



**HORSE PROPERTY | BARNs |
HOUSE | ACREAGE**

ABSOLUTE TRUSTEE

AUCTION

**LIVE BIDDING @
OFF-SITE LOCATION**

THURSDAY

11/07

@ 12 NOON

PROPERTY ADDRESS: 21733 OATLANDS RD ALDIE VA 20105

OFF SITE BIDDING LOCATION

Loudoun Co. Circuit Courthouse 18 E Market St Leesburg VA 20178

15.4+/- Acres in Loudoun County VA with 3,268 sq ft home. 5 bedrooms, 2.5 baths along with 933 sq ft finished basement. There is a 2-car garage adjacent to the house, and a 1,800 sq ft stable and a 1,200 sq ft barn. The property is approximate 10 miles from downtown from Leesburg.

No scheduled previews – for further information, contact Sales Manager

**THE
COUNTS**

Realty & Auction Group

PETE RAMSEY | 434 258 6611



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

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15+/- ACRES | HORSE PROPERTY | INVESTOR OPPORTUNITY



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DIRECTIONS : From the intersection of Leesburg Bypass and Monroe-Madison Hwy (Rt 15) in Leesburg, take Rt 15 South from 6.3 miles to Oatlands Rd (Rt 650). Turn right onto Oatlands Rd and go 1.0 miles to the property. The property will be on the Right

A 5% buyer's premium will be added to the final high bid to determine the contract price. A \$50,000.00 deposit in certified funds is required. If you are the high bidder, you will be required to sign an auction contract immediately after the conclusion of the auction and pay the deposit. This deposit must be in the form of certified funds.

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.

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.

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