



**893+/- ACRES IN 6 TRACTS: LIVE & ONLINE**

**VIRGINIA LAND**

# **AUCTION**

**OFF SITE BIDDING:  
HAMPTON INN  
898 WIGGINS RD EMPORIA VA**

**LIVE & ONLINE  
AUCTION  
FRIDAY  
9/6  
@ 12 NOON**

**ONLINE BIDDING BEGINS SEPTEMBER 6 @ 11AM**

**Tract 1:** 414.838 acres - Cropland & Woodland

**Tract 2:** 206.38 Acres - Cropland & Woodland.

**Tract 3:** 150.3 acres - Between Rt. 301 & I-95

**Tract 4:** 121.28 acres - End of Bass Rd.

**Tract 5:** 0.55 acres - House on Skippers Rd.

**Tract 6:** 0.51 acres - Metal Building

**THE  
COUNTS**

**Realty & Auction Group**

**SALES MANAGER:  
PETE RAMSEY 434-258-6611**



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



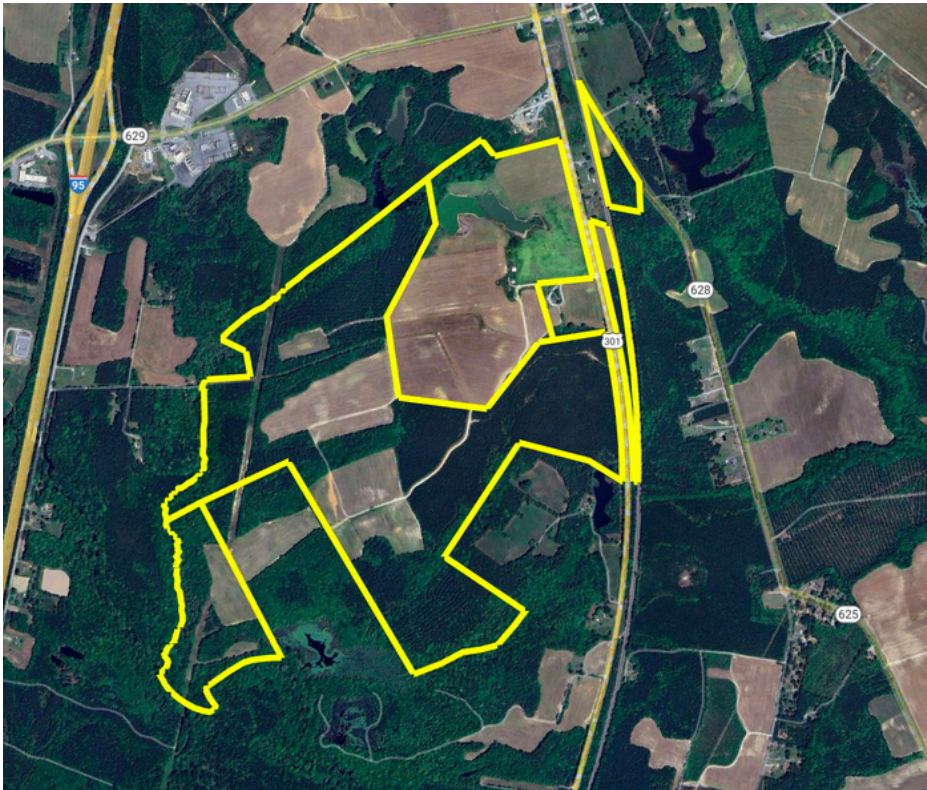
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## TRACT 1: 414.838 ACRES



Location: Predominantly west of Rt. 301, with a small section east of Rt. 301.
Features: Two ponds, multiple access points from Rt. 301, 85% cropland, 15% woodland.
Crops do not convey.
Tax Maps: 44-72, 44-78B, 44-78, 44-78A, 44-48

Terms: \$25,000.00 in certified funds due on sale day. An additional amount necessary to increase the deposit to 10% of the contract purchase price must be wired to the Trustee no later than 5:00 pm EDT Tuesday September 10, 2024. Balance due at closing in 30 days from the auction date.



