

# REAL ESTATE AUCTION

## FRIDAY, JANUARY 26 @ 12NOON



**Property Address:  
1040 Moseley Dr Lynchburg VA 24502**

**OFF-SITE BIDDING LOCATION  
BANK OF THE JAMES BUILDING  
828 MAIN ST, 8TH FLOOR LYNCHBURG VA**

- 1, 647 Sq Ft One-story House
- 3 bedrooms, 2 full baths
- 0.334 Acres
- Located just off Fort Ave
- For property inspections contact the Sales Manager

VAAF93

THE

COUNTS

Realty & Auction Group

**Sales Manager  
Pete | 434 258 6611**



**COUNTSAUCTION.COM**

## 3 bedroom, 2 full bath house just off Fort Ave

We are excited to announce an upcoming real estate auction featuring a charming 3-bedroom, 2-bathroom house located at **1040 Moseley Dr, Lynchburg, VA 24502**.

This property, spanning 1,647 sq ft on .334 acres, is an excellent opportunity for homebuyers and investors.

The auction will take place on Friday, January 26, 2024, at 12:00 noon, and will be held at The Bank of the James Building, located at 828 Main Street, 8th Floor, Lynchburg, VA 24504. Participants can join the auction either in person or online, providing flexibility for a wide range of potential buyers.

Interested bidders are encouraged to thoroughly review property details, conduct inspections if necessary, and be prepared for a competitive bidding process. This is a unique opportunity to acquire a property with great potential in a desirable location.

For additional information or inquiries, please contact Pete Ramsey at 434-258-6611. We look forward to seeing you at the auction and wish all participants the best of luck in acquiring this fantastic property.

Directions: From the intersection of Fort Ave. and Wards Rd, go 0.1 miles west on Fort Ave to Moseley Dr. Turn right onto Moseley Dr and go 0.4 miles. The house will be on the right.

**Disclaimer:** The auction details provided are for informational purposes only, and interested parties should verify all information independently. The auction may be subject to changes or updates, and it is recommended to check with the auction organizers for the most current information.



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## AUCTION TERMS AND CONDITIONS:

A 10% buyer's premium will be added to the final high bid to determine the contract price. A 10% deposit is required. If you are the high bidder bidding onsite, you will be required to sign an auction contract immediately after the conclusion of the auction and pay the 10% deposit. This deposit may be in the form of cash or check. No credit cards are accepted. If you are an on line bidder, you will be required to sign an auction contract and return it to The Counts Realty & Auction Group no later than 5:00 pm EST Monday January 29, 2024. The 10% deposit must also be received by The Counts Realty & Auction Group no later than 5:00 pm EST Monday January 29, 2024. This payment may be in the form of cash, check, cashier's check, or wire transfer. Credit card payment will not be accepted. Please contact our office for wiring instructions. Purchaser shall be responsible for all wire transfer fees or cashier's check fees.

### **Inspection:**

Property is being sold AS-IS, WHERE IS with all FAULTS with no representations or warranties of any sort. While all information provided is deemed to be reliable they are not guaranteed and do not constitute a warranty, either expressed or implied. All bidders are responsible for doing their own due diligence.

### **Terms:**

All online bidders must register to bid online by registering at countsauction.com. Bidders may execute bids either at countsauction.com or by downloading the Counts Realty & Auction Group app. The property is sold in "AS - IS" condition and is not contingent upon bidder's financing, condition of the property, appraisal, or inspection. Bidders shall rely on their own information, judgement, and inspection of the property. Title will convey via marketable title, free and clear of all liens. The property taxes will be prorated as of the date of closing. The closing will take place within 30 days of the auction date unless specified otherwise or as soon thereafter as necessary to correct any defects in the title. Day of sale announcements take precedence over any previous printed materials or any other oral statements made.

### **Bid Increments:**

Once the live portion of the bidding starts, the auctioneer determines the bid increments as well as the pace of bidding.

### **Bidder Verification:**

The identity of all bidders will be verified. Bidding rights are provisional, and if complete verification is not possible, Counts Realty & Auction Group may reject the registration and bidding rights may be terminated.

### **Online bidders:**

Registration will require a \$1,000 hold be placed on your credit card so you can be approved to bid. One you have registered online, please call Counts Realty & Auction Group at 434-525-2991 so we can process your credit card information and approve you for bidding. At the conclusion of the sale and you are not the high bidder, the credit card hold will be released and will be available in 3 to 7 business days. If you are the high bidder on the property, Counts Realty & Auction Group will contact you to make arrangements for Contract signing and deposit payment. If you fail to execute the contract and return it along with the required deposit by 5:00 pm Monday January 29, 2024 to the Counts Realty & Auction Group, you will be considered in default and subject to legal action. Your credit card will be charged \$1,000.

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**Default:**

If the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller, Seller shall retain the earnest money deposit. This provision shall in no way affect the right of the Seller and/or The Counts Realty & Auction group to exercise any legal remedies or recourse available, including without limitation, seeking specific performance or monetary damages. Purchaser agrees to pay all attorney fees, court costs, and other costs of collection/enforcement incurred by the Seller and/or The Counts Realty & Auction Group.

**Controlling Law:**

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the sale shall be governed by the laws of the Commonwealth of Virginia.

Acceptance of these Terms and Conditions is acknowledged by placing a bid either in person, via telephone, or online.

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