

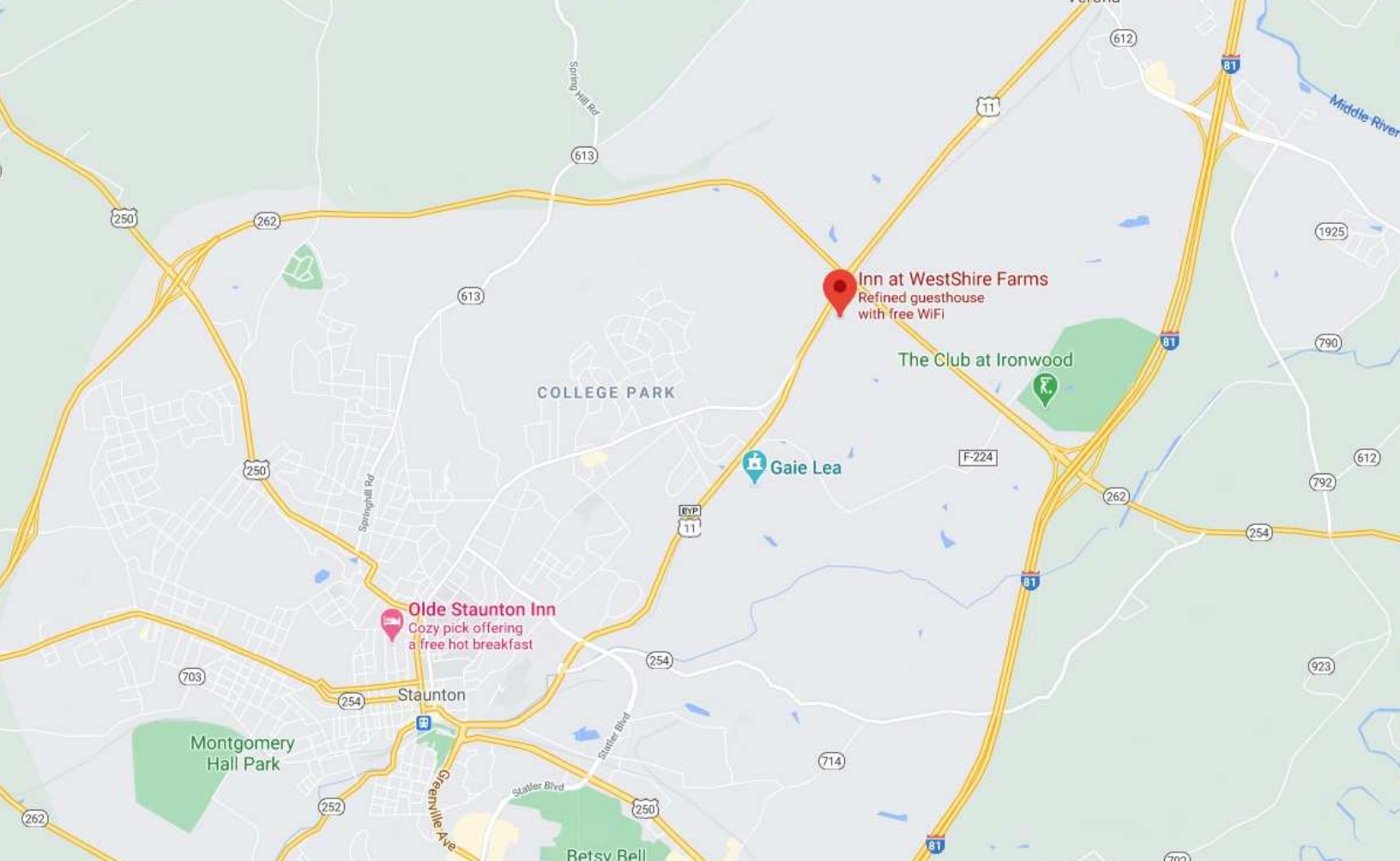
ABSOLUTE TRUSTEE
AUCTION

TUESDAY, NOVEMBER 17 2020 @ 12:30 PM

Previews: 12:30 PM - 2:30 PM on Tues 10/27, Tues 11/3 & Tues 11/10
Other Times By Appointment



Inn at Westshire Farms
1325 / 1329 COMMERCE RD, STAUNTON VA 24401







Auction Date November 17, 2020 @ 12:30 PM

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Sited on a knoll overlooking the rolling hills of the Shenandoah Valley, Inn at Westshire Farm sits on a little more than 12 acres of land with lush lawns, rolling pastures, and mature trees.

