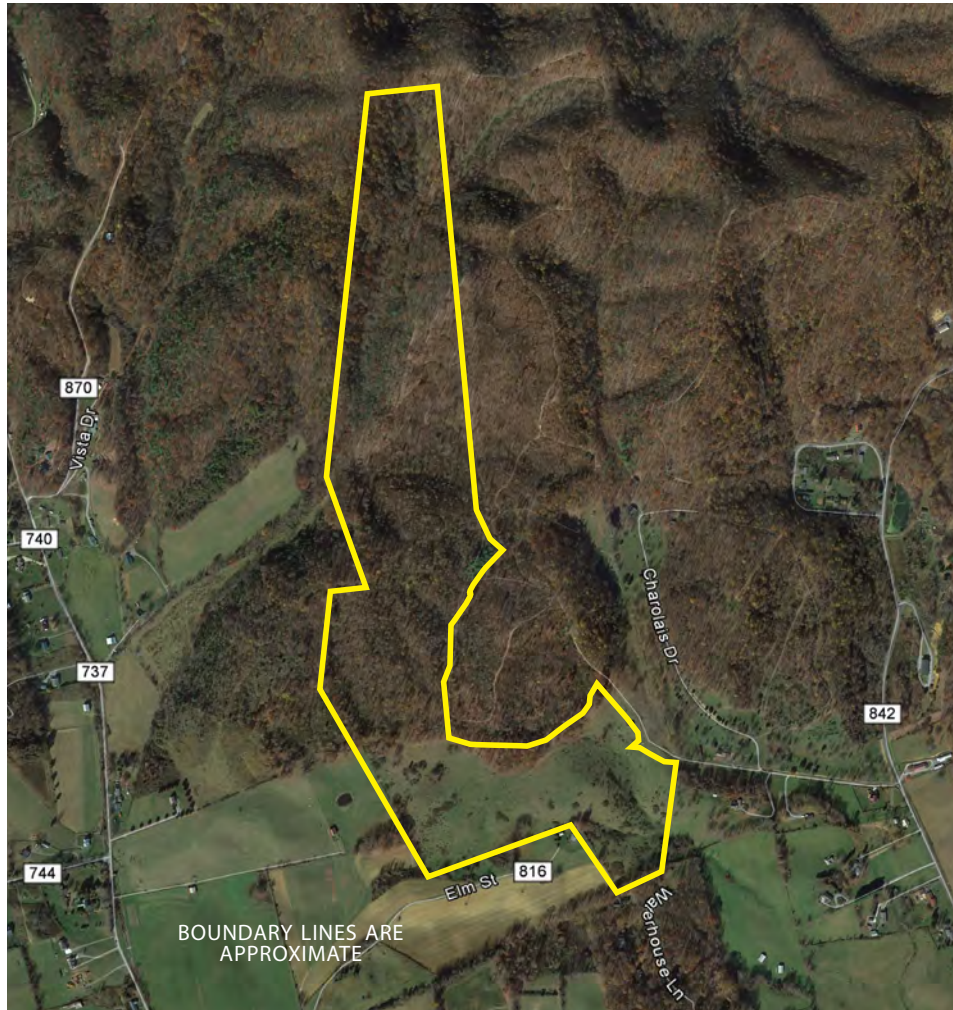


# FOR SALE - \$289,000



## 116.01 ACRES

CHAROLAIS DR., EMORY VA  
WASHINGTON COUNTY

**SALE MANAGERS: Pete Ramsey 434-258-6611 or  
George McDaniel 434-546-9235**

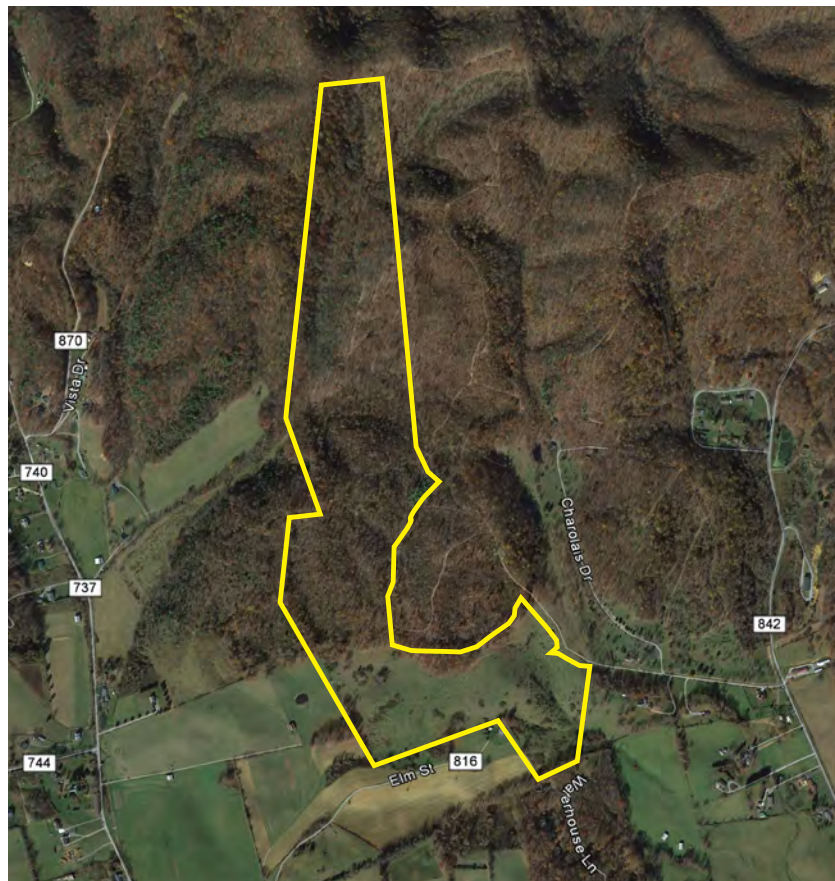


828 MAIN ST. 15TH FL | LYNCHBURG VA 24504  
434 525. 2991 | 800 780.2991  
WWW.COUNTSAUCTION.COM

# 116.01 ACRES

CHAROLAIS DR, EMORY VA | WASHINGTON COUNTY

- Property offers multiple possibilities: home site, grazing or recreation
- 37 Acres (approximate) open pasture, balance of acreage is wooded
- 5 minutes from Emory & Henry College
- 40' deeded easement from Charolais Dr
- Tax Map# 050-2-39A
- Tax Assessement \$291,400



Realty & Auction Group

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Marketing Around the Corner and Around the Globe

