



3 Bedrooms
1.0 Bathrooms
1420 Square Feet
Lot Size: 2.18 Acre
Listing #: 45038-40104
County: Floyd

Property Location – 149 Rock Church Road, Meadows of Dan VA.

Directions From Meadows of Dan, VA - From Town, where Janie's Restaurant, Farmers Market, and Meadows of Dan Gas Station and Convenience Store are, take U.S. 58 Business West, take a right on U.S. 58 (Jeb Stuart Highway), take the next left on Willis Road (#758) by the BB&T Bank, Follow Willis Road and veer right onto Rock Church Road (#726), House is on the left.

Directions from Floyd, VA – From the Town of Floyd, Take Highway 221 South, take a left on Union School Road, at "T" section take a left onto Conner Grove Road, take a right onto the Blue Ridge Parkway South, take a left on Woodberry Road, pass Woodberry Inn and Restaurant then take a left on Rock Church Road, House is on the left.

This Country Home is located near the Town of Meadows of Dan, The Blue Ridge Parkway, The Woodberry Inn, The Chateau Morrisette Winery, Floydfest, and other attractions around the Blue Ridge Parkway. These attractions make it an excellent getaway, vacation home, second home, or family retreat.

The home has over 1,400 Square Feet, a basement, a shed, a barn, and sits on just over two acres. The home was built in 1925 but has been updated and remodeled. It has hardwood floors, three bedrooms, and one bathroom. The home is heated by a gas furnace.

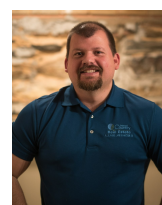
For more information or to schedule a showing, contact Matt Gallimore at 540-239-2585 or email at gallimore.matt@gmail.com

Key Features

- Country Home for Sale
- Home in Meadows Of Dan
- Home Near Blue Ridge Parkway
- Homes for Sale in VA
- Homes in Floyd VA
- Country Homes in VA
- Call Matt at 540-239-2585



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



Matthew Gallimore

gallimore.matt@gmail.com

Office: (540) 745-2089

Cell: (540) 239-2585

Thank you for reviewing the Property Information Pack. If you are considering Selling or Buying a Property, I would like to let you know of a very valuable service I can provide through United Country.

United Country[®] Real Estate is the nation's leading country home marketing company that specializes in country homes, homes with acreage and country estates. Our broad marketing strategies attract buyers not just locally, but regionally and nationally on a consistent basis. Since 1925 we have specialized in marketing country homes and today sell more than any other group.

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

Our company is specifically focused on country homes in this area. I have over 15 years working closely with local country home and land owners. This experience has provided me expertise in country home valuation, marketing, buyer networks and sales strategies which I believe can be extremely valuable to you when considering selling or buying property. Combined with the unique country home 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 country home specific tools I will put to work for your property include:

- Page #1 Country Homes, Homes with Acreage and Country Estates Specific Websites
- Country Home Advertising in National Magazines (ex: Country Living, Countryside, DuPont Registry, Robb Report)
- Access to Thousands of Country Home and Estate Buyers in our Private Database
- Property / Listing Specific Websites
- 3rd Party Leading Country Homes, Homes with Acreage and Country Estates Websites
- Print, Digital and Direct Marketing to Local, Regional and National Buyers
- The Nation's Largest Auction Services Team (if Desired)
- E-marketing Programs to Targeted Potential Buyers
- Access to United Country's Country Home 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,

*Matt Gallimore – Broker, Auctioneer, Appraiser, MBA
United Country – Blue Ridge Land and Auction
540-239-2585; gallimore.matt@gmail.com
2016 Genesis Award for Marketing Excellence*

