchland, farmland, timberland, vacant land, development land, commercial land and similar land properties. Our broad marketing strategies attract buyers not just locally, but statewide, regionally and nationally on a consistent basis. Since 1925 we have specialized in marketing land and lifestyle property and today sell more than any other group.

We uniquely own and operate the highest ranked and multiple land specific websites, offer the largest national land sales buyer database, publish and distribute national United Country Real Estate property catalogs, advertise in numerous leading land focused 3rd party websites, magazines and newspapers across the country and offer additional land sales specialty marketing programs. United Country also offers a world class marketing consulting team that has a long history in the marketing and sales of land and related real estate.

We are specifically focused on land for sale in this area. Our expertise in land valuation, marketing, buyer networks and sales strategies can be extremely valuable to you when considering selling or buying property. Combined with the unique land sales marketing tools provided by United Country, my goal is to help you get the maximum value of your assets in an efficient timeframe.

Some of the unique land specific tools I will put to work for your property include:

- Page #1 Land and Outdoor Property Specific Websites
- Property / Listing Specific Top Ranked Websites
- 3rd Party Leading Land Sales Websites
- Advertising in National Magazines (ex: LandReport, OpenFences, RanchLand, etc.)
- Thousands of Land and Acreage Property Buyers in our Database
- Print, Digital and Direct Marketing to Local, Statewide, Regional and National Buyers
- The Nation's Largest Auction Services Team (if Desired)
- E-marketing Programs to Targeted Potential Buyers
- United Country's Land Sales Consulting and Marketing Team
- And more...

For over 90 years, United Country has been in the business of helping people achieve their real estate goals, which is my focus. I am confident I can provide unsurpassed services to you when needed. Please call me today to discuss your real estate questions or needs.

Sincerely,

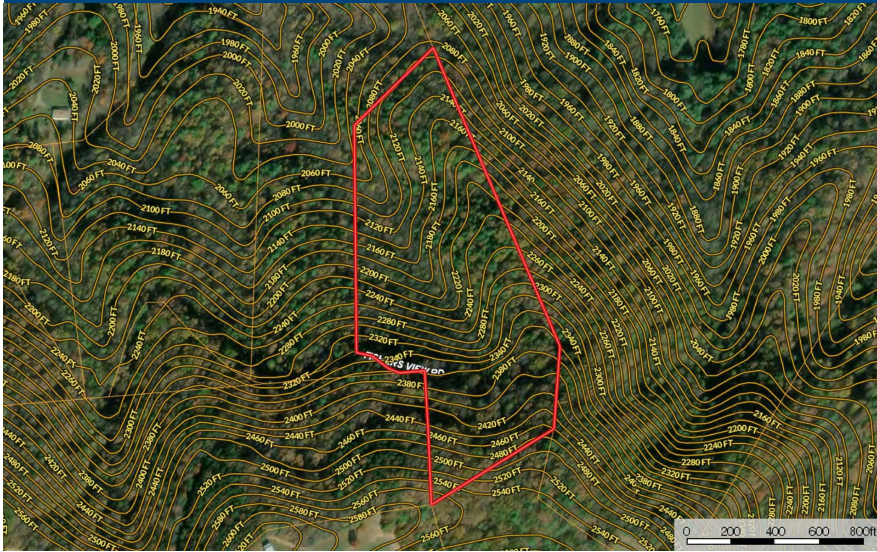
Ed Gallimore – Associate Broker

540-230-9090 / edgallimore.re@gmail.com / edgallimore.com

Fishers View Road

\$42,000

Shawsville, VA 24162



Lot Size: 14.79 Acre
Listing #: 45091-41793
County: Montgomery

Mountain Land for Sale in Shawsville VA!

Interested in moving away from the city? Check out this 14.8 acre paradise for sale in the mountains of Montgomery County VA! This property provides the perfect home site with a very secluded location, thick woodland and gorgeous views!

Recreational Retreat for Sale

If you are in the market for a recreational property, this wooded tract would be great for that as well. It has lots of hunting potential with a ton of wildlife activity. This includes whitetail deer, bears, and turkeys!

Located in Shawsville VA within 25-30 minutes of both, Christiansburg and Roanoke VA. Have the convenience of these areas nearby while living in your secluded mountain paradise!

Whether you are looking to build a home in the mountains or are in need of secluded acreage to hunt, this 14 acre property is for you!

