



**122 ACRES, 3 PONDS, 1 CREEK + 4  
BEDROOM HOUSE**

**ABSOLUTE TRUSTEE**  
**AUCTION**

**9324 RIXEYVILLE VA  
RIXEYVILLE VA 22737**

**LIVE OFF SITE  
BIDDING  
FRIDAY  
9/20  
@ 11 AM**

**OFF SITE BIDDING LOCATION**

**OFF SITE BIDDING LOCATION: CULPEPER CO. CIRCUIT COURTHOUSE  
135 W CAMERON ST CULPEPER VA**

Join us for a once-in-a-lifetime opportunity to acquire 122.02 acres of beautiful land in Rixeyville, VA, at an absolute trustee auction. This property includes a spacious 4-bedroom, 1.5-bathroom home with 2,432 sq. ft. of living space, multiple outbuildings, and natural water features, including three ponds and a creek.

The land is a perfect mix of open fields and mature woodland, with 25% of the acreage cleared for potential agricultural use or building sites. The rolling hills and tranquil setting make it an ideal location for a private retreat, recreational property, or development project.



**THE  
COUNTS**

**Realty & Auction Group**

**SALES MANAGERS:  
PETE RAMSEY 434 258 6611 OR  
GEORGE MCDANIEL 434 546 9235**



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





# ABSOLUTE TRUSTEE AUCTION

9324 RIXEYVILLE RD, RIXEYVILLE VA 22737

LIVE OFF-SITE  
BIDDING  
FRIDAY  
**9/20**  
@ 11 AM

**122 ACRES + 4 BEDROOM HOUSE + 3 PONDS & MORE!**



- Acreage: 122.02 acres (25% open, 75% woodland)
- Home: 4 Bedrooms, 1.5 Bathrooms, 2,432 sq. ft.
- Water Features: 3 Ponds and a Creek
- Structures: Multiple Outbuildings
- Terrain: Rolling Hills with Scenic Views

#### Auction Day Details

- **Date & Time:** Friday, September 20th at 11:00 AM
- **Property Location:** 9324 Rixeyville Rd, Rixeyville, VA
- **Auction Location:** Culpeper County Courthouse, 135 W Cameron St, Culpeper, VA
- **Broker Participation Offered :** Contact Sales Managers
- **Previews:** No formal previews are available. Drive-by inspections are encouraged.

THE

**COUNTS**

Realty & Auction Group

**SALES MANAGERS:  
PETE RAMSEY 434 258 6611 OR  
GEORGE MCDANIEL 434 546 9235**

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





# ABSOLUTE TRUSTEE AUCTION

9324 RIXEYVILLE RD, RIXEYVILLE VA 22737

LIVE OFF-SITE  
BIDDING  
FRIDAY  
**9/20**  
@ 11 AM

**122 ACRES + 4 BEDROOM HOUSE + 3 PONDS & MORE!**

**Terms & Conditions:** A bidder's deposit of the greater of \$5,000.00 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 upon delivery 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 cashier's check or wired funds within (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 deeds 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.

THE  
COUNTS

Realty & Auction Group

**SALES MANAGERS:**  
PETE RAMSEY 434 258 6611 OR  
GEORGE MCDANIEL 434 546 9235

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