***Recognized in 2016 as
1 United Country Office in VA
Top Ten United Country Office USA***

149 Rock Church Road, Meadows of Dan - 2.1798 AC +/-
Floyd County, VA



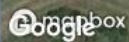
MAP LEGEND



VIEW TUTORIAL

2.1798 ACRES

CONTACT
Matt Gallimore
P: 540-239-2585
<http://www.blueridgel...>



Slate Mountain Evangelical Presbyterian Church

Showing property situated west of Virginia Secondary Route 726 (Rock Church Road) at the Floyd County & Patrick County Line lying in the Burks Fork Magisterial District of Floyd County, VA. County Tax Map 78 - 50 & 50B being all of the same property SLATE MOUNTAIN EVANGELICAL PRESBYTERIAN CHURCH acquired from VICKIE S. BARKLEY by deed dated 17 May 2017 of record in Instrument 170000903. County Tax Map 78 - 50A being all of the same property FINCASTLE PRESBYTERY PROPERTIES, INC. acquired from J. PAUL HYLTON and LILLIE E. HYLTON by deed dated 15 August 1985 of record in DB 149 pg. 887. County Tax Map 78 - 51 being all of the same property R.W. CHILDRESS acquired from W.G. UNDERWOOD and DOVIE L. UNDERWOOD by deed dated 15 September 1932 of record in DB 50 pg. 278. Also see for further reference DB 174 pg. 829, DB 97 pg. 316, DB 67 pg. 161, DB 56 pg. 642 and Plat Cabinet 2 Slide 46B. All of the aforementioned documents are recorded in the Office of the Clerk of the Circuit Court of Floyd County located in Floyd, Virginia.

August 24, 2017

Scale 1" = 80'



Prepared By
Fork Mountain Surveying and Mapping Inc.
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Meadows of Dan, Virginia 24120
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E Mail fms@novafoundry.com

United States of America
"BLUE RIDGE PARKWAY"
Project 1-S, Sheets 17-18
Deed Book 59 pg. 79
Also see DB 56 pg. 308, DB 56 pg. 311 and
DB 56 pg. 577

VIRGINIA: IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF
FLOYD COUNTY, ON THIS _____ DAY OF _____, 2017 AT
_____. M. THIS MAP RECEIVED IN OFFICE AND ADMITTED TO RECORD.

TESTE: _____

CERTIFICATE OF APPROVAL

This "Plat of Survey and Lot Line Revision for Slate Mountain Evangelical Presbyterian Church" is approved by the undersigned in accordance with existing subdivision regulations of the County of Floyd and may be admitted to record.

CHAIRMAN OR AGENT FLOYD COUNTY PLANNING COMMISSION

VIRGINIA DEPARTMENT OF TRANSPORTATION

County lines have been determined from USHS Topographic Quad Map "WILLIS" created 1968 and revised 1982 and are approximations only for informational purposes.

OWNERS STATEMENT (CODE OF VIRGINIA § 15.2-2264)

The platting or dedication of the following described land (Floyd County Tax Maps 78-50 & 50B of record in Instrument 170000903 is with free consent and in accordance with the desire of the undersigned owners, proprietors and trustees, if any. I certify that this plat is a "Lot Line Revision" and that no new parcels have been created and that no substandard lots result from this revision. Further, I certify that all resulting parcels have the required public street frontage or access easement of twenty (20) feet or greater in width. By my signature I accept legal responsibility for these affirmations and understand that penalties may be imposed if this statement is incorrect.

NELENE WOOD

MELVIN WOOD

ROGER BELCHER

JOEL PRATT

MICHAEL BELCHER

State of Virginia

I, _____ a Notary Public of and for the State of Virginia, do hereby state that _____ Nelene Wood _____ did appear before me this _____ day of _____, 2017 and acknowledged the foregoing document by executing the same.

Notary Public

My commission expires _____

State of Virginia

I, _____ a Notary Public of and for the State of Virginia, do hereby state that _____ Melvin Wood _____ did appear before me this _____ day of _____, 2017 and acknowledged the foregoing document by executing the same.

Notary Public

My commission expires _____

State of Virginia

I, _____ a Notary Public of and for the State of Virginia, do hereby state that _____ Roger Belcher _____ did appear before me this _____ day of _____, 2017 and acknowledged the foregoing document by executing the same.

Notary Public

My commission expires _____

State of Virginia

I, _____ a Notary Public of and for the State of Virginia, do hereby state that _____ Joel Pratt _____ did appear before me this _____ day of _____, 2017 and acknowledged the foregoing document by executing the same.