Directions from downtown Christiansburg VA: take S Franklin Street to Pilot Road. Stay on Pilot Road for 6.2 miles and continue onto High Rock Hill Road. In 1.5 miles, turn left onto Huffville Road. Take another left onto Fishers View Road in 3.2 miles. The property will be on your right in 2.3 miles marked by a sign.

For more information, contact Ed Gallimore - Associate Real Estate Broker with United Country Blue Ridge Land and Auction at 540-230-9090 or email edgallimore.re@gmail.com

Key Features

- Mountain Land for Sale in VA
- Shawsville VA Land for Sale
- Land for Sale in Shawsville VA
- Montgomery County Va Land
- Land for Sale near Roanoke VA
- Building Site for Sale in VA
- Hunting Property for Sale
- Call Ed 540-230-9090



**Blue Ridge Land
& Auction Co., Inc**



Ed Gallimore

edgallimore.re@gmail.com

Office:(540) 382-0271

Cell:(540) 230-9090

Instrument Control Number
11001190

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS Cover Sheet Agent Online 1.1.6]

T
A
X
R
P

E
X
E
M
P
T

Date of Instrument [01/25/2011]
Instrument Type [PM]
Number of Parcels [1]
Number of Pages [2]
City ☐ County ☒ [Montgomery County]

(Box for Deed Stamp Only)

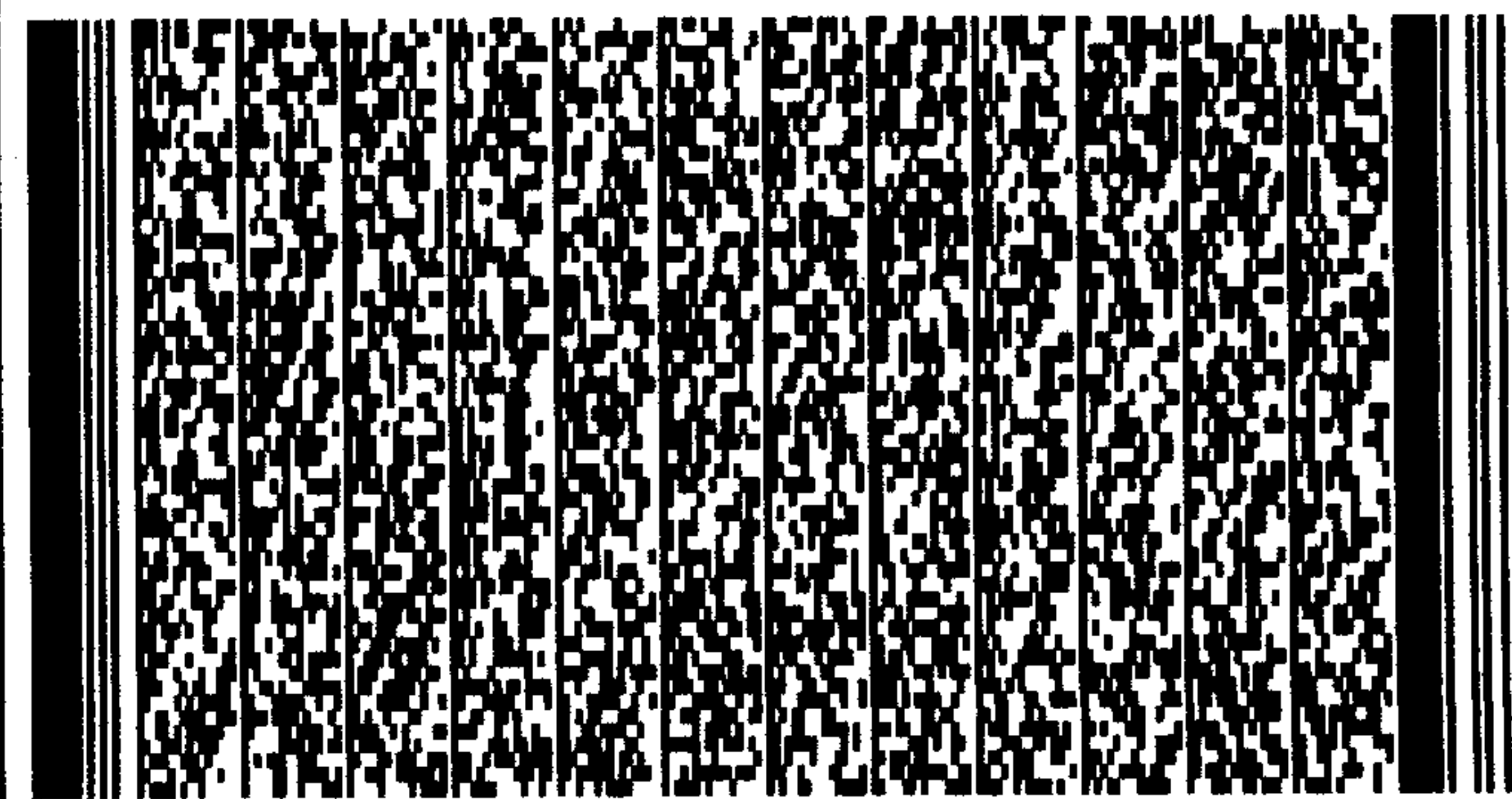
First and Second Grantors			
Last Name	First Name	Middle Name	Suffix
<input type="checkbox"/> <input type="checkbox"/> Evelyn D Mansfield Rev			
<input type="checkbox"/> <input type="checkbox"/>			

