

THE COUNTS REALTY AND AUCTION GROUP | 434.525.2991

219.44+/- ACRES IN 4 TRACTS - 2 HOMES | BARNS|FARMLAND

# ABSOLUTE TRUSTEE AUCTION

CAMPGROUND RD & REEDY CREEK RD BRISTOL VA



**LIVE  
BIDDING**

## MAY 2ND @ 12NOON

NO PREVIEWS AVAILABLE : DRIVE BY ONLY INSPECTIONS

AUCTION LOCATION: WASHINGTON COUNTY FAIRGROUNDS | 17046  
FAIRGROUND DR., ABINGDON, VA 24210 - BUILDING G

**TRACT 1**



79.13 +/- ACRES  
barns / outbuildings,  
48% open fields

**\$604,000**  
Tax Assessment

**TRACT 2**



74.66 +/- ACRES  
home on tract, mostly  
open

**\$842,700**  
Tax Assessment

**TRACT 3**



50.65 +/- ACRES  
barn, 34 acres open

**\$315,300**  
Tax Assessment

**TRACT 4**



15+/- ACRES  
3 BR, 2BA home, land  
mostly open


**\$458,900**  
Tax Assessment



**SALES MANAGER**  
PETE RAMSEY: (434) 258-6611  
GEORGE MCDANIEL:  
(434) 546-9235

# ABSOLUTE TRUSTEE AUCTION



**TRACT 1**  **79.13 +/- ACRES**

- 48% open fields, balance in timber
- multiple barns & outbuildings
- long frontage on Campground Rd & Reedy Creek Rd
- Taxed assessed @ \$604,300
- Tax Map # 139-A-7



**AUCTION LOCATION: WASHINGTON COUNTY FAIRGROUNDS | 17046 FAIRGROUND DR., ABINGDON, VA 24210 - BUILDING G**



### DIRECTIONS

From I-81 & Rt. 421/58 in Bristol, take Rt. 421/58 N for 1.3 mi → Turn right on Reedy Creek Rd. (Rt. 633) → Go 2.5 mi to Campground Rd. intersection.

Buyer's Premium: 10% will be added to the final high bid to determine contract price  
Terms: A deposit of \$25,000 in certified funds due on day of sale, balance due in 30days See full terms below.



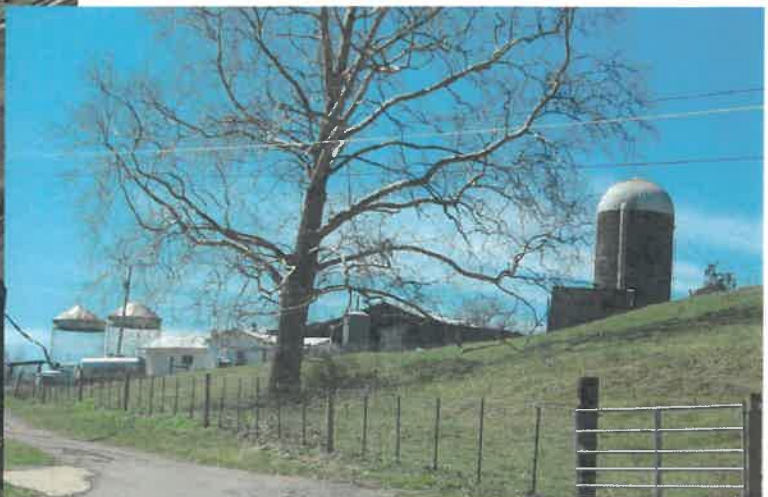
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# ABSOLUTE TRUSTEE AUCTION



## TRACT 2 74.66 +/- ACRES

- Home on property, 1500 sq ft, 3BR, 2BA
- Barns & buildings
- Mostly open land
- Taxed assessed @ \$842,700
- Tax Map # 139-A-19



**AUCTION LOCATION: WASHINGTON COUNTY FAIRGROUNDS | 17046 FAIRGROUND DR., ABINGDON, VA 24210 - BUILDING G**

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# ABSOLUTE TRUSTEE AUCTION



## TRACT 3 50.65 +/- ACRES

- 34 acres open, balance wooded
- includes barn
- Access from Campground Rd
- Taxed assessed @ \$315,300
- Tax Map # 139-A-46 & 139-A-47



**AUCTION LOCATION: WASHINGTON COUNTY FAIRGROUNDS | 17046  
FAIRGROUND DR., ABINGDON, VA 24210 - BUILDING G**

### DIRECTIONS

From I-81 & Rt. 421/58 in Bristol, take Rt. 421/58 N for 1.3 mi → Turn right on Reedy Creek Rd. (Rt. 633) →  
Go 2.5 mi to Campground Rd. intersection.