Charolais Drive

842

866

816

838

897

737

 **4 min**  
1.5 miles

Oxford Ave

842

Hillman Hwy

Emory

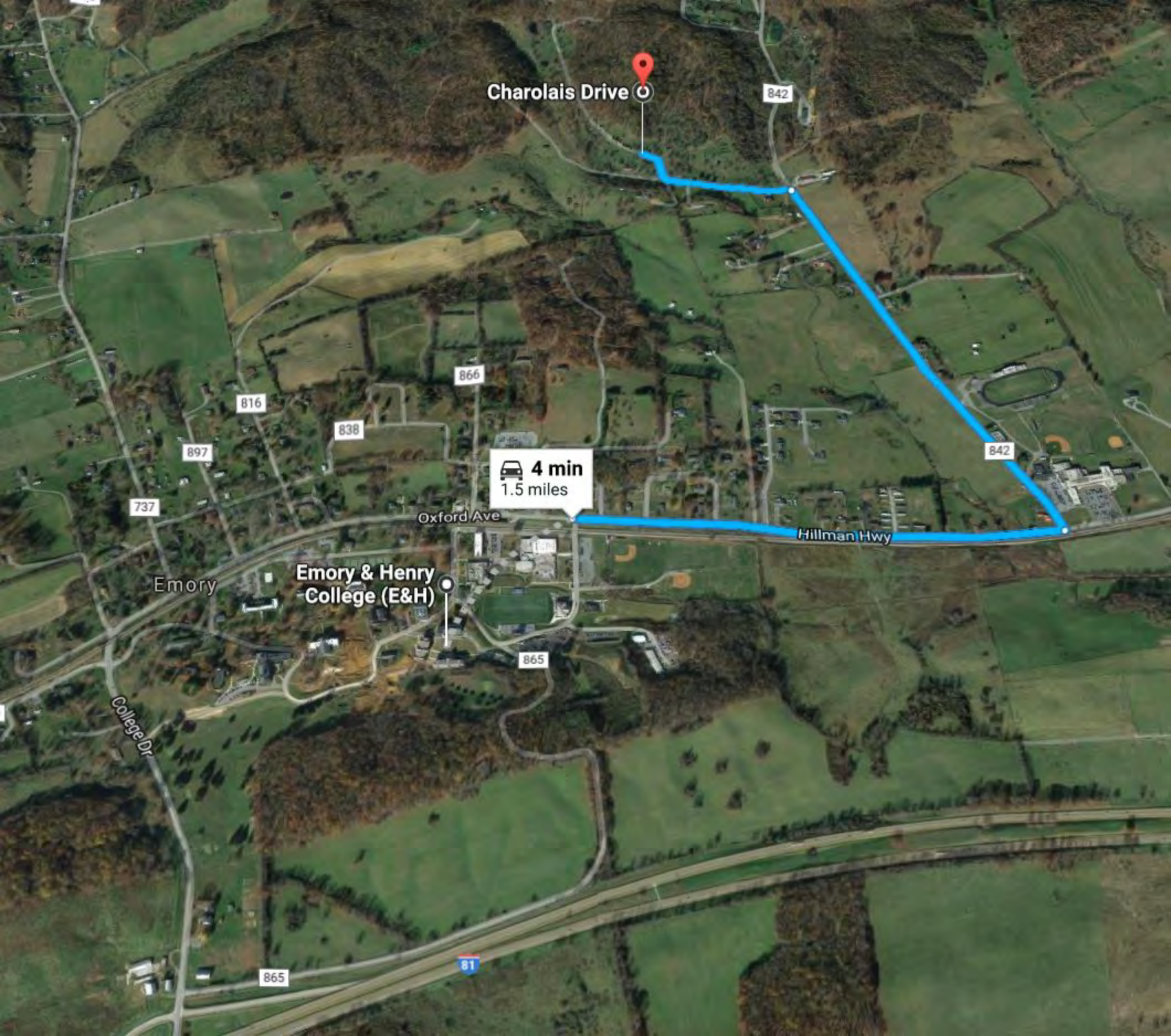
Emory & Henry  
College (E&H)

865

College Dr

865

81



This property's information:

Mailing Address  
not found in layer buildings

Parcel No: 050-2-39A  
Account Number: 44179  
Owner: FARM CREDIT OF THE VIRGINIAS FLCA  
Owner Addr.: PO BOX 899  
Owner Addr. (cont.):  
Acreage: 116.01  
Deed Page: 0  
Deed Book:  
Legal Desc.: PT OF THE PROP OF FRED  
Legal Desc. (cont.): D CONNER & CHARLES W  
Legal Desc. (cont.): CONNER ACR 116.01  
Sale Price: \$377500  
Sale Date: 20150622  
Current Land Value: \$290400  
Current Improvement Value: \$1000  
Current Total Value: \$291400  
Magisterial District: MO  
Parcel Mailing Address: PO BOX 899 STAUNTON 24402  
Instrument Type: D  
Instrument Year: 2015  
Instrument Number: 2546  
Plat Book: 46  
Plat Page: 1



School Districts information:

DISTRICT: Meadowview

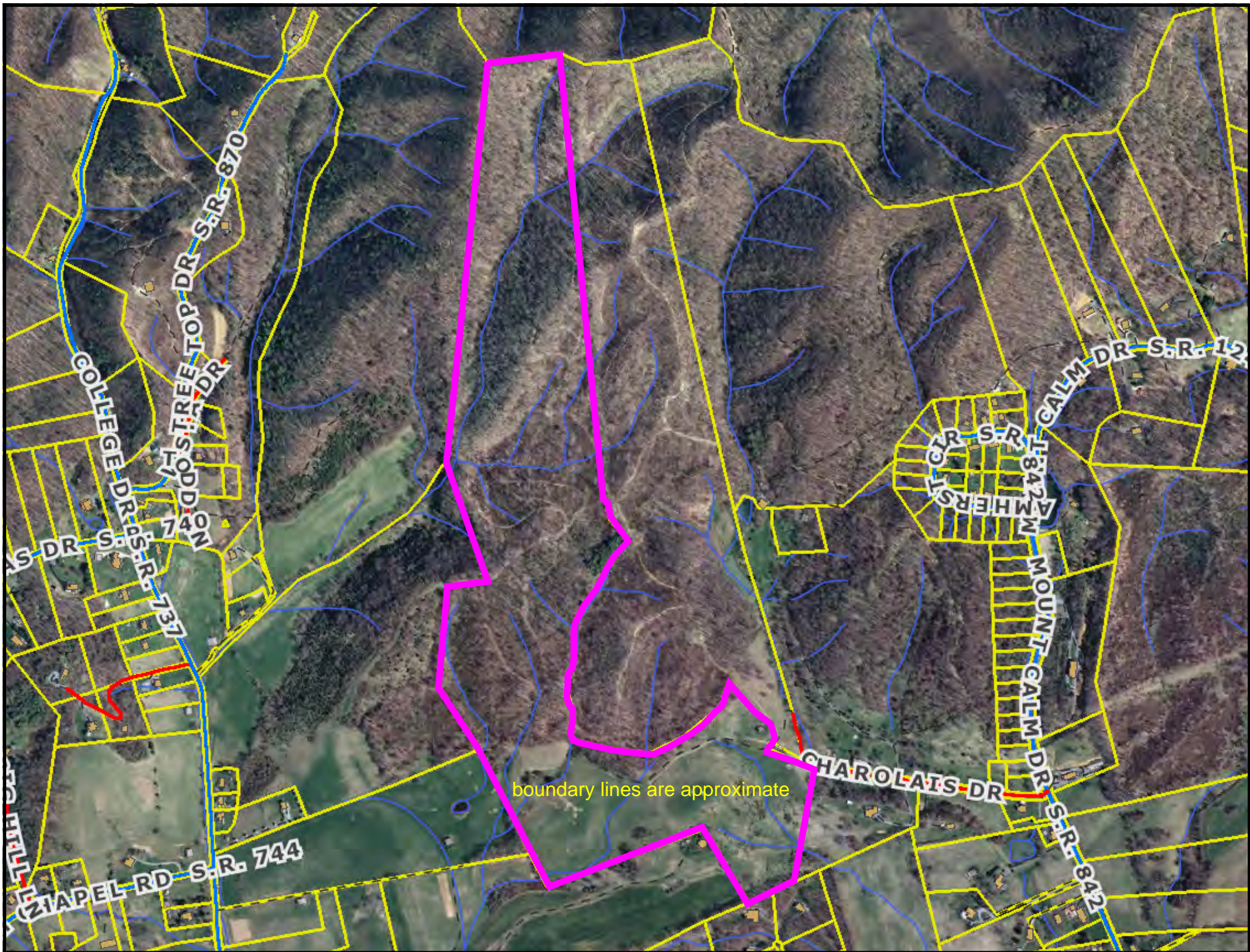
Elementary: Meadowview Elem.  
web: <http://mes.wcs.k12.va.us/>  
Middle: Glade Spring Middle  
web: <http://gsms.wcs.k12.va.us/>  
High: Patrick Henry High  
web: <http://phhs.wcs.k12.va.us/>

The property information is provided by Commissioner of the Revenue, Washington County, VA.  
The acreage information is provided by the source deed.  
All information is for general reference purposes only.  
Library Washington County Libraries

Parks County Department of Recreation

Wikipedia Washington County, VA

In case of emergency call 911.



boundary lines are approximate









NET 150002546

30

Tax Map Nos. 050 A 28 and 050 2 39 A

Consideration: \$377,500.00

Assessed Value: \$384,300.00

Information pursuant to Va. Code § 17.1-223:

This instrument was prepared by:

Travis A. Knobbe

VA Bar No. 77914

Spilman Thomas & Battle, PLLC

P. O. Box 90

Roanoke, VA 24002-0090

THIS TRUSTEE'S DEED dated as of May 26, 2015, by and between Travis A. KNOBBE, Substitute Trustee, under a Credit Line Deed of Trust dated March 7, 2005, granted by Roger D. SHORTT, Patricia M. SHORTT and MRC SERVICES, INC. (the "Grantor") and FARM CREDIT OF THE VIRGINIAS, FLCA, whose address is P. O. Box 899, Staunton, VA 24402-0899 (the "Grantee") and FARM CREDIT OF THE VIRGINIAS, ACA (the "Party of the Third Part).