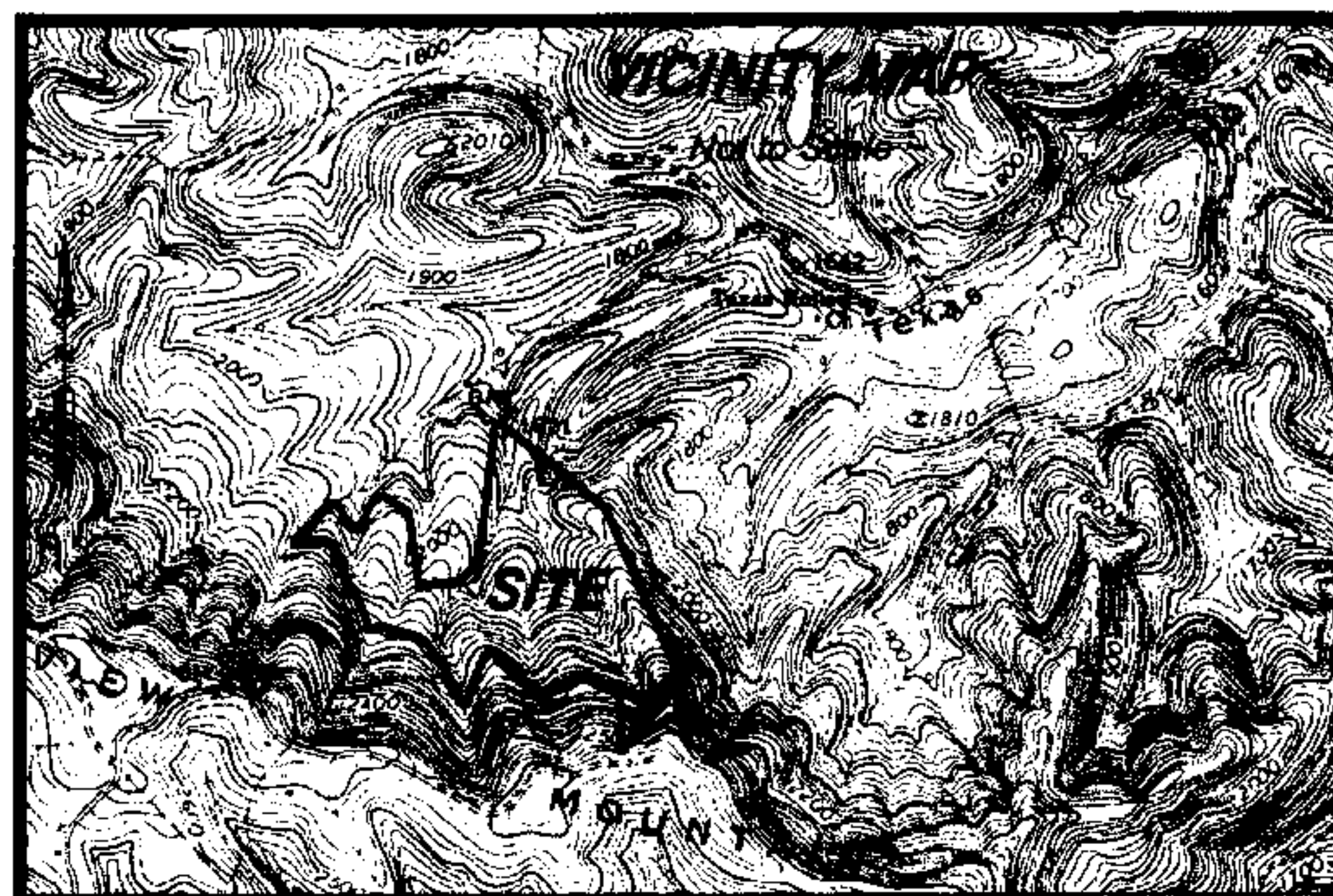
First and Second Grantees			
Last Name	First Name	Middle Name	Suffix
<input type="checkbox"/> <input type="checkbox"/> Evelyn D Mansfield RE\			
<input type="checkbox"/> <input type="checkbox"/>			

