

# 3 TRACTS NEAR DANVILLE VIRGINIA **ABSOLUTE TRUSTEE AUCTION**

## **SATURDAY APRIL 22 @ 10AM**

**AUCTION LOCATION: TUNSTALL FIRE & RESCUE  
740 Tunstall High Rd, Dry Fork VA 24549**

**PREVIEWS: SUN 4/2 & SAT 4/15 10AM TO 12PM  
AGENTS LOCATED AT TRACT 1**

Track 1  
9485 Mount Cross Rd



Approx. 1,120 Sq Ft House  
2 Bedrooms  
1 Bath  
**18.72+/- Acres**

Land mostly wooded  
w/some walking paths

Stewart Creek along back  
boundary

Track 2  
Cross Stitch Rd



Land Tract  
**15.02+/- Acres**

100% wooded  
Approx 1,325 feet of road  
frontage on Cross Stitch Rd.

Little Stewart Creek runs  
along the eastern boundary

Track 3  
Cross Stitch Rd



Land Tract  
**8.799 +/- Acres**

100% wooded  
Approx 725 feet of road  
frontage on Cross Stitch Rd.

Little Stewart Creek runs  
along the southwestern  
boundary

**PETE RAMSEY 434-258-6611 GEORGE MCDANIEL 434-546-9235**



# **COUNTSAUCTION.COM**

**828 Main St, Lynchburg VA 24504 | 434-525-2991 | VAAF93**

Full terms available online. Real Estate 10% Buyers Premium added to the high bid to determine final sales price.