#### RECITALS

By a Credit Line Deed of Trust dated March 7, 2005 and recorded in the Clerk's Office of the Circuit Court of the County of Washington, Virginia, as Instrument No. 050001879 and by Credit Line Deed of Trust (the "Deeds of Trust") dated July 7, 2006, and recorded in the aforesaid Clerk's Office as Instrument Number 060005197, Roger D. Shortt, Patricia M. Shortt and MRC Services, Inc. conveyed certain property to C. Edward Blevins, Jr. and W. Scot Davis, Trustees, in trust to secure for the Noteholder described therein, the payment of a certain indebtedness therein described, the Deeds of Trust providing for sale of the property in the event of default in the payment of the indebtedness or in the event of a breach of the covenants and conditions contained therein.

Default was made without limitation in the payment of the indebtedness secured by the Deeds of Trust, and the Noteholder, in accordance with the provisions of the Deeds of Trust, substituted

Travis A. Knobbe, Douglas T. Stark and Britteny N. Jenkins, Substitute Trustees, any of whom may act, which substitution took place prior to any action being taken by Grantor under the terms of the Deed of Trust and is evidenced by a Substitution of Trustee recorded in the Clerk's Office of the Circuit Court of the County of Washington, Virginia as Instrument No. 150000609 and a Substitution of Trustee recorded in the aforesaid Clerk's Office as Instrument Number 150000610.

The Noteholder requested Grantor to advertise and sell the property conveyed by the Deeds of Trust in accordance with the terms thereof.

Grantor, in accordance with the provisions of the Deeds of Trust, having first advertised the time, place and terms of sale on March 30, April 6 and April 13, 2015, in Bristol Herald Courier, a newspaper in general circulation in the County of Washington, Virginia, and after having given written notice of such sale to the owner of the property and those obligated on the underlying Note, at their last known address as required by statute, did offer the property hereinafter described for sale at public auction to the highest bidder at the front steps of the Washington County Circuit Court Courthouse, 189 East Main Street, Abingdon, VA 24210, on April 20, 2015 at 12:00 o'clock noon.

At the sale, Farm Credit of the Virginias, ACA became the purchaser of the hereinafter described property at the price of Three Hundred Seventy Seven Thousand Five Hundred and No/100 Dollars (\$377,500.00), that being the last and highest bid received.

Farm Credit of the Virginias, ACA. Party of the Third Part, is hereby assigning to the Grantee, all of their rights and obligations under the Contract.

W I T N E S S E T H

NOW THEREFORE IN CONSIDERATION of the premises and the further consideration

of the sum of Three Hundred Seventy Seven Thousand Five Hundred and No/100 Dollars (\$377,500.00), cash in hand paid by Grantee to the Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant with Special Warranty of Title unto Farm Credit of the Virginias, FLCA, the following described property located in the County of Washington, State of Virginia:

(Tax Map No. 050 A 28)

That certain tract or parcel of land, located at Emory in the Monroe Magisterial District of Washington County, Virginia, on the east side of Virginia Secondary Highway No. 737, and more particularly described as follows:

BEGINNING at a point in the midline of Virginia Secondary Highway No. 737; thence with the land formerly owned by J. R. Gregory and the land formerly owned by W. D. Kilgore N. 81 20 E. 2049 feet to a post on a corner to said Kilgore land and land formerly owned by Peters; thence with the said Peters' line N. 25 00 W. 738 feet to a stake; thence leaving the said Peters' line S. 70 00 W. 1840 feet to a point in the midline of said Virginia Secondary Highway No. 737; thence with the midline of said Highway S. 2 00 E. 353 feet to the BEGINNING, containing 23.7 acres, more or less; and

(Part of Tax Map No. 050 2 39 A)

All that certain tract or parcel of land lying and being in the Monroe Magisterial District of Washington County, Virginia, containing 78.91 acres, more or less, according to plat entitled "PLAT SHOWN A PORTION OF THE PROPERTY OF T. EDWARD DAMER AND NANCY JEAN BRADFORD", prepared by John S. Rasnick, LS No. 002003, dated July 21, 2005, signed 8/24/05, a copy of which is of record in the Washington County Circuit Court Clerk's Office in Plat Book 47, at pages 56 and 57, and to which reference is made for a more accurate description of the property herein conveyed.