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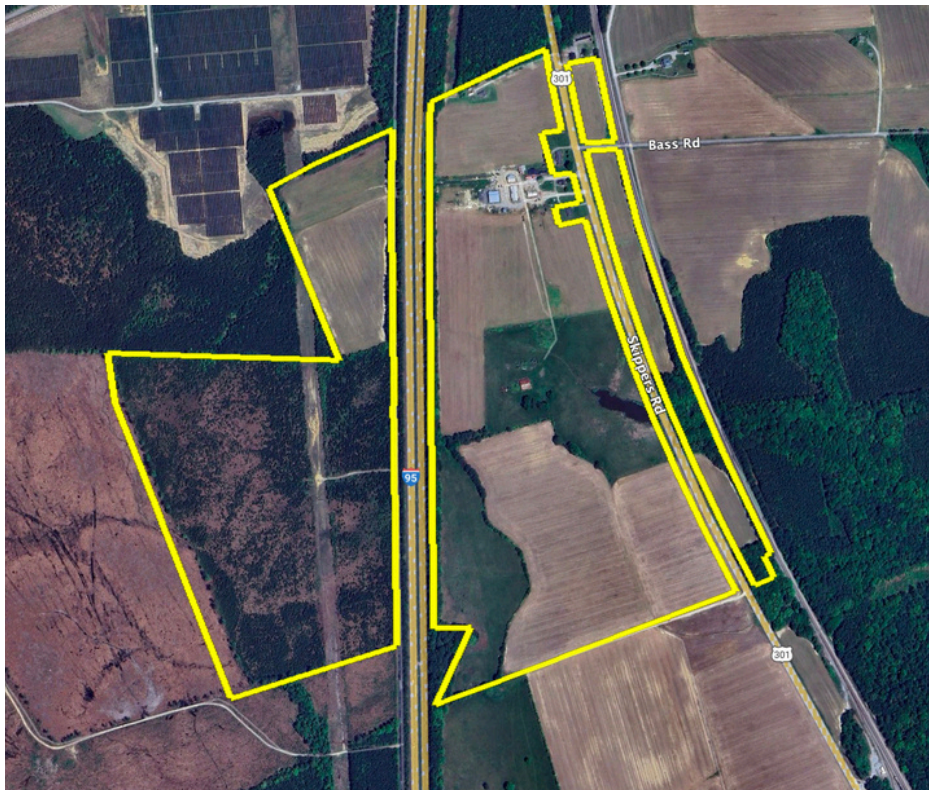
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## TRACT 2: 206.38 ACRES



Location: Road frontage on Rt. 301 and I-95. Land west of I-95 accessible via Ivory Lane off Rock Bridge Rd

Features: 75% cropland, 25% woodland.

Crops do not convey.

Tax Maps: 35-3-A, 35-3-B, 35-3-C, 35-3-D

Terms: \$25,000.00 in certified funds due on sale day. An additional amount necessary to increase the deposit to 10% of the contract purchase price must be wired to the Trustee no later than 5:00 pm EDT Tuesday September 10, 2024. Balance due at closing in 30 days from the auction date.