The Inn's comprises of the Windsor House and the Millstone Barn - both giving multiple options for guest accommodations and event locations.



WINDSOR HOUSE

The main house with guest suite



The main house is known as Windsor House which has a reception area, commercial kitchen, dining area and multiple sitting areas inside as well as outside.

A guest suite is attached to the Windsor House that offers an excellent bridal or honeymoon suite.

Past use of this property has been: Wedding / Event Venue, Bed and Breakfast. Easy to continue the current business plan as a Bed and Breakfast & Event Venue.





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- 1 Inn at Westshire Main Entrance
- 2 Patio area of Windsor House
- 3 Conservatory (Dining and Meeting Space)
- 4 Front porch Windsor House / Exterior steps leading to Innkeeper's Quarters
- 5 Private deck & steps to Innkeeper's Quarters
- 6 Front view of guest suite (Windsor House)



Glass Conservatory



Windsor House

The details of Windsor House

Circa 1926 2-story wood framed house with concrete foundation

Total square feet : 4,588 (includes 405 sq ft of cellar)

First Floor :

- Reception Area
- Commercial Kitchen with Gas Stove
- Laundry Room
- Dining Area in the Conservatory
- 2 Indoor Sitting Areas (both with electric fireplaces)
- Covered Front Porch with Multiple Siting Areas
- 2 Patios Next to the Conservatory with Multiple Sitting Areas
- 1/2 Bath

Second Floor :

- Innkeeper's Quarters
- 1 Bedroom
- 1 Full Bath
- Dressing Room
- Living / Dining Room
- Kitchenette
- Private Deck



The Inn at Westshire Farms Information

Civil War Property - Just off I81

Tucked in the Shenandoah Valley, the Inn at Westshire Farms is the a balance of historic elegance and modern day amenities. From the first moments you arrive onto the property you enter into a calm atmosphere that immediately gives you the comfort of home.

This Civil War era property is secluded and offers a peaceful getaway just minutes from Staunton,VA and convenient to Interstate 81.

The Inn at Westshire Farms is close to the Blue Ridge Parkway, Skyline Drive and Nelson County (Brew Ridge Trail), giving the opportunity to support and build the Bed and Breakfast and great areas to promote and market th services of the property.

Let's not forget that this Inn is close to 8 College and Universities which encompasses over 50,000 students. Colleges and Universities include; Mary Baldwin University (Staunton), Virginia Military Institute (Lexington), Washington & Lee University (Lexington), Southern Virginia University (Buena Vista), University of Virginia (Charlottesville), Bridgewater College (Bridgewater), and James Madison (Harrisonburg).

The two buildings (Windsor House and Millstone Barn) comprise the property, both buildings provide the elegance of old world but have modern accessories, key-less room entry and 75 MBS Internet.

WINDSOR HOUSE has a conservatory, cozy living room with a brick fireplace, and a great location for a baby grand piano. The guests of the Inn can relax viewing the surrounding rolling hills and Blue Ridge Mountain skyline from the outdoor patios.

The Windsor House is the Inn's main building and perfect for smaller indoor events - quaint setting for wedding showers, luncheons, dinners and / or business meetings.



Glass conservatory can seat up to 25 people, Indoor standing reception for up to 35 people. Provisions for audio and visual exist in two rooms (ceiling mounted data projectors w/ VGA, USB, and HDMI connections), premium sound and ability to house motorized screens.