Grantee Address (Name) [EVELYN D MANSFIELD REV TR
(Address 1) [400 Santa Clara Trail
(Address 2)
(City, State, Zip) [Wellington] [FL] [33414
Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City ☐ County ☒ [Montgomery County] Percent. in this Juris.(%) [0]
Book [] Page [] Instr. No [20100]
Parcel Identification No (PIN) [003782
Tax Map Num. (if different than PIN) [110-A 25
Short Property Description [67.756 AC (total) to be subdivided-6 tracts
Fishers View Road, Shawsville Mag. Dist
Current Property Addr(Address 1) [Fishers View Road
(Address 2)
(City, State, Zip) [Shawsville] [VA] [24162]

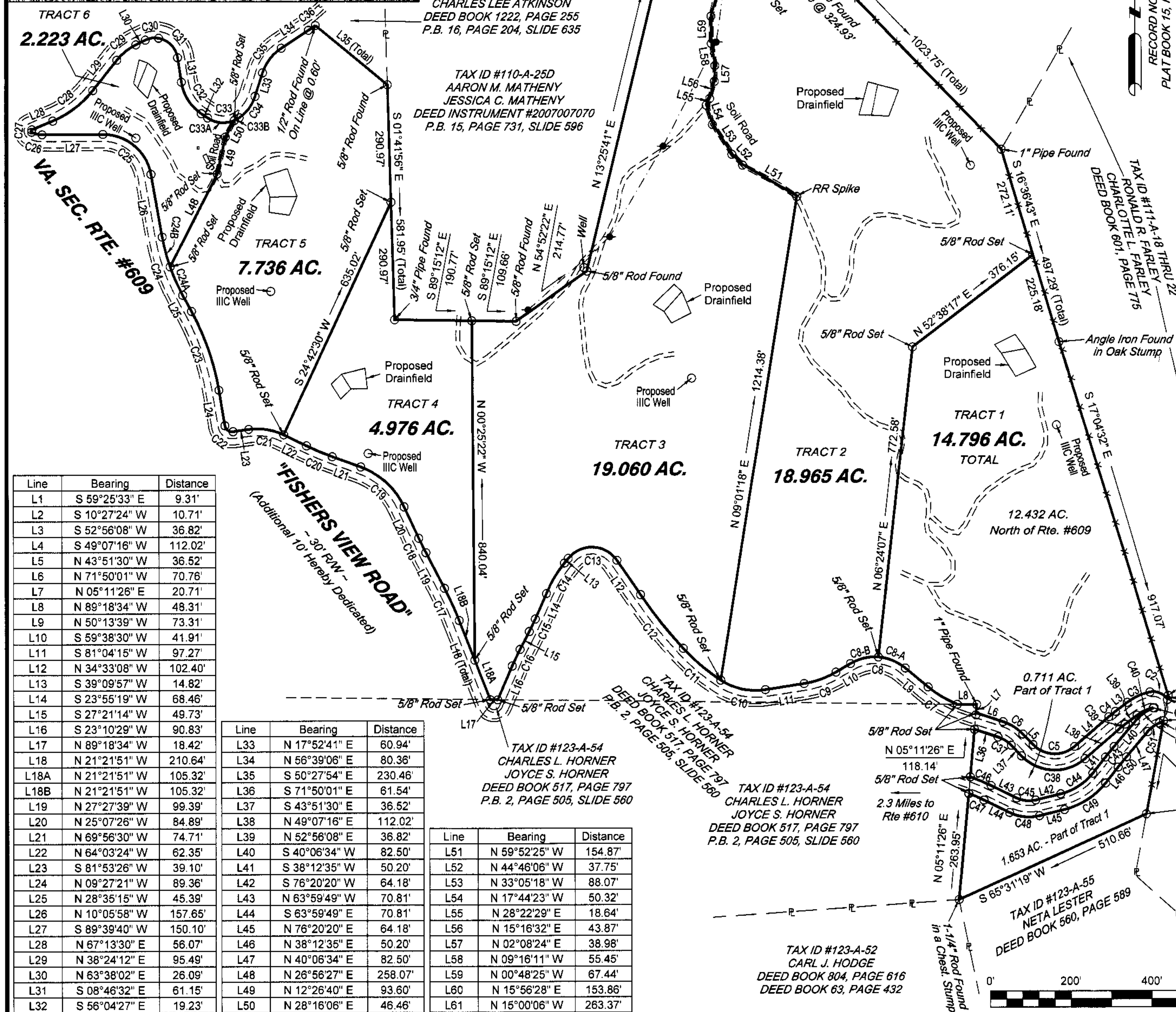
Instrument Prepared by [Blue Ridge Surveying & Mapping
Recording Paid for by [McNeil Real Estate
Return Recording to (Name) [EVELYN D MANSFIELD REV TR
(Address 1) [400 Santa Clara Trail
(Address 2)
(City, State, Zip) [Wellington] [FL] [33414
Customer Case ID [] [] [CS-396777]





