

Luke Harris



Bedford County, VA

7.0 Acres



America's Land Partners

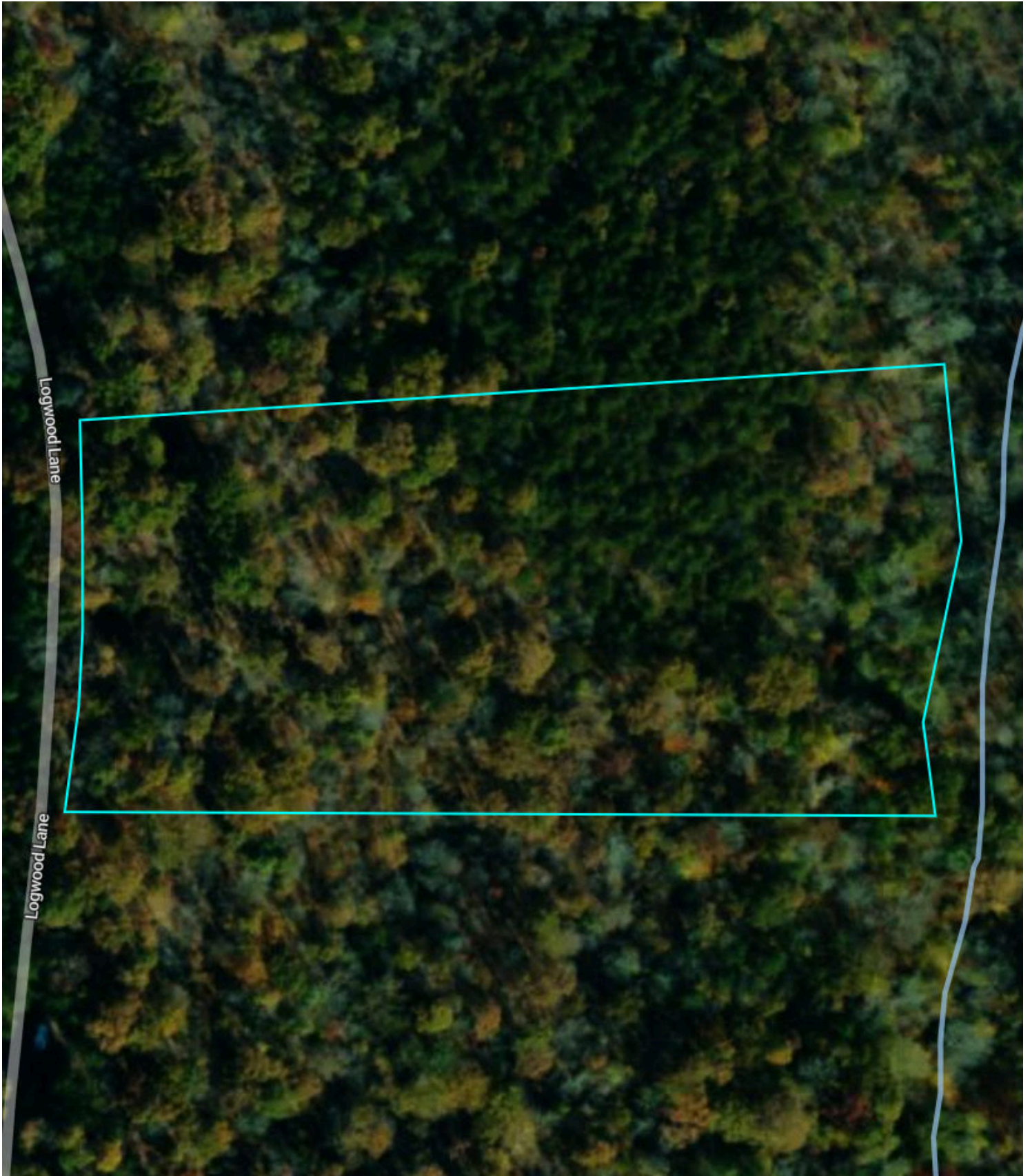
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Property Overview