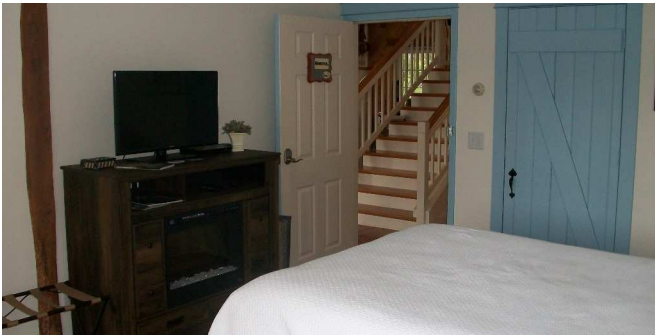


Example Image : The Terrace event set up - items are not included in Auction

The Terrace (previously named Chanandowa Terrace) is a 60' x 80' hard packed, crushed stone pad that is available for an open-air or tented event (wedding reception, large scale parties, concerts or trade shows). The terrace has a beautiful backdrop of the breathtaking Blue Ridge Mountains. 40 AMP electrical service available as well as city water. Parking area can accommodate around 90 cars



Guest Accommodations - Millstone Barn







Entrance: Inn at Westshire Farms



Millstone Barn

The details of Millstone Barn

Designed to preserve its history, the pre Civil-War barn has 8 guest rooms, common area with vaulted ceilings, stone fireplace, outdoor decks.

Main Floor

- Entry foyer w/ large sitting area
- Gas fireplace
- Refreshment station
- 4 guest rooms each w/ full bathrooms & private decks

Upstairs:

- 2 guest suites each w/ full bathrooms
- Gas fireplace
- Mini bar area
- Private decks

Downstairs:

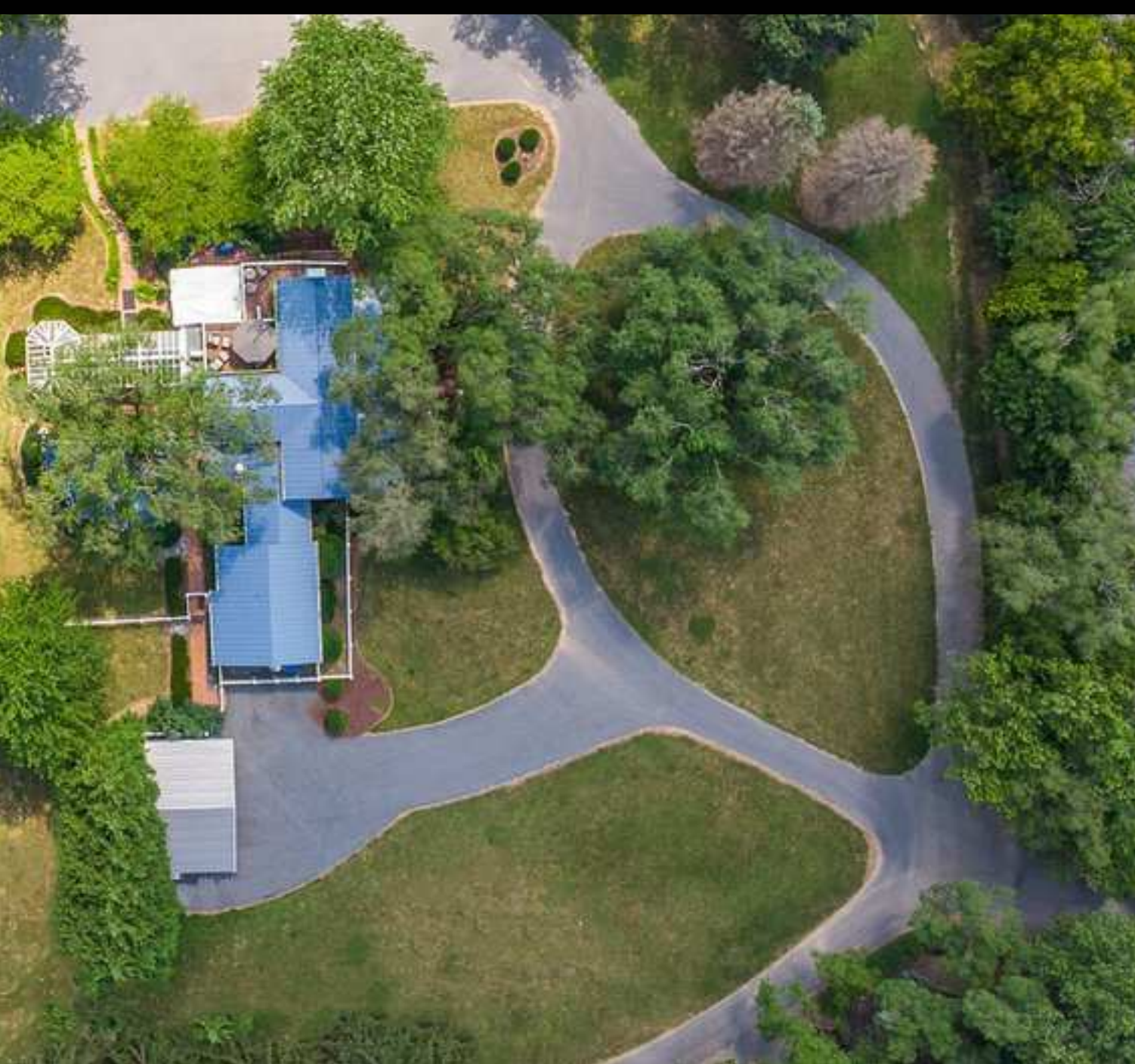
- 2 guest suites, each has a full bathroom
- Fireplace
- Mini bar area
- Patio
- Laundry Room

