

# AUCTION

**ONLINE ONLY**

**PROPERTY ADDRESS:**  
252 MAPLE AVE.  
TIMBERVILLE, VA 22853

**BID ONLINE: MAY 24 @ 12PM TO MAY 31 @ 12PM**  
NEED HELP BIDDING? CALL US! IN-PERSON BIDDING OPTIONS AVAILABLE

**PREVIEW: WED, MAY 23 @ NOON SHARP**  
OR BY APPOINTMENT

Visit [CottonwoodAuctions.com](https://CottonwoodAuctions.com) to bid online or download the Cottonwood Auctions app on your smartphone!



## \$80,000 STARTING BID!

**PROPERTY BEING SOLD TO SETTLE ESTATE**

PRIME DEVELOPMENT LAND

2 BUILDING LOTS FOR A TOTAL OF 3.156 ACRES | ZONED R3 | 4,352 SF HOUSE



**COTTONWOOD**  
**AUCTIONS**

61 S. Main Street, Suite 200 | Harrisonburg, VA 22801 | Firm License #877

### 2.5% BROKER CO-OP

**Broker Cooperation:** 2.5% of the high bid will be offered as a brokerage fee to any broker licensed in the state of Virginia who represents the high bidder. Broker is required to register bidder at least 24 hours before the auction ends.

**Terms:** An electronic contract and a deposit of 10% of the sales price from high bidder is required within 24 hours of auction ending, unless previously arranged with Cottonwood. Balance due at closing on or about 30 days after auction. A 10% buyer's premium added to final bid to determine final purchase price. Title guaranteed to be delivered free of all liens or encumbrances. Sells with reserve. See website for complete terms and conditions.

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**PLEASE NOTE:** All information is derived from tax records and sources believed to be correct, but it is not guaranteed. Buyers shall rely on their own information, judgment and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

**NEED HELP BIDDING?** Call us at (540) 437-9501. We can help with electronic bidding or bidding in person at a bidding station.