Bedford County, VA

7.0 Acres, 1 Boundary



Property Overview



Bedford County, VA

7.0 Acres, Boundary 1 of 1



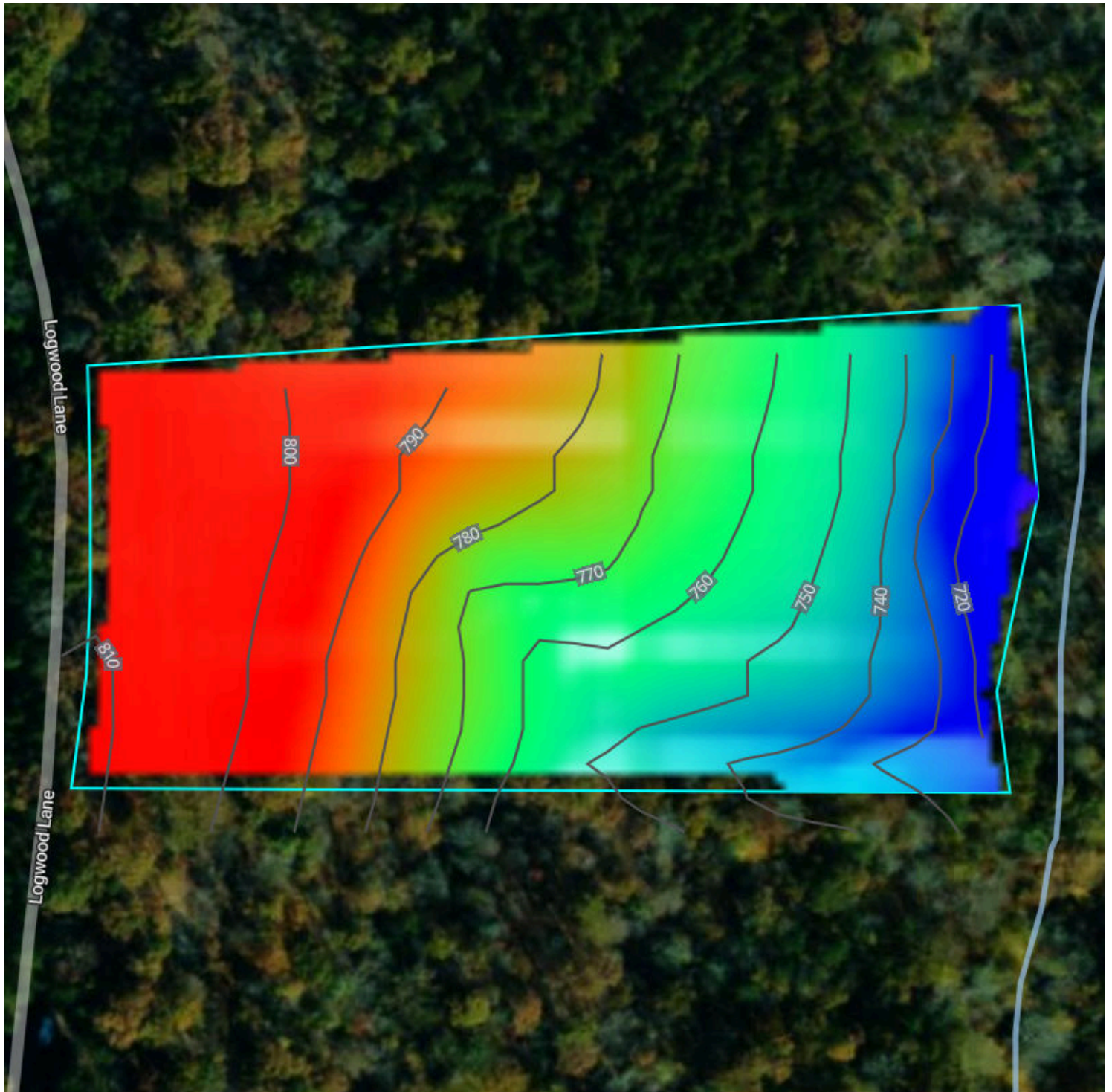
Bedford County, VA	Locations	Acres	Parcel #
Township: -	-	7	24600055
Owner 1	Owner 2	Owner Address	Property Address
ELEVATION TO NEW HEIGHTS LLC	-	2724 LINDEN BLVD BROOKLYN NY 112084635	-
Total Assessed Value	Assessed Land Value	Assessed Improvement	Assessed Land Year
\$17,600	\$17,600	-	2025
County Use Description	Legal Description		
SINGLE FAMILY RES(1-19.99 AC)	LAKEWOOD SEC II BLK ALT 8		

Elevation



Bedford County, VA

7.0 Acres, 1 Boundary



712.1 feet

811.8 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 99.7 feet

Min: 712.1 feet

Max: 811.8 feet

Slope: 12.8%

Min: 0.8%

Max: 30.6%

Flood (FEMA Report)










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Flood Zone Hazard

-  0.2% annual flood hazard
-  1% annual flood hazard
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
- Wetlands

Historical Imagery



Bedford County, VA

7.0 Acres, 1 Boundary

2023



2021



Comparable Sales



Comparable Sales Summary

Average \$/Acre:	Median \$/Acre:	Min \$/Acre:	Max \$/Acre:
\$4,382	\$4,279	\$1,734	\$8,067
Average \$/NCCPI:			
\$84			



Comparable Sales



Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
A	Bedford	04-25-25	\$45,000	10.00	\$4,500	44.8	\$100
B	Bedford	09-16-24	\$59,376	7.36	\$8,067	59.8	\$135
C	Bedford	07-24-24	\$45,000	10.00	\$4,500	52.6	\$86
D	Bedford	07-18-24	\$18,303	7.91	\$2,314	55.5	\$42
E	Bedford	05-06-24	\$75,000	11.70	\$6,410	51.3	\$125
F	Bedford	11-17-23	\$35,000	9.66	\$3,623	59.9	\$61
G	Bedford	10-10-23	\$34,900	5.48	\$6,369	60.4	\$105
H	Bedford	08-01-23	\$43,000	10.05	\$4,279	58.6	\$73
I	Bedford	07-14-23	\$30,000	6.06	\$4,951	49.3	\$100
J	Bedford	05-30-23	\$25,000	10.16	\$2,461	58.7	\$42
K	Bedford	03-16-23	\$37,500	6.40	\$5,859	35.9	\$163

Comparable Sales



Sale	County	Date Sold	Total \$	Acres	\$/Acre	NCCPI	\$/NCCPI
L	Bedford	02-09-23	\$19,000	5.44	\$3,493	55.6	\$63
M	Bedford	02-01-23	\$27,000	7.00	\$3,857	59.8	\$64
N	Bedford	02-01-23	\$12,139	7.00	\$1,734	59.8	\$29
O	Bedford	01-05-23	\$19,950	6.03	\$3,308	50.8	\$65