Notary Public

My commission expires _____

State of Virginia

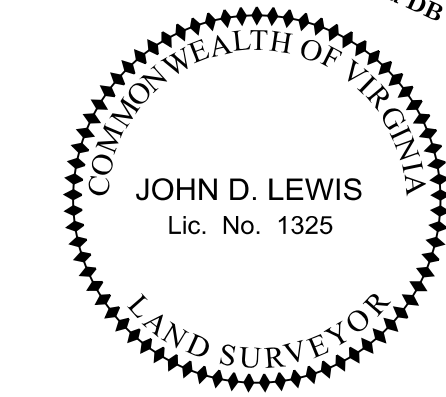
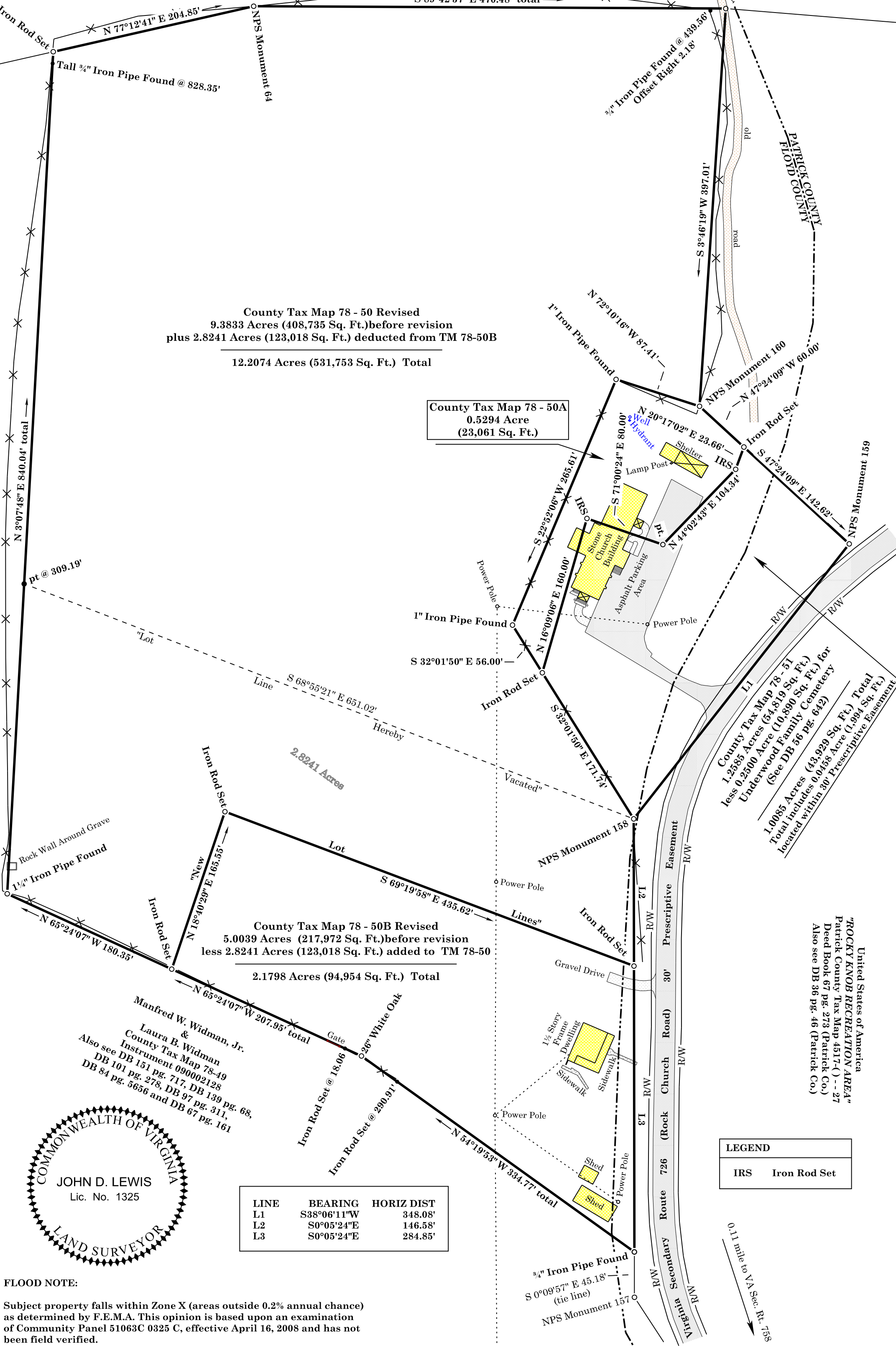
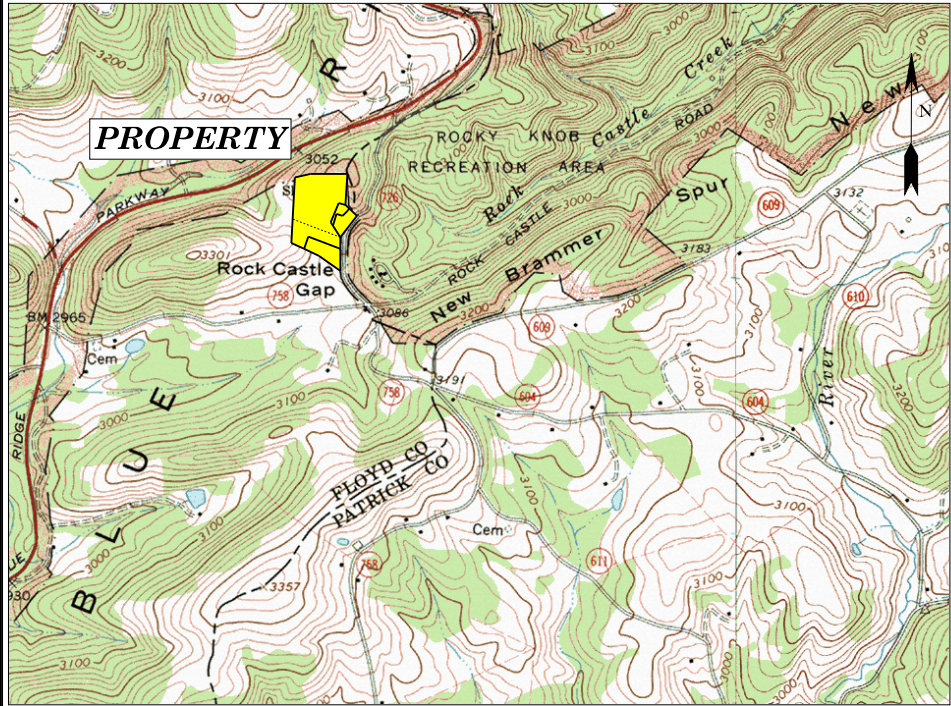
I, _____ a Notary Public of and for the State of Virginia, do hereby state that _____ Michael Belcher _____ did appear before me this _____ day of _____, 2017 and acknowledged the foregoing document by executing the same.

