



24.48+/- ACRES - FAIRFIELD VA

ABSOLUTE TRUSTEE

AUCTION

**PROPERTY ADDRESS:
536 STUART RD
FAIRFIELD VA 24435**

**LIVE IN PERSON
BIDDING
FRIDAY
7/26
@ 12 NOON**

**IN PERSON BIDDING LOCATION:
ROCKBRIDGE CO. COURTHOUSE
20 S RANDOLPH ST LEXINGTON VA 24450**

ROCKBRIDGE COUNTY PROPERTY

24.48 acres of pristine wooded land at 536 Stuart Rd, Fairfield, VA 24435. This unique property features a beautiful stream that enhances its natural charm, offering the perfect setting for nature enthusiasts and outdoor activities. Included on the land is a dwelling, which presents an opportunity for renovation or removal to suit your needs. Electricity is readily available, and access is provided by a court-ordered easement from Stuart Rd. Located just a 20-minute drive from Lexington, VA, this property is ideal for developing multiple homesites with privacy and stunning countryside views. Don't miss this rare investment opportunity!

**THE
COUNTS**

Realty & Auction Group

**SALES MANAGER:
GEORGE MCDANIEL 434.546.9235 OR
PETE RAMSEY 434 258 6611**



VAAF93 | 828 Main St 15th Floor, Lynchburg VA 24504



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There are no scheduled previews for this property; however, drive-by inspections are welcome. For more details and comprehensive information, visit www.countsauction.com. For inquiries, contact Pete Ramsey at 434-258-6611 or George McDaniel at 434-546-9235. Don't miss this unique opportunity!



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Terms & Conditions:

A bidder's deposit of the greater of \$10,000 or 10% of the winning bid, shall be paid at the sale by cashier's check made payable to Bidder (to be assigned to Trustee if Bidder is successful), with the balance of the winning plus a 10% buyer's premium to be paid upon deliver of a trustee's deed within 30 days of sale. if the initial deposit is less than 10% of the winning bid, then the successful bidder's deposit MUST be increased to 10% of the winning bid by cahsier's check or wire funds within three (3) business days. Settlement shall be held within 30 days after the date of sale unless otherwise postponed at the sole discretion of the Trustee. Sale is subject to the covenants, conditions, restrictions, rights of way, and easements, if any, contained in the deed and other documents forming the chain of title to the property. Property is sold "AS IS, WHERE IS," "WITH ALL FAULTS: and " WITH ABSOLUTELY NO WARRANTIES". Real estate taxes will be prorated as of the sale date. The high bidder will be required to sign a contract the day of the sale and pay the deposit. NOTE: By bidding at this sale, the Buyer hereby acknowledges receipt of and agrees to all these Terms and Conditions.

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.

Controlling Law:

The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the sale shall be governed and interpreted by the laws of the Commonwealth of Virginia. By making an offer at the sale, whether present in person or by agent, written offer, telephone, online or other means, the participant shall be deemed to have consented to the jurisdiction of the state and federal courts of the Commonwealth of Virginia. Acceptance of the terms is acknowledged by placing a bid.

Compliance:

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, 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 is trustee(s) nor its beneficiaries are related parties of Bank as described above.

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