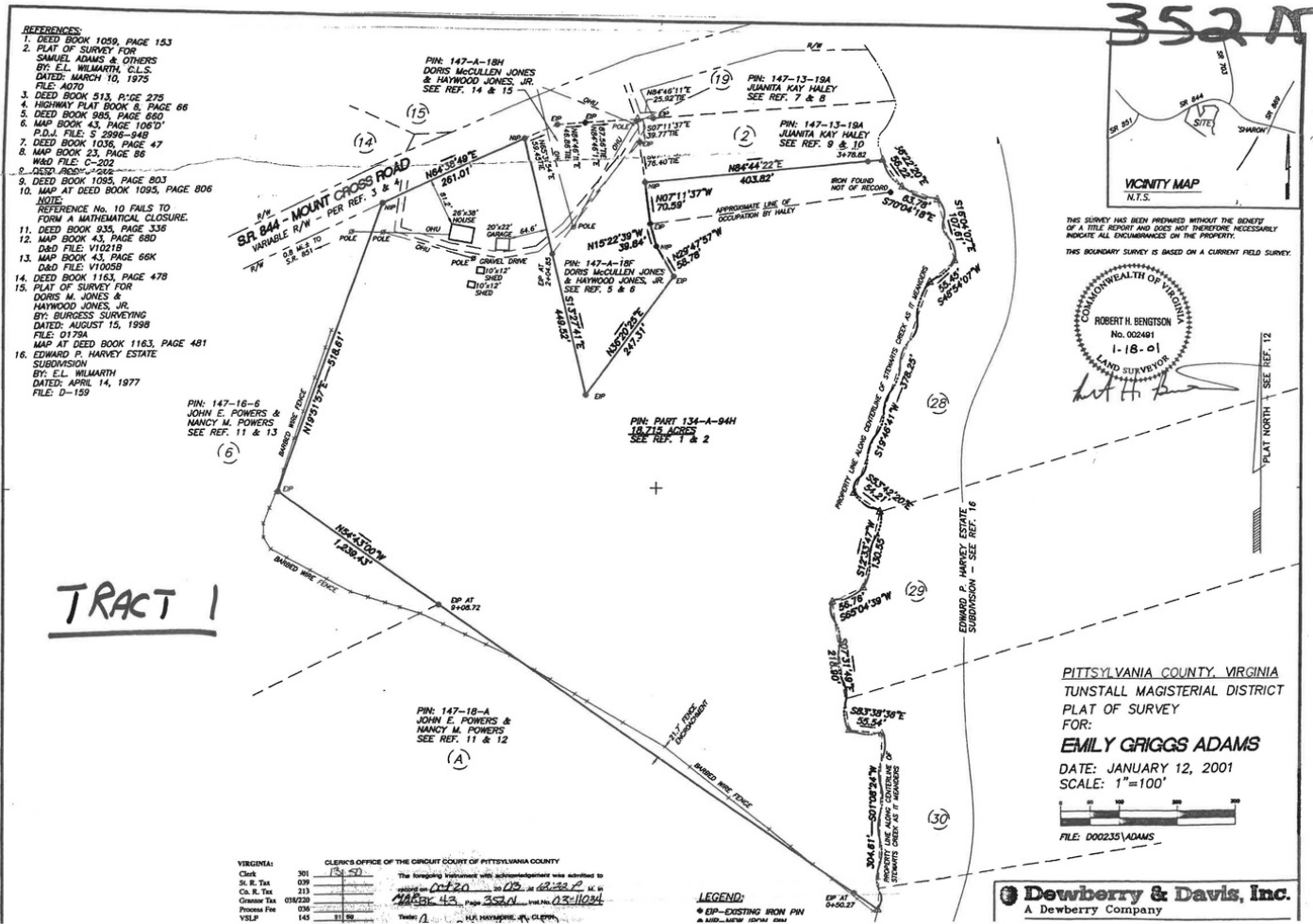
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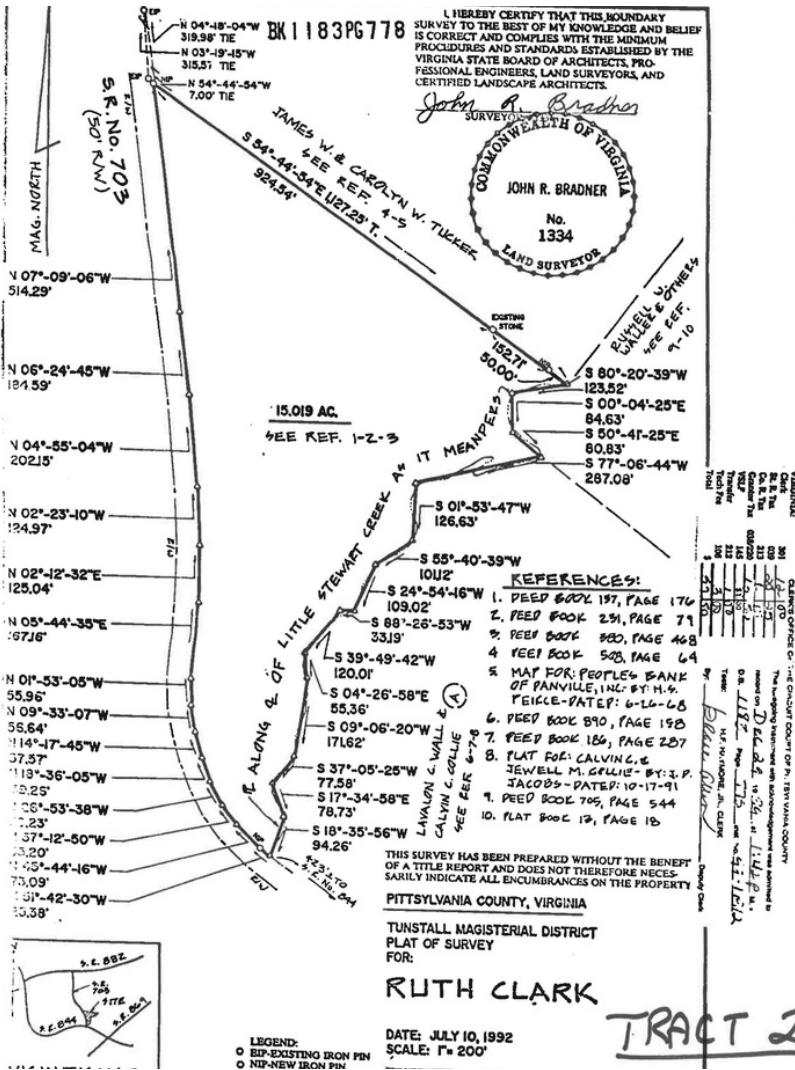
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**TRACT 2**