Notary Public

My commission expires _____

All Iron Rods Set are 3/4" Rebar w/ Red Cap Inscribed "FORK MT SURVEY"

Vicinity Map Not To Scale
USGS Quad Map: WILLIS USGS Ref. Code: 36080-G4-TF-024
Created 1968 Revised 1982 036°46'42"N 080°23'32"W



FLOOD NOTE:

Subject property falls within Zone X (areas outside 0.2% annual chance) as determined by F.E.M.A. This opinion is based upon an examination of Community Panel 51063C 0325 C, effective April 16, 2008 and has not been field verified.

I hereby certify that this "Plat of Survey and Lot Line Revision for Slate Mountain Evangelical Presbyterian Church" is a true and accurate representation of the land as recently surveyed under my direction. This survey was prepared without the benefit of a current title report and may not reflect all encumbrances on the property.

JOHN D. LEWIS Licensed Land Surveyor #1325

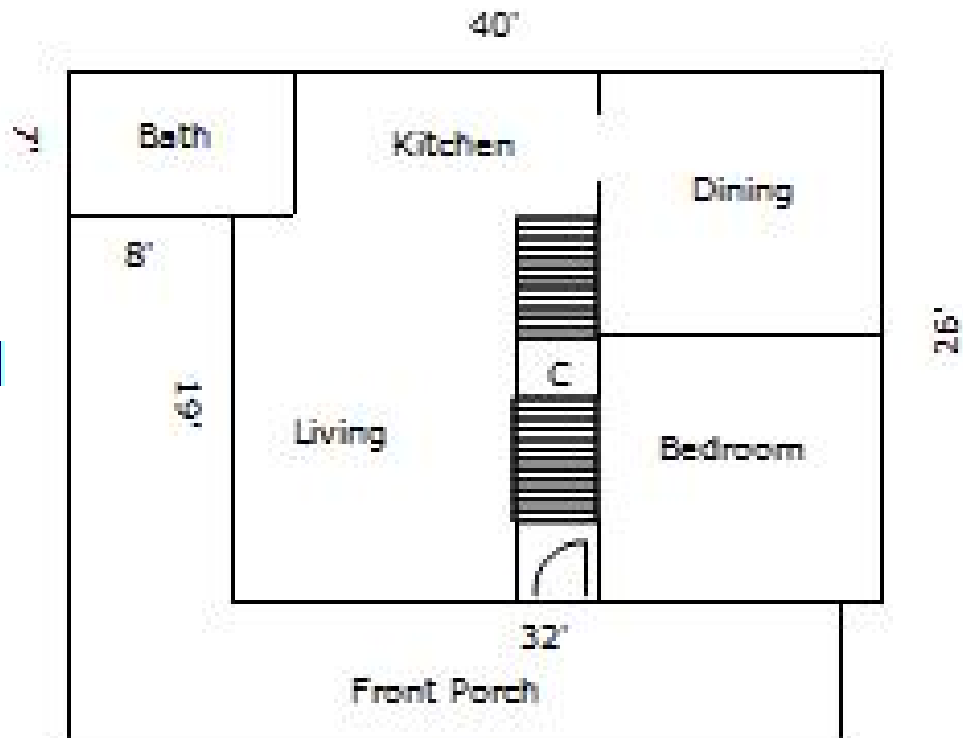
Commonwealth of Virginia

L:TPCW-2017 JOBS\SLATE MOUNTAIN CHURCH\SLATEMOUNTAINCHURCH.TRV JOB#174-17

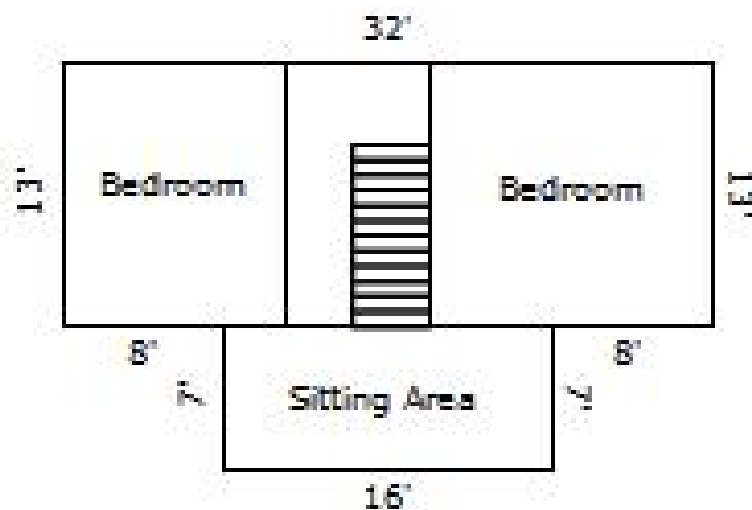
VIRGINIA DEPARTMENT OF TRANSPORTATION REQUIRED STATEMENT
"The streets in this subdivision do not meet the standards necessary for inclusion in the system of state highways and will not be maintained by the Department of Transportation or the county approving the subdivision and are not eligible for rural addition funds or any other funds appropriated by the General Assembly and allocated by the Commonwealth Transportation Board."

Floorplan

**Ground
Level
888 SF**



**Second
Level
528 SF**



**Total
1,416 SF**