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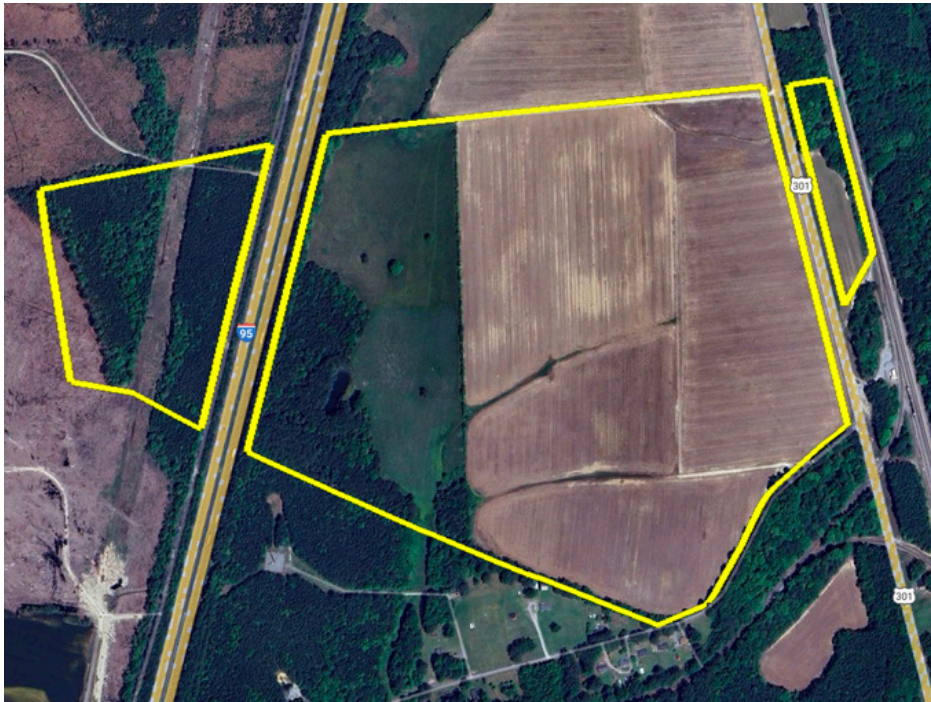
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## TRACT 3: 150.3 ACRES



<p>Location: Most of the tract is between Rt. 301 and I-95, a portion of the tract is west of I-95 and some of the land to the east of Rt 301. Land west of I-95 accessible via Ivory Lane off Rock Bridge Rd.</p>
<p>Features: 85% cropland, 15% woodland.</p>
<p>Crops do not convey.</p>
<p>Tax Maps: 44-1, 44-30</p>

Terms: \$25,000.00 in certified funds due on sale day. An additional amount necessary to increase the deposit to 10% of the contract purchase price must be wired to the Trustee no later than 5:00 pm EDT Tuesday September 10, 2024. Balance due at closing in 30 days from the auction date.



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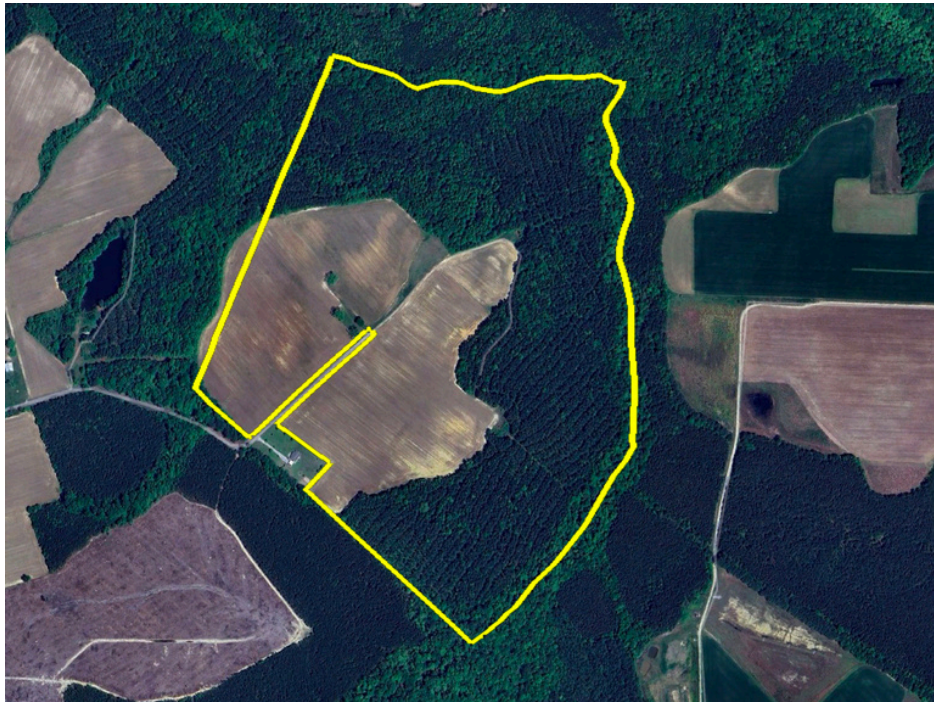
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## TRACT 4: 121.28 ACRES



Location: End of Bass Rd.