(Part of Tax Map No. 050 2 39 A)

"All of that certain lot or parcel of land, lying and being in the Monroe Magisterial District of Washington County, Commonwealth of Virginia, and more particularly described as follows:

A tract or parcel consisting of 37.10 acres as shown on that certain Plat showing a Portion of the Property of Fred D. Conner and Charles W. Conner Being a Division of Tract No. 39 of the Don P. Peters Farm as Referenced in D.B. 936, PG 316 and P.B. 4, PG. 21, prepared by John S. Rasnick, L.S. of Boundary Hunter Land Surveying, dated November 1, 2004, and revised December 16, 2004 (the "Plat"), a copy of which is of record in the Clerk's Office of Washington County, Virginia, in Plat Book 46, Page 1."

TOGETHER WITH a nonexclusive easement of right of way for ingress and egress over and across Charolais Drive, a private forty (40) foot right of way, as shown the Plat;

TOGETHER WITH the nonexclusive right to draw water from the spring located on the Grantor's adjacent property, which property constitutes a portion of the property conveyed by Deed dated September 24, 2004, and recorded in the aforesaid Clerk's Office as Instrument Number 040007987, and an easement for the use, maintenance, repair and replacement of the existing waterline running from the spring to the property conveyed herein, which right of way to draw water and easement shall run with the land."

By executing this deed, the Party of the Third Part also grants, releases and quitclaims unto the Grantee, all right, title and interest of the Party of the Third Part, in and to the Property, and agree that the Property is no longer subject the following deeds of trust:

Credit Line Deed of Trust dated December 3, 2003, from Roger D. Shortt, Patricia M. Shortt and MRC Services, Inc. to C. Edward Blevins, Jr. and W. Scot Davis, securing Farm Credit of the Virginias, ACA, in the amount of \$196,000.00, which is recorded in the aforesaid Clerk's Office as Instrument Number 000044626.

Credit Line Deed of Trust dated May 27, 2004, from Roger D. Shortt, Patricia M. Shortt and MRC Services, Inc. to C. Edward Blevins, Jr. and W. Scot Davis, securing Farm Credit of the Virginias, ACA, in the amount of \$135,400.00, which is recorded in the aforesaid Clerk's Office as Instrument Number 040004642.

This sale is subject to all easements, restrictions, conditions, and reservations of record affecting the title to the property hereinabove described.

WITNESS the following signature:

*Travis A. Knobbe*  
Subst  
Trustee  
Travis A. Knobbe, Substitute Trustee

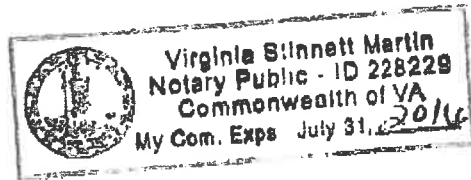
COMMONWEALTH OF VIRGINIA )  
CITY OF ROANOKE ) to-wit:  
)

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of May, 2015, by Travis A. Knobbe, Substitute Trustee.

*Virginia S. Martin*  
Notary Public

My commission expires:

July 31, 2016



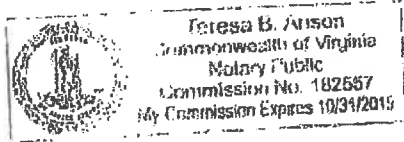
WITNESS the following signature:

FARM CREDIT OF THE VIRGINIAS, ACA

By: \_\_\_\_\_  
Patricia L. Botkin, Special Assets Manager

STATE OF VIRGINIA )  
 ) to-wit.  
COUNTY/COUNTY OF Augusta

The foregoing instrument was acknowledged before me this 11 day of May, 2015, by Patricia L. Botkin, Special Assets Manager of Farm Credit of the Virginias, ACA, on behalf of the Bank.



B. U.  
Notary Public

(SEAL)

My commission expires:

Oct. 31, 2015



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Timber Tracts



Commercial

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