LEGEND	
—R—R—	Adjoiner
—C—C—	Creek/Branch
—E—E—	Edge of Road
-x-x-x-x-	Fence
-o-o-o-o-	Overhead Utility
•	Utility Pole

LOT ASGN TABLE A-1 ZONING DISTRICT			
Before Minor Subdivision			
Lot/Parcel	Acreage	Lot Asgn	Source
110-A-25	69.092	6	See Job #1328 by This Surveyor
After Minor Subdivision			
Tract 1	14.796	1	See This Plat
Tract 2	18.965	1	See This Plat
Tract 3	19.060	1	See This Plat
Tract 4	4.976	1	See This Plat
Tract 5	7.736	1	See This Plat
Tract 6	2.223	1	See This Plat
R/W	1.336	-	Dedicated



Curve	Delta Angle	Radius	Arc Length	Tangent	Chord Bearing	Chord Length
C1	45°20'00"	76.08'	60.20'	31.77'	S 82°05'33" E	58.64'
C1A	19°09'50"	76.08'	25.45'	12.84'	S 69°00'28" E	25.33'
C1B	26°10'10"	76.08'	34.75'	17.68'	N 88°19'33" E	34.45'
C2	71°39'55"	40.44'	50.59'	29.20'	N 66°32'17" W	47.35'
C3	24°41'38"	144.32'	62.20'	31.59'	S 65°16'57" W	61.72'
C4	03°48'51"	320.00'	21.30'	10.66'	S 51°01'42" W	21.30'
C5	87°01'14"	75.00'	113.91'	71.20'	N 87°22'07" W	103.27'
C6	27°58'32"	120.00'	58.59'	29.89'	N 57°50'46" W	58.01'
C7	17°36'21"	275.00'	84.50'	42.59'	N 59°01'50" W	84.17'
C8	70°07'50"	120.00'	146.88'	84.23'	N 85°17'35" W	137.88'
C8A	35°03'55"	120.00'	73.44'	37.91'	N 67°45'37" W	72.30'
C8B	35°03'55"	120.00'	73.44'	37.91'	S 77°10'28" W	72.30'
C9	21°25'45"	225.00'	84.15'	42.57'	S 70°21'23" W	83.66'
C10	42°19'29"	156.28'	115.44'	60.50'	N 77°46'00" W	112.84'
C11	13°57'45"	500.44'	121.95'	61.28'	N 49°37'23" W	121.65'
C12	08°05'22"	1198.81'	169.26'	84.77'	N 38°35'49" W	169.12'
C13	106°16'55"	75.26'	139.61'	100.39'	N 87°41'36" W	120.43'
C14	15°14'38"	325.00'	86.47'	43.49'	S 31°32'38" W	86.21'
C15	03°25'56"	575.00'	34.44'	17.23'	S 25°38'16" W	34.44'
C16	04°10'45"	625.00'	45.59'	22.80'	S 25°15'52" W	45.58'
C17	06°05'48"	825.00'	87.78'	43.93'	N 24°24'45" W	87.74'
C18	02°20'13"	975.00'	39.77'	19.89'	N 26°17'32" W	39.76'
C19	44°49'04"	190.00'	148.62'	78.35'	N 47°31'58" W	144.86'
C20	05°53'06"	675.00'	69.33'	34.70'	N 66°59'57" W	69.30'
C21	34°03'10"	150.00'	89.15'	45.94'	N 81°04'59" W	87.84'
C22	88°39'13"	18.00'	27.85'	17.58'	N 53°46'57" W	25.16'
