



ABSOLUTE TRUSTEE

AUCTION

**1927 & 1953 NOTTINGHAM RD
GATE CITY VA 24251**

**LIVE IN PERSON
BIDDING
FRIDAY
10/11
@ 12 NOON**

140 ACRES + HOUSE IN SCOTT COUNTY

140 Mountainous Acres + 1,956 Sq Ft House + Creek

**OFF-SITE BIDDING LOCATION: Scott Co. Circuit
Courthouse 202 West Jackson St Gate City VA 24521**

This 140-acre property in Scott County, VA, offers a unique blend of natural beauty and rural tranquility. With a 1,956 sq. ft. home, the land features a mix of wooded areas, open fields, and a serene creek running along Nottingham Rd. The property boasts approximately 665 feet of road frontage, making it an ideal investment for those seeking privacy, outdoor adventure, or a peaceful retreat in the mountains.

**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**

1927 & 1953 NOTTINGHAM RD
GATE CITY VA 24521

LIVE IN PERSON
BIDDING
FRIDAY
10/11
@ 12 NOON

140 ACRES + HOUSE IN SCOTT COUNTY

Property Overview:

- Land Size: 140 acres of mountainous terrain
- House Size: 1,956 sq. ft. home with a heat pump
- Utilities: Serviced by well and septic system
- Landscape: Wooded areas, open fields, and a creek along Nottingham Rd
- Road Frontage: Approximately 665 feet on Nottingham Rd
- Mobile Home: The mobile home on the property does not convey

This property offers a mix of natural beauty and privacy, making it an excellent opportunity for those looking to invest in rural real estate or secure a private retreat.

Auction Details:

- Auction Type: Absolute Trustee Auction – Property will be sold to the highest bidder regardless of price.
- Inspection: No preview dates scheduled; drive-by viewings only.
- Live Bidding Location: Off-site at Scott County Circuit Courthouse, 202 West Jackson St, Gate City, VA 24251.

Don't Miss This Unique Opportunity!

Whether you're a real estate investor, developer, or looking for a peaceful rural property, this auction offers the chance to own a large tract of land in the beautiful Scott County, VA.



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

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

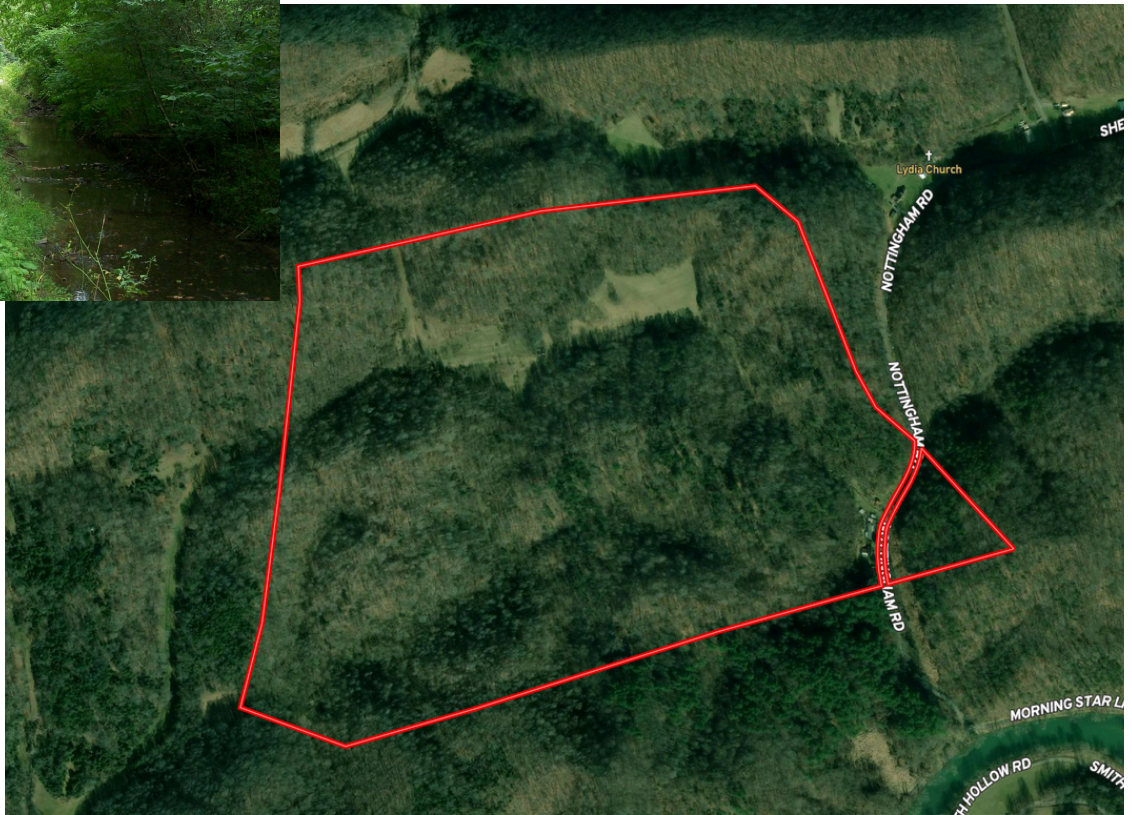


ABSOLUTE TRUSTEE
AUCTION

**1927 & 1953 NOTTINGHAM RD
GATE CITY VA 24521**

**LIVE IN PERSON
BIDDING
FRIDAY
10/11
@ 12 NOON**

140 ACRES + HOUSE IN SCOTT COUNTY



**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

1927 & 1953 NOTTINGHAM RD
GATE CITY VA 24521

LIVE IN PERSON
BIDDING
FRIDAY
10/11
@ 12 NOON

140 ACRES + HOUSE IN SCOTT COUNTY

Terms & Conditions:

A 10% buyer's premium will be added to the final high bid to determine contract price. A deposit of \$15,000 in certified funds is due on sale day with the balance due in 30 days from 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