Features: 40% cropland, 60% woodland.

Crops do not convey.

Tax Map: 36-28

Terms: 25,000.00 in certified funds due on sale day. An additional amount necessary to increase the deposit to 10% of the contract purchase price must be wired to the Trustee no later than 5:00 pm EDT Tuesday September 10, 2024. Balance due at closing in 30 days from the auction date.

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## TRACT 5: 0.55 ACRES WITH HOUSE



Location: 3727 Skippers Rd. (Rt. 301), Skippers, VA.

Features: 3 bedrooms, 2 baths, approximately 1,160 sq. ft., central A/C and heating, well and septic system. Built in 1972.

Tax Map: 35-3-3

Terms: \$10,000.00 in certified funds due on sale day. An additional amount necessary to increase the deposit to 10% of the contract purchase price must be wired to the Trustee no later than 5:00 pm EDT Tuesday September 10, 2024. Balance due at closing in 30 days from the auction date.

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## TRACT 6: 0.51 ACRES WITH METAL BUILDING



Location: 3570 Skippers Rd. (Rt. 301), Skippers, VA.

Dog kennels and fencing do not convey

Tax Map: 35-3-1

Terms of payment are the lesser of \$5,000 or 10% of the contracted price in certified funds due on sale day. Balance due at closing in 30 days from the auction date.

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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.

**BROKER PARTICIPATION:** Contact Pete Ramsey for additional information (434-258-6611)

### 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 TO DETERMINE IF THEY SHOULD BID AND/OR PURCHASE THE PROPERTY.

**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:

ONLINE BIDDERS WILL NEED TO SEND \$10,000 TO THE COUNTS REALTY & AUCTION GROUP IN ORDER TO REGISTER TO BID. THIS MAY BE IN THE FORM OF A WIRE OR A CERTIFIED CHECK. THEY WILL NEED TO CALL OUR OFFICE FOR WIRING INSTRUCTIONS. IF AN ONLINE BIDDER IS A HIGH BIDDER, AN ADDITIONAL AMOUNT NECESSARY TO INCREASE THE DEPOSIT TO 10% OF THE CONTRACT PURCHASE PRICE MUST BE WIRED TO THE TRUSTEE NO LATER THAN 5:00 PM TUESDAY SEPTEMBER 10, 2024. BALANCE DUE AT CLOSING IN 30 DAYS FROM THE AUCTION DATE. SUCCESSFUL ONLINE BIDDERS WILL BE REQUIRED TO SIGN AND RETURN A MEMORANDUM OF SALE AGREEMENT TO THE TRUSTEE NO LATER THAN 5:00 PM TUESDAY SEPTEMBER 10, 2024. UNSUCCESSFUL BIDDERS WILL HAVE THEIR INITIAL DEPOSITS OF \$10,000 RETURNED TO THEM ON MONDAY SEPTEMBER 9.

**TECHNICAL ISSUES:** NEITHER THE COUNTS REALTY & AUCTION GROUP NOR THE COMPANY PROVIDING THE BIDDING PLATFORM SHALL BE HELD RESPONSIBLE FOR MISSED BIDS OR THE FAILURE OF THE SOFTWARE AND/OR INTERNET CONNECTION TO FUNCTION PROPERLY.

**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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Realty & Auction Group  
434-525-2991

SALES MANAGER:  
PETE RAMSEY 434-258-6611  
PETE@COUNTSAUCTION.COM

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