C23	19°07'54"	625.00'	208.69'	105.33'	N 19°01'18" W	207.73'
C24	18°29'17"	475.00'	153.27'	77.31'	N 19°20'36" W	152.61'
C24A	09°14'38"	475.00'	76.64'	38.40'	N 23°57'56" W	76.55'
C24B	09°14'38"	475.00'	76.64'	38.40'	N 14°43'17" W	76.55'
C25	80°14'22"	120.00'	168.05'	101.12'	N 50°13'09" W	154.65'
C26	28°16'28"	54.46'	26.88'	13.72'	N 76°12'06" W	26.61'
C27	129°17'22"	3.35'	7.55'	7.06'	N 02°34'49" E	6.05'
C28	28°49'18"	250.00'	125.76'	64.24'	N 52°48'51" E	124.44'
C29	25°13'50"	138.80'	61.12'	31.06'	N 51°01'07" E	60.63'
C30	36°40'56"	52.87'	33.85'	17.03'	N 81°58'30" E	33.27'
C31	70°54'29"	57.82'	71.56'	41.17'	S 44°13'47" E	67.08'
C32	47°17'55"	115.00'	94.93'	50.36'	S 32°25'30" E	92.26'
C33	68°38'03"	69.20'	82.89'	47.23'	N 89°36'32" E	78.02'
C33A	56°49'55"	69.20'	68.64'	37.44'	S 84°29'25" E	65.86'
C33B	11°48'07"	69.20'	14.25'	7.15'	N 61°11'34" E	14.23'
C34	37°24'49"	102.73'	67.08'	34.79'	N 36°35'06" E	65.90'
C35	38°46'25"	115.00'	77.82'	40.47'	N 37°15'54" E	76.35'
C36	03°26'00"	349.63'	20.95'	10.48'	N 54°56'07" E	20.95'
C37	27°58'32"	80.00'	39.06'	19.93'	S 57°50'46" E	38.67'
C38	87°01'14"	115.00'	174.66'	109.17'	S 87°22'07" E	158.35'
C39	03°48'51"	280.00'	18.64'	9.32'	N 51°01'42" E	18.64'
C40	24°41'38"	104.32'	44.96'	22.83'	N 65°16'57" E	44.61'
C41	170°45'57"	0.44'	1.32'	5.48'	S 16°59'16" E	0.88'
C42	28°17'09"	112.56'	55.57'	28.36'	S 54°15'08" W	55.01'
C43	01°53'59"	1020.00'	33.82'	16.91'	S 39°09'34" W	33.82'
C44	38°07'45"	145.00'	96.49'	50.11'	S 57°16'28" W	94.72'
C45	39°39'50"	70.00'	48.46'	25.25'	N 83°49'45" W	47.50'
C46	06°13'45"	515.72'	56.07'	28.06'	N 67°06'42" W	56.04'
C47	04°58'19"	475.72'	41.28'	20.65'	S 66°28'59" E	41.27'
C48	39°39'50"	110.00'	76.15'	39.67'	S 83°49'45" E	74.64'
C49	38°07'45"	185.00'	123.11'	63.93'	N 57°16'28" E	120.85'
C50	01°53'59"	980.00'	32.49'	16.25'	N 39°09'34" E	32.49'
C51	28°17'09"	72.56'	35.82'	18.28'	N 54°15'08" E	35.46'
C52	16°46'36"	40.44'	11.84'	5.96'	N 60°00'25" E	11.80'

PLAT SHOWING
"MINOR SUBDIVISION"

67.756 AC. (TOTAL)

PROPERTY OF

EVELYN D. MANSFIELD, TRUSTEE

LOCATED ON

VIRGINIA SECONDARY ROUTE #609

"FISHERS VIEW ROAD"

