



REAL ESTATE AUCTION

206 Gun Powder Trail, Monroe VA 24574

SATURDAY SEPTEMBER 24 @ 11AM

Previews : Saturday 9/3 & 9/10 10AM to 1PM



**PERSONAL
PROPERTY &
REAL ESTATE**

Details on next page

THE AUCTION'S ON!

Auction Manager: Danny Cash 561-262-7180

VAAF93

WWW.COUNTSAUCTION.COM

828 Main St, Floor 15, Lynchburg VA 24504 | 434-525-2991



REAL ESTATE AUCTION

DETAILS

Auction Manager: Danny Cash 561-262-7180

PROPERTY LOCATION: 206 GUN POWDER TRAIL MONROE VA 24574

1,530 square feet home on 14+/- Acres

4 bedrooms, 3 full baths

Window wall over looking gorgeous view

Large deck (264 sq ft)

Built in 1991

Well and Septic

Very private

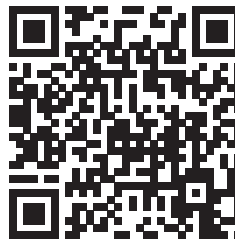
Additional outbuildings available

Amherst County Parcel Id# 91 A 8E

Terms: Real Estate: 10% Buyers Premium added to the high bid to determine the final sales price. 10% deposit due on the day of sale. Sold as is. Closing in 30 days.

Directions: Route 130 toward Natural Bridge from Elon, 5 miles turn right on Peddler Mills Turnpike onto Wagon Trail, cross bridge, turn left and go 4 miles. Follow signs to Little Gun Mountain Subdivision.

CLICK HERE FOR DRONE VIDEO



**PREVIEWS: Sat 9/3 & 9/10
10am to 1pm**

**THE
COUNTS**

Realty & Auction Group

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ONLINE BIDDING ONLY
9/1 @ 10AM TO 9/21 @ 10AM



ABSOLUTE AUCTION

BIG GUN & KNIFE COLLECTION + PERSONAL PROPERTY



Previews:

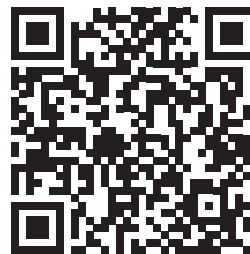
Sat 9/3 & 9/10 10am to 1pm

Preview Location:

206 Gun Powder Trail, Monroe VA

This is an Online Only Auction

**100s rounds of ammunition, 2013
Polaris S550, Tools, Antiques
Furniture, John Deere riding
lawn mower**



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ABSOLUTE AUCTION

Personal Property Details

Location: Online Only **Register:** Online through www.countsauction.com

Dates: 9/1 @ 12pm to 9/21 @ 10am

Preview dates: Saturday 9/3 and Saturday 9/10 10am to 1pm

Pick Up: Thursday September 22, from 10:00am - 2:00pm

Gun Pick Up: Guns can be picked up Friday September 23rd at
Safe Side Indoor Shooting Range and Gun Shop
2309 Mayflower Drive Lynchburg, VA 24501

\$30.00 gun process fee and background check through Safe Side for each gun purchased.

Terms:

- ABSOLUTE AUCTION – All items will be sold to the highest bidder regardless of price.
- This is an online only auction.
- A Buyer's Premium of 13% will be added to the high bid to determine the final sales price of each lot.
- Virginia sales tax will be added to the final sales price unless a tax-exempt certificate is provided.
- Payment by credit/debit card only.
- Credit/debit cards of the high bidders will be charged after the sale.
- The card used to register will be the card charged after the auction if you are the high bidder on any items.
- Charge-backs are prohibited.
- All items are sold as is where is with no warranties. Descriptions are not guaranteed
- One lot will close per minute starting at 10:00AM EST on Wednesday September 21, 2022. There will be Extended Bidding Time available on all lots. Should a bid be received within 1 minute of the scheduled closing time, the lot will be extended for an additional minute.

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