

ONLY at AUCTION

# SPECIAL COMMISSIONERS AUCTION



**Sells without Reserve, Subject to Court Approval**  
**5 Smyth County, Virginia Properties**  
**Saturday, December 9, 2023 • 10:00 A.M.**

**Auction conducted at Holston Hills Golf Course**  
**1000 Country Club Road, Marion, Virginia 24354**

**LIVE & ONLINE BIDDING AVAILABLE**

**Auction#1 - 1038 North Main St., Marion, Virginia**

- 2.2 Acres (±) Fronting on North Main Street and Stage Street
- Currently Leased to Pizza Hut for \$1,993/month with an option to renew every 2 years. Lessee has first right of refusal to match the high bid. Bid will be confirmed or denied within 30 days from day of auction.
- Zoned Commercial/General
- Great Investment Property
- Tax Map #s - 172-75-9, 172-75-9A, 172-75-10



**Auction#2 - 502, 502½, 504, 504½ Park Blvd., Marion - 917, 917½, 919, 919½ Sayer St., Marion**

- 8 Apartments
- Four 2 Bedroom, 1 Bath Apartments
- Four 1 Bedroom, 1 Bath Apartments
- Baseboard Heat
- We have no information on current rent generated. In 2015, Apartments brought in \$3,400 / month.
- Great Potential!



**Auction#3 - 506 Park Blvd., Marion, Virginia**

- 576 square foot Bungalow, 1 bedroom, 1 bath
- Metal Roof
- Heat Pump
- Garage basement



**Auction#4 - 1248 South Main Street, Marion, Virginia**

- Approximately 14,000 square foot building on .8 acres (±)
- Mix of Retail, Office, Garage, & Storage
- Needs work on roof
- Lot of exposure on I-81
- Zoned Commercial
- Sits between Hwy. 11 & I-81
- A portion of the building has been damaged by fire



**Auction#5 - 4692 Lee Hwy., 4690 Lee Hwy., Marion, Virginia**

- 1,300 square foot with 3 bedrooms, 1 bath
- Heat Pump
- Rock House
- Garage converted to Office/Storage



**To register to bid online and for terms, go to [countsauktion.com](http://countsauktion.com) or download the Counts Realty and Auction App!**

**INSPECTION: Exterior Inspections Only! Use your own due diligence! Drive by anytime!**

**TERMS: 5% down, Balance @ Closing. A 10% Buyers Premium will be added to the final high bids to determine contract price. Successful online bidders will be required to submit a deposit and sign a contract with 48 hours of Auction**

Announcements made day of sale take precedence over all printed materials.  
For further information contact



**DAVID COUNTS**  
Va. Auctioneer #0326

Abingdon, Virginia  
(276) 628-8123



Abingdon • Lynchburg • Marion  
[www.countsauktion.com](http://www.countsauktion.com) BILL BRYANT - Lynchburg

Special Commissioner  
Paul Feinman - (434) 455-5931

Sales Managers  
Dwight Counts - (276) 759-3444  
Pete Ramsey - (434) 258-6611



**DANNY COUNTS**  
**DWIGHT COUNTS**  
Va. Auctioneer #2276

Marion, Virginia  
(276) 783-3444  
Fax: (276) 628-8633