SHAWVILLE MAGISTERIAL DISTRICT

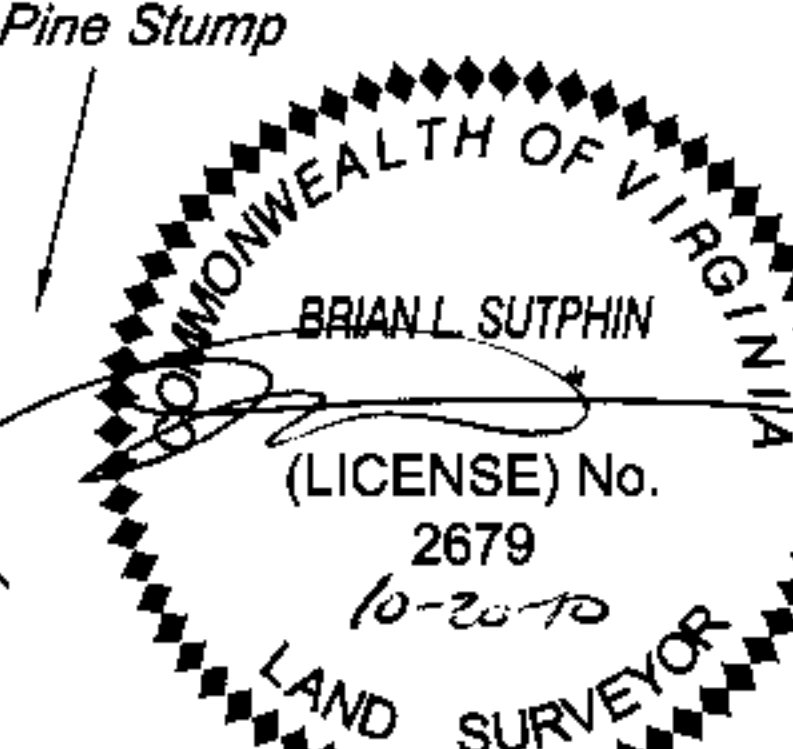
MONTGOMERY COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: 20 OCTOBER 2010
BLUE RIDGE SURVEYING & MAPPING, INC.

864 WEST STUART DRIVE

HILLSVILLE, VIRGINIA 24343

PHONE/FAX 276.728.2022 ~ EMAIL: brsurvey@comcast.net



JOB #1328A
SHEET 1 OF 2

AMERICAN ELECTRIC POWER (AEP) NOTE:

A RIGHT-OF-WAY AND EASEMENT FOR A 20' PUE (PUBLIC UTILITY EASEMENT) IS HEREBY GRANTED UNTO AMERICAN ELECTRIC POWER AND OTHER UTILITIES, THEIR SUCCESSORS AND ASSIGNS, ALONG, AROUND AND PARALLEL TO THE EXISTING ROADS, RIGHT-OF-WAYS AND PROPERTY LINES, FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING POWER LINES AND OTHER UTILITIES TO SERVE ALL TRACTS IN THE DIVISION OF PROPERTY DESCRIBED HEREIN. ALSO, THE RIGHT TO CUT, TRIM, OR OTHERWISE CONTROL TREES AND OTHER OBSTRUCTIONS THAT MAY ENDANGER THE POWER LINES AND THE RIGHT OF INGRESS AND EGRESS.

**NOTARY'S STATEMENT:**

STATE OF Virginia
CITY/COUNTY OF Hanover, TO WIT:

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF December, 2010, BY EVELYN D. MANSFIELD.

Bryan L. Sutphin 3-31-2012
NOTARY PUBLIC MY COMMISSION EXPIRES
REGISTRATION # 280355

OWNER'S STATEMENT:

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND THEY HAVE SUBDIVIDED THIS PROPERTY WITH THEIR OWN FREE WILL AND CONSENT AND THE OWNERS HEREBY DEDICATE TO PUBLIC USE THE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ON THIS PLAT.

Evelyn D. Mansfield, Trustee
EVELYN D. MANSFIELD, TRUSTEE

INSTRUMENT #11001190
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
FEBRUARY 17, 2011 AT 12:28PM

ERICA W. WILLIAMS, CLERK
RECORDED BY: DSL

CONFORMING STATEMENT:

THIS IS TO CERTIFY THAT THE SUBDIVIDED PROPERTY AS SHOWN HEREON IS IN STRICT ACCORDANCE AND IN COMPLIANCE WITH THE SUBDIVISION ORDINANCES OF MONTGOMERY COUNTY, VIRGINIA, AND FURTHER IS IN STRICT ACCORDANCE AND COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS AMENDED TO DATE.

Bryan L. Sutphin 10-20-10
BRIAN L. SUTPHIN, L.S. #2679 DATE

NOTES:

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. THIS PLAT IS A "MINOR SUBDIVISION" AND IS ZONED A-1 AGRICULTURAL.
4. LOTS TO BE SERVED BY CLASS IIIC WELLS.
5. ADDRESS: EVELYN D. MANSFIELD, TRUSTEE
400 SANTA CLARA TRAIL
WELLINGTON, FL 33414
561-790-5546 (PHONE)
6. SUBJECT PROPERTY AS SHOWN IS ALL OF MONTGOMERY COUNTY TAX ID# 110-A-25, PARCEL ID #003782.
7. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (REVISED SEPTEMBER 25, 2009), COMMUNITY PANEL COMMUNITY PANEL #510099 0100B, ZONE X, AND HAS NOT BEEN FIELD VERIFIED.
8. NO INDICATION OF GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF HUMAN BURIAL WERE FOUND.
9. MINIMUM SETBACK: FRONT: 40'; SIDE: 15' FOR EACH PRINCIPAL STRUCTURE; REAR: 40'; ACCESSORY BUILDINGS: NO ACCESSORY BUILDING MAY BE LOCATED CLOSER THAN 10' TO A SIDE OR REAR LOT LINE.
10. ALL NEW OR EXTENDED POWER LINES, TELEPHONE LINES, AND OTHER PUBLIC UTILITIES MAY BE SERVED BY OVERHEAD FACILITIES AND EQUIPMENT NORMALLY INSTALLED ABOVE GROUND, SUCH AS TRANSFORMERS, MAY BE SO INSTALLED.
11. CORNERS NOT DESCRIBED ARE POINTS LOCATED ALONG 30' R/W, RTE 609 AND CENTERLINE OF SOIL ROAD.
12. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY WHICH MAY NOT BE SHOWN.

HEALTH DEPARTMENT NOTES:

- 1.) LOTS TO BE SERVED BY CLASS IIIC WELLS.
- 2.) ALL DRAINFIELDS AND RESERVE AREAS ARE DESIGNED FOR "THREE BEDROOM ADVANCE SECONDARY TREATMENT/DRIP DISPERSAL SYSTEMS".
- 3.) ONSITE SEWAGE DISPOSAL SYSTEMS MUST BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF VIRGINIA.

APPROVING AGENCY:

UNDER THE AUTHORITY OF MONTGOMERY COUNTY SUBDIVISION AND ZONING ORDINANCES THIS SUBDIVISION IS HEREBY APPROVED FOR RECORDATION.

THIS "MINOR SUBDIVISION" IS APPROVED BY MONTGOMERY COUNTY, VIRGINIA UNDER AUTHORITY OF SECTION 8-137 OF THE MONTGOMERY COUNTY CODE.

Steven M. Smith 12/21/2010
AGENT, PLANNING DEPARTMENT DATE

VIRGINIA: IN THE OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY THIS 6th DAY OF December, 2010. THE FOREGOING INSTRUMENT WAS PRESENTED IN SAID OFFICE AND WITH THE CERTIFICATE ANNEXED ADMITTED TO RECORD AT 10 O'CLOCK PM.

TESTEE: ERICA W. WILLIAMS, CLERK

BY: _____ D.C.

SUBDIVISION APPROVAL STATEMENT:

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS"), (AND LOCAL ORDINANCES IF THE LOCALITY HAS AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES).

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: STEPHEN DALTON AOSE #1940 000062, PHONE (276)236-5000. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO 360 OF THE REGULATIONS, THIS APPROVAL IS NOT AN ASSURANCE THAT SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMITS WILL BE ISSUED FOR ANY LOT IN THE SUBDIVISION UNLESS THAT LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVED LOTS ARE SUITABLE FOR "TRADITIONAL SYSTEMS", HOWEVER, ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

Andrew Thompson 11/16/10
MONTGOMERY COUNTY HEALTH OFFICIAL DATE

PLAT SHOWING
"MINOR SUBDIVISION"

67.756 AC. (TOTAL)

PROPERTY OF

EVELYN D. MANSFIELD, TRUSTEE

LOCATED ON

VIRGINIA SECONDARY ROUTE #609

"FISHERS VIEW ROAD"

SHAWSVILLE MAGISTERIAL DISTRICT

MONTGOMERY COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: 20 OCTOBER 2010

BLUE RIDGE SURVEYING & MAPPING, INC.

864 WEST STUART DRIVE

HILLSVILLE, VIRGINIA 24343

JOB #1328A

SHEET 2 OF 2

PHONE/FAX 276.728.2022 ~ EMAIL: brsurvey@comcast.net

SOURCE OF TITLE:

PLAT SHOWING "67.756 AC. (TOTAL)" IS ALL OF THAT PROPERTY ACQUIRED BY EVELYN D. MANSFIELD AS DESCRIBED IN DEED INSTRUMENT #2008012171, ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF MONTGOMERY COUNTY, VIRGINIA, IN WHICH THE ABOVE REFERRED TO DEED IS THE LAST INSTRUMENT IN THE CHAIN OF TITLE TO SAID LAND.

Bryan L. Sutphin 10-20-10
BRIAN L. SUTPHIN, L.S. #2679 DATE