400 AMP electrical service in Millstone Barn









828 Main Street, 15th Floor | Lynchburg VA

434-252-2991

AUCTION INFORMATION

Sales Manager:

Pete Ramsey 434-258-6611

Directions: From I-81, Exit 225 on the north side of Staunton, take Rt 262 South for 1.5 miles. Turn left onto Rt.11 South for 0.1 miles. The property is on the left.

Terms:

Real Estate: 6% Buyer's Premium added to the high bid to determine contract price. Deposit of \$50,000 in certified funds on sale day with a wire transfer to the Trustee in an amount necessary to bring the deposit to 10% of the contract price. Wire transfer must be received by the Trustee no later than 5:00 PM EST November 20, 2020. The real estate taxes will be prorated as of sale day. The purchaser will be responsible for paying the Grantor's Tax.

All items are being sold as is where is.



ABSOLUTE TRUSTEE AUCTION

Tuesday November 17th @ 12:30 PM

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Other Times By Appointment

Location: 1325/1329 Commerce Rd, Staunton VA 24401



THE
COUNTS

Realty & Auction Group

828 Main St, Floor 15

Lynchburg VA 24504

434-525-2991

www.countsauction.com

VA995

AUCTION

TUESDAY, NOVEMBER 17th @ 12:30PM
Auction manager Pete Ramsey 434-258-6611



The Inn @ Westshire Farms Personal Property

All items will be sold at Absolute Auction immediately following the sale of the real estate



Lot 1 Metal building :
40' x 24'
2- 8x8 roll up doors & 1
personnel door



Lot 7: Bad Boy bush hog -
48"



Lot 2: EZGO Golf Cart
Electric w/ rear deck,
includes charger



Lot 8: Polaris Brutus ATV
w/ Protach attachment
system; 36" forks & trailer
hitch, includes contents of
the bed, 416 hours



Lot 3: Yanmar 324
Tractor : 23.9 HP Diesel
Hydrostatic transmis-
sion, 4WD, 165 hours,
includes the YL 210
bucket (48")



Lot 9: Agrifab Lawn
Sweeper - 42"



Lot 4: Yanmar B65
backhoe w/ Yanmar
bucket



Lot 10: Agrifab Roller -
48"



Lot 5: Worksaver Post-
hole auger - 12"



Lot 11: Bucket 50"



Lot 6: Bad Boy Maverick
zero turn mower, 688c
Honda engine, 60" deck,
101 hours

Lot 12: All other furniture, fixtures, and equipment
on the property other than the items specifically listed
above.

Personal Property Terms : Cash or valid check. 10% Buyer's Premium. All items will be sold Absolute and the sale will immediate follow the sale of the real estate. See our website for further information www.countsauction.com. Selling as is where is. Payment in full on sale day.

Complete details, directions and terms available at

www.countsauction.com

VAAF93



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COUNTS
Realty & Auction Group

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Lynchburg VA 24504
434-525-2991

The Counts Realty and Auction Group
Connecting buyers to properties in a alternative method.
Thinking outside the "traditional" method of Real Estate purchasing.