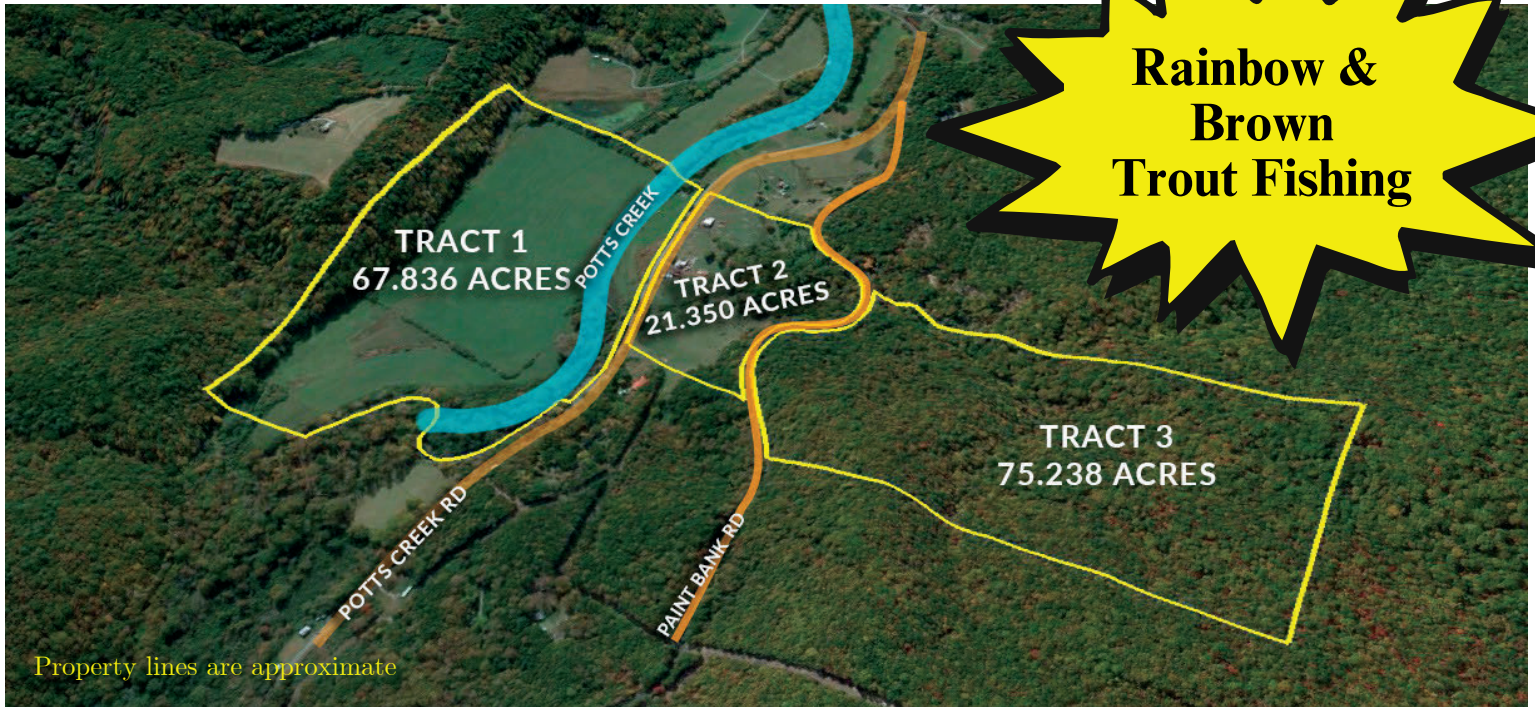


ABSOLUTE TRUSTEE AUCTION

POTTS CREEK RD, PAINT BANK VA

Saturday
**NOV 4TH
@ 10AM**



164 ACRES IN 3 TRACTS- Great Location

**OFF-SITE BIDDING LOCATION: CRAIG CO. COURTHOUSE
182 MAIN ST, NEW CASTLE VA 24127**

Unbeatable Opportunity: Absolute Trustee Auction - Don't Miss Out!
45 miles from Roanoke, 47 miles from Blacksburg, 25 miles from Lewisburg WV.

Preview dates are drive-by inspections only.



VAAF93

Sales Managers
Pete Ramsey 434-258-6611
George McDaniel 434-546-9235

Unbeatable Opportunity: 164 Acres in 3 Tracts - Don't Miss Out!

Tract 1	Tract 2	Tract 3
<p>67.836 acres.</p> <ul style="list-style-type: none"> • Mostly an open field with approximately 4,500' of road frontage on Potts Creek Rd. • Potts Creek runs through the property and becomes the northeastern boundary line. • Potts Creek has historically been a great trout fishing stream. • The tract could be used for farming, camping, and other recreational uses (subject to Craig Co. zoning). 	<p>21.350 acres.</p> <ul style="list-style-type: none"> • 1,932' house with several outbuildings. • About 2,800' of road frontage on Potts Creek Rd. • This tract has long road frontage on Paint Bank Rd. • A small creek that runs through the tract towards Potts Creek. • The tract is a mix of open land and wooded. 	<p>75.238 acres.</p> <ul style="list-style-type: none"> • All wooded and has long road frontage on Paint Bank Rd. • A small stream that appears to start on the tract. • This tract is ideal for hunting and recreational activities.

Directions Tract 1 & 2

From Paint Bank General Store (16071 Paint Bank Rd.), go 0.3 miles northwest on Rt. 311 (Paint Bank Rd.) to Rt. 18 (Potts Creek Rd.). Go 0.4 miles on Potts Creek Rd. Tract 1 will be on the right and Tract 2 will be on the left.