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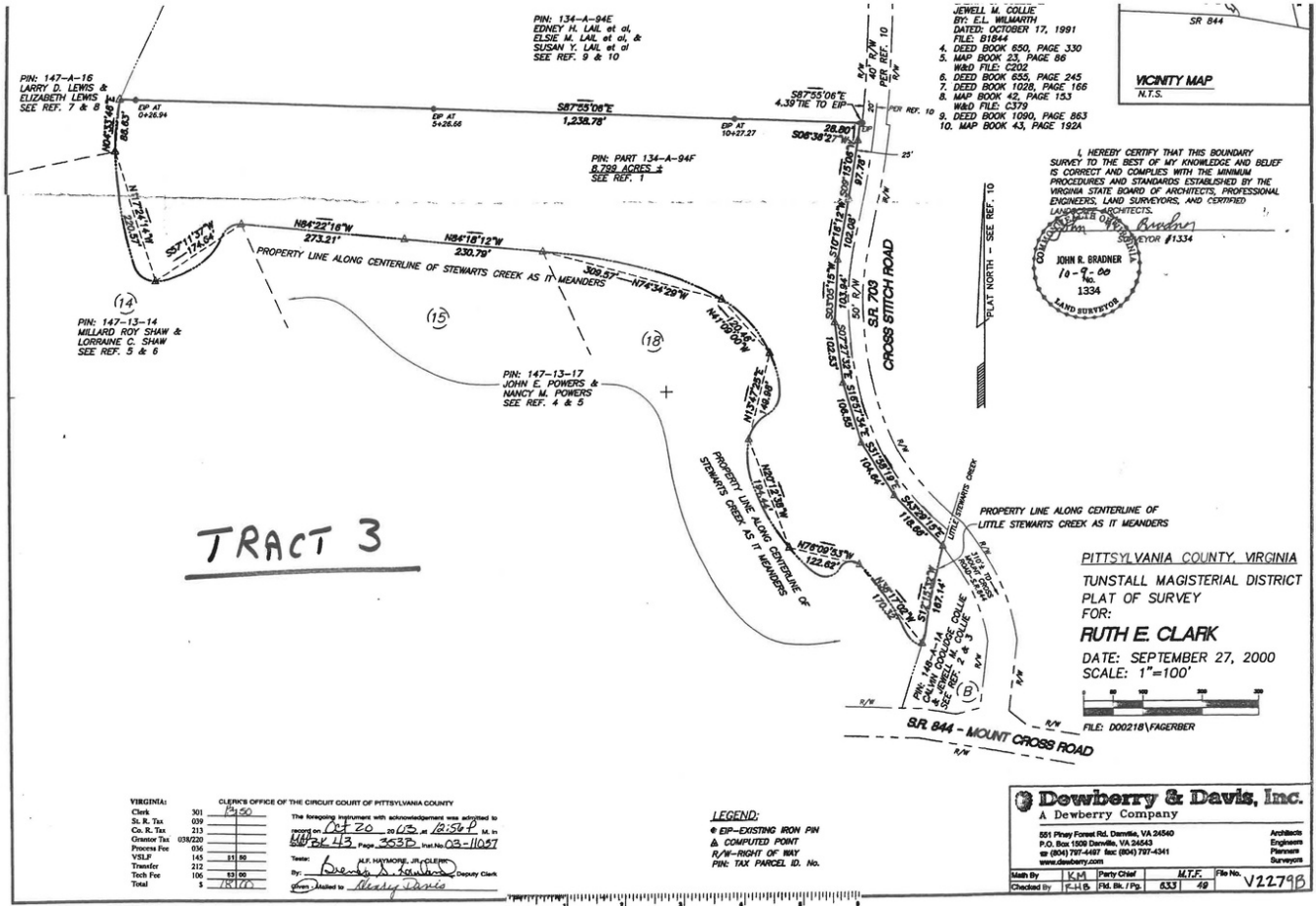
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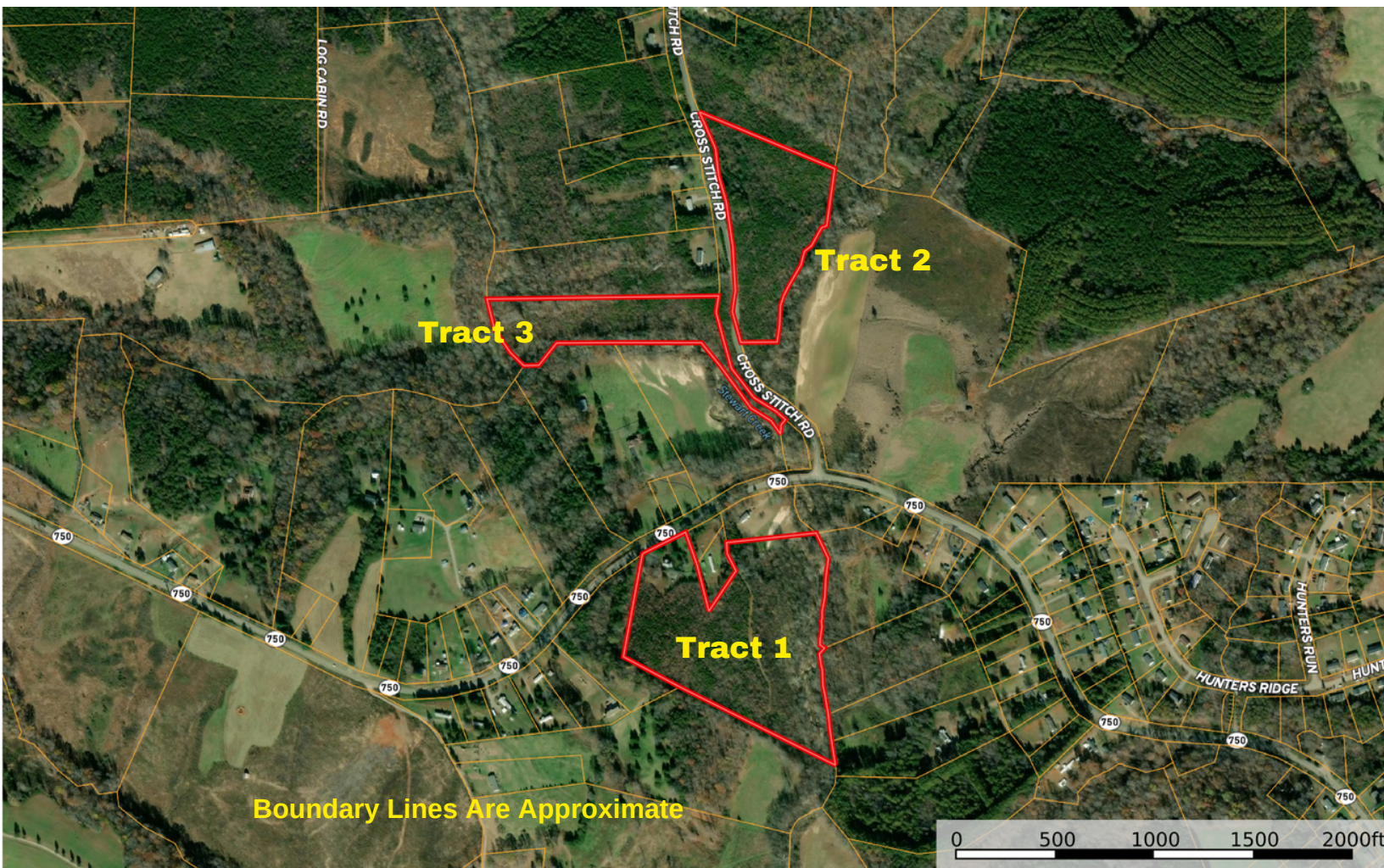


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Directions: From Sharon, VA at the intersection of Stony Mill Rd / Tunstall High Rd (Rt 869) and Mount Cross Rd (Rt 844), for Tract 1 go 1.0 miles northwest on Mount Cross Rd. Property will be on the left. From Tract 2 and 3 go 0.8 miles northwest on Mount Cross Rd to Cross Stitch Rd. Turn right onto Cross Stitch Rd. and go 0.1 miles. Tract 2 will be on the right and Tract 3 will be on the left.

Disclosure: For the purpose of ensuring compliance with applicable federal regulations restricting "related party" transactions by Farm Credit of the Virginias (Seller), Purchaser represents and warrants to Seller that as of the date of this 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) of any employee, director, or officer of Seller. If purchaser is a corporation, partnership, limited liability company, or other entity, Purchaser represents and warrants 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 national recognized exchange, in which case, only a controlling interest shall be consider for purposes of this representation. If purchaser is a trust, Purchaser represents and warrants that neither its trustee(s) nor its beneficiaries are related parties of Seller as described above.

Terms & Conditions: Buyer's Premium 10%. A deposit of \$3,000 per tract in certified funds due on sale day with the balance due in 30 days. Real estate taxes will be prorated as of the auction sale day.

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