Buyer's Premium: 10% will be added to the final high bid to determine contract price  
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# ABSOLUTE TRUSTEE AUCTION



## TRACT 4 15 +/- ACRES

- Mostly open land
- 1,987 sq ft home, 3BR, 2BA, full basement
- Address 20702 Campground Rd
- Taxed assessed @ \$458,900
- Tax Map # 139-A-34



**AUCTION LOCATION: WASHINGTON COUNTY FAIRGROUNDS | 17046  
FAIRGROUND DR., ABINGDON, VA 24210 - BUILDING G**

### DIRECTIONS

From I-81 & Rt. 421/58 in Bristol, take Rt. 421/58 N for 1.3 mi → Turn right on Reedy Creek Rd. (Rt. 633) → Go 2.5 mi to Campground Rd. intersection.

Buyer's Premium: 10% will be added to the final high bid to determine contract price  
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**AUCTION LOCATION: WASHINGTON COUNTY FAIRGROUNDS | 17046  
FAIRGROUND DR., ABINGDON, VA 24210 - BUILDING G**

#### Terms & Conditions:

A 10% buyer's premium will be added to the final high bid to determine contract price. A deposit of \$25,000 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:

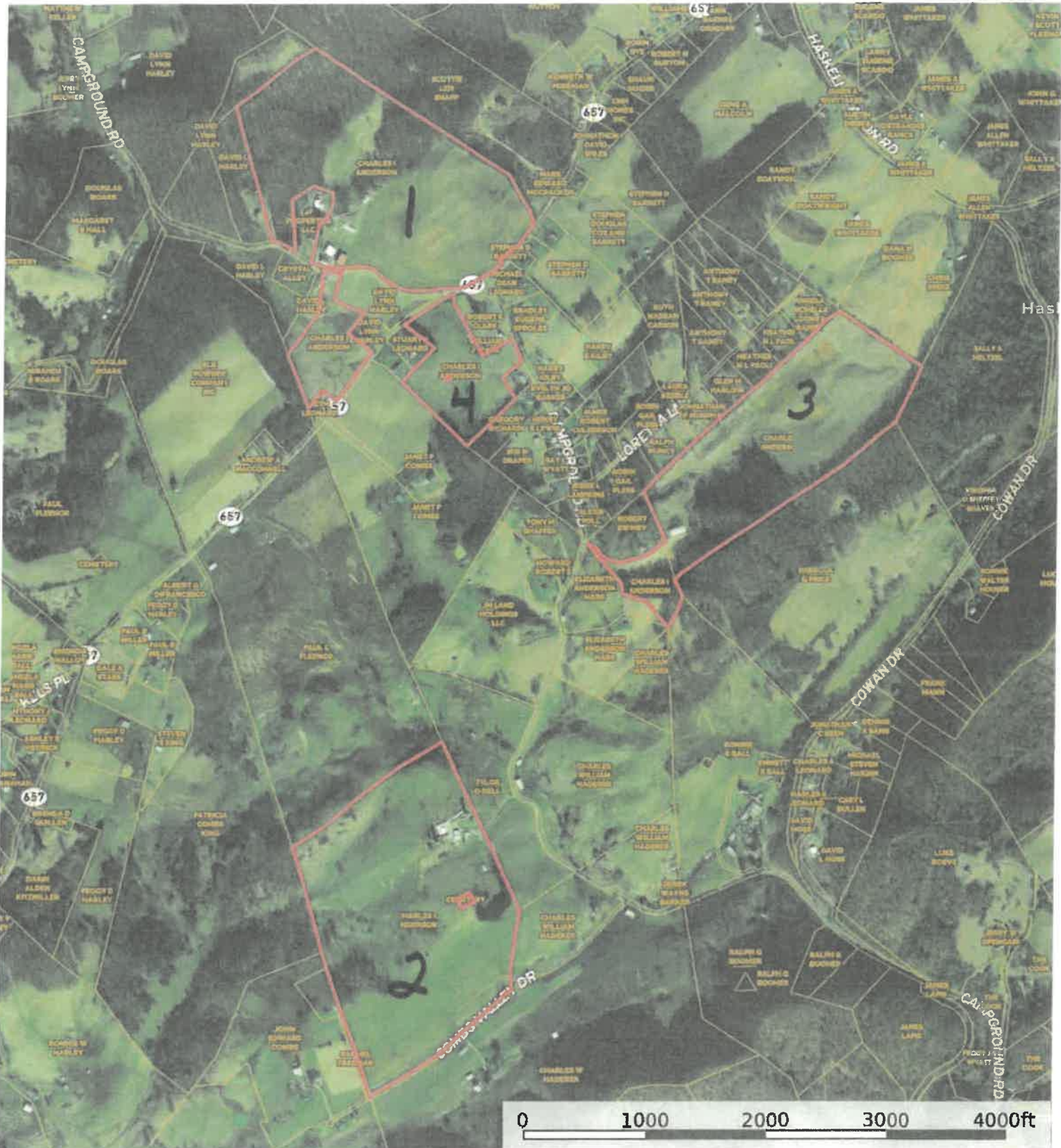
For the purpose of ensuring compliance with applicable federal regulations restricting "related party" transactions by Farm Credit of The Virginias, ACA (Bank), Purchaser represents and warrants to Bank that as of the date of this Contract, Purchaser is not an employee, director, or officer of Bank or 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.



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Boundary



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body