Directions Tract 3

From Paint Bank General Store (16071 Paint Bank Rd.), go 0.7 miles northwest on Rt. 311 (Paint Bank Rd.). The property will be on the left.



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Absolute Trustee AUCTION

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POTTS CREEK RD, PAINT BANK VA



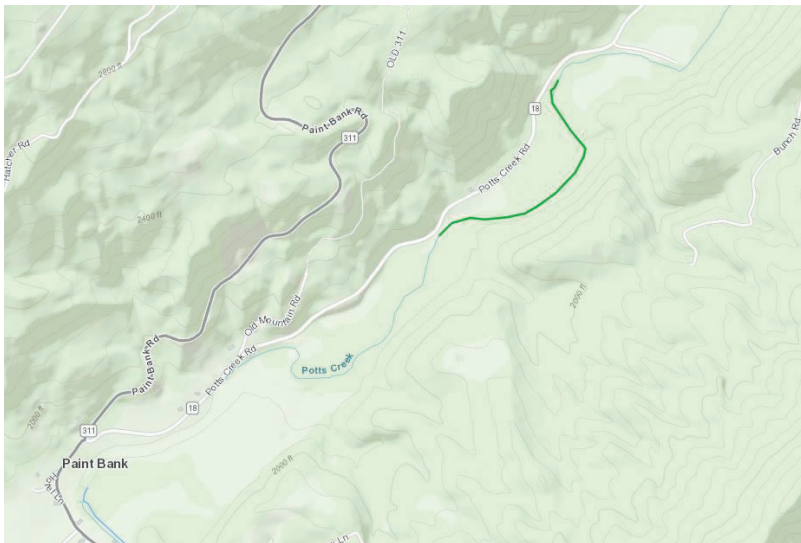
Potts Creek is stocked 8 times between October 1 and May 31.



2023 Catchable Trout Stocking Plan
Category A – stocked 8 times between October 1 and May 31.
CRAIG COUNTY
Potts Creek* A
Daily Trout Stocking Schedule | Virginia DWR



Potts creek is located just 2 miles from the Paint Bank State Fish Hatchery and is stocked with Rainbow & Brown trout 8 times a year between the months of October and May.
Tract 1 is just southwest of one of the designated stocking areas of Potts Creek.

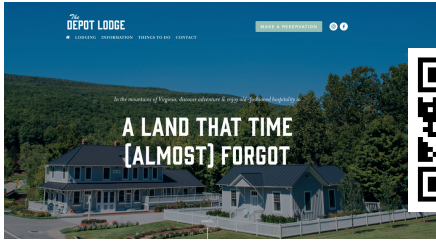


Stocked Trout Streams: Potts Creek	
Designation	Put and Take
Stocking Frequency	A - Stocked 8 times between 10/1 and 5/31
Notes	
Rainbow Trout	Yes
Brown Trout	Yes
Brook Trout	No
Heritage Day	No
National Forest	Yes
Not Stocked In Fall or Early Winter	No
County	Craig

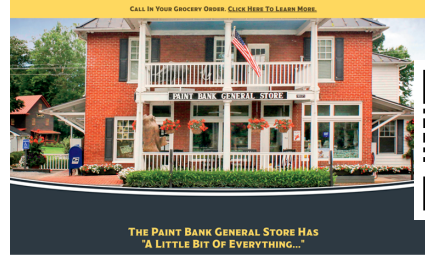
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Sales Managers Pete Ramsey 434-258-6611
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ABSOLUTE TRUSTEE AUCTION

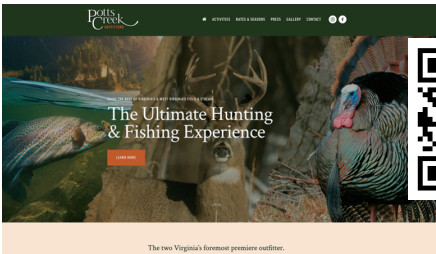
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The Depot Lodge



Paint Bank General Store



Potts Creek Outfitters



The Lemon Hotel



The Swinging Bridge Restaurant

Terms & Conditions: (full terms available online)

A 10% buyer's premium will be added to the final high bid to determine contract price. A sale day deposit of \$15,000 per tract in certified funds with the balance due at closing in 30 days. The property is sold in "AS-IS" condition, and is not contingent upon buyer's financing, condition of property, appraisal, inspection, etc. Buyers shall rely on their own information, judgment, and inspection of the property. Title will convey via Marketable Deed from all owners of record and free and clear of all liens. The property taxes will be prorated to the date of auction. The closing will take place within 30 days of the sale unless specified otherwise or as soon thereafter as necessary to correct any defects in title. Day of sale announcements take precedence over any previously printed material, or any other oral statements made.

Due Diligence: Any reliance on the content of information provided shall be solely at the recipient's risk. All information is believed to be correct but is not guaranteed. Bidders must conduct and rely solely upon their own due diligence. The property is being sold "AS-IS" with all faults.

For the purpose of ensuring compliance with applicable federal regulations restricting "related party" transactions by Farm Credit of the Virginias, ACA (Bank), Purchaser represents and warrants to Bank that as of the date of this Contract, Purchaser is not an employee, director, or officer of Bank 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 Bank.

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 Bank 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 considered for purposes of this representation.

If Purchaser is a trust, Purchaser represents and warrants that neither it trustee(s) nor its beneficiary are related parties of Bank as described above.

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