

FORECLOSURE ABSOLUTE AUCTION

SATURDAY, MARCH 19TH @ 10AM
13621 S CALHOUN HWY, ARNOLDSBURG WV 25234



PROPERTY LINES ARE APPROXIMATE

AUCTION LOCATION:
Calhoun Co. Courthouse
363 Main St
Grantsville WV
26147

THE
COUNTS

Realty & Auction Group
828 Main St, 15th Floor | Lynchburg VA 24504

Sale Managers: Pete Ramsey 434-258-6611 or
George McDaniel 434-546-9235

WWW.COUNTSAUCTION.COM



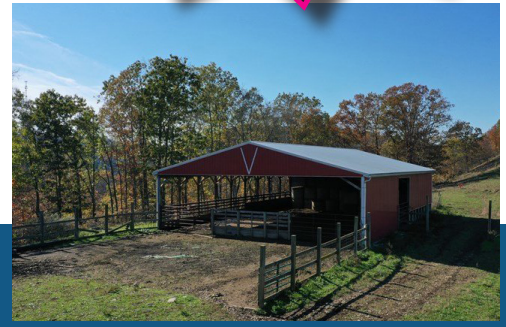
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**Sale Location: Calhoun County Courthouse
363 Main St Grantsville, WV 26147**

**NO ACCESS
ALLOWED**
onto the property.
All questions must
be presented to sales
managers



1,497 sq ft home w/ 3 Bedrooms and 2 baths

329± acres; ~110 acres open, balance is wooded

3 metal barns (36x40 Qty 2 and 30x64 Qty 1)

Detached garage 24x28

2 streams may be within the property

**PROPERTY ADDRESS:
13621 S CALHOUN HWY
ARNOLDSBURG, WV 25234**

Large road frontage; Property expands to cover both sides of S. Calhoun Hwy. Frontage on West Fork Little Kanawha River

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Realty & Auction Group

828 Main St, 15th Floor, Lynchburg VA 24504 | (434) 525-2991 | counts@countsauction.com | WV#1773

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TERMS, DIRECTIONS, FARM CREDIT DISCLOSURE

Terms: 10% BP, \$30,000 deposit in certified funds on sale day. The initial deposit \$30,000 must be increased to equal 10% of the Contract Price no later than 12:00 pm EDT Monday March 21, 2022. The balance of the contract price is due on or before April 19, 2022.

Directions to property: From I-79, take exit 40 (Rt 16) towards Arnoldsburg. Go 19 miles. The property will be on both sides of the road. From the intersection of Rt. 16 and Rt. 119 in Arnoldsburg, go south on Rt. 16 for 0.3 miles. The property will be on both sides of the road.

DISCLOSURE INFORMATION: "For purpose of ensuring compliance with applicable federal regulations restricting "related party" transactions by Farm Credit of the Virginias (Seller), Purchaser must represent and warrant to Seller that as of the date of the Sale Contract, Purchaser is not an employee, director, or officer of Seller or an immediate family member (meaning spouse, parent, sibling, child, step child, parent-in-law, sibling-in-law, son-in-law, or daughter-in-law) or any employee, director, or officer of Seller.

If purchaser is a corporation, partnership, limited liability company, or other entity, Purchaser must represent and warrant that none of its manager(s) or owner(s) are related parties of Seller as described above, unless Purchaser is a public company whose entity is traded on a nationally recognized exchange, in which case, only a controlling interest shall be considered for purposes of this representation.

