

REAL ESTATE + PERSONAL PROPERTY AUCTION

125 BEECH RD., LAWRENCEVILLE, VA 23868



TWO AUCTIONS

AUCTION 1

PERSONAL PROPERTY



ONLINE ONLY BIDDING
THURSDAY MAY 15TH @ 6PM

PREVIEWS: APRIL 26, 10AM TO 12PM |
SUN APRIL 27 & MAY 4, 1PM TO 3PM

Over 75 personal property lots including household furnishings, tools, collectibles and more!

ITEM PICKUP:
SAT MAY 17TH immediately after the real estate & boat auction which begins at 10AM

AUCTION 2

REAL ESTATE +
PONTOON BOAT



LIVE & ONLINE
SATURDAY MAY 17 @ 10AM

PREVIEWS: APRIL 26, 10AM TO 12PM |
SUN APRIL 27 & MAY 4, 1PM TO 3PM

House : 3Bedroom, 2 Full Bath, 2315 sq feet, 1.4+/- Acres, In-ground pool

Pontoon Boat: 2015 Starcraft Sunchaser, Model Classic 8524DS, 25'9", 74.7 Hours

LIVE ON-SITE BIDDING, PREVIEWS AND PICKUPS WILL BE HELD AT:
125 BEECH RD, LAWRENCEVILLE VA 23868

TERMS & CONDITIONS: COMPLETE DETAILS AVAILABLE ON PAGE 2 & PAGE 3. REAL ESTATE 10% BUYERS PREMIUM, PERSONAL PROPERTY & PONTOON BOAT 13% BUYERS PREMIUM.



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

REAL ESTATE + PERSONAL PROPERTY

**TWO
AUCTIONS**

AUCTION 1: PERSONAL PROPERTY TERMS & CONDITIONS

**PREVIEWS: APRIL 26, 10AM TO 12PM
SUN APRIL 27 & MAY 4, 1PM TO 3PM**

125 BEECH RD., LAWRENCEVILLE, VA 23868



PERSONAL PROPERTY TERMS and CONDITIONS - ONLINE ONLY

Auction _05/15/25 @ 6:00 pm, 125 Beech Rd, Lawrenceville, VA 23868___
(property address)

AUCTION TERMS AND CONDITIONS

A 13% buyer's premium will be added to the high bids to determine the final selling price. Virginia sales tax will be added to the final selling price unless a tax-exempt certificate is provided to The Counts Realty & Auction Group. All purchases must be paid in full on sale day. Payment must be made by a valid credit/debit card only. The card used to register for the sale will be charged immediately after the close of the auction for any items in which you were the high bidder. Chargebacks are prohibited. All items will be sold ABSOLUTE - sold to the highest bidder regardless of price.

Inspection: All items are being sold AS-IS, WHERE IS with all FAULTS with no representations or warranties of any sort. While the 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 any items.

Registration: All bidders must register to bid online by registering at countsauction.com. Bidders may execute bids either at countsauction.com or by downloading the Counts Realty & Auction Group app. The items are sold in "AS - IS" condition and are not contingent on the conditions of the items. Bidders shall rely on their own information, judgement, and inspection of the items.

Bidder Verification: The identity of all bidders will be verified. Bidding rights are provisional, and if complete verification is not possible, The Counts Realty & Auction Group may reject the registration and bidding rights may be terminated.

Bid Increments: All bids must be made in increments at least as great as those which we, the Counts Realty & Auction Group, have determined. We reserve the right to change or modify the bid increments from time to time during the auction.

Extended Bidding Time: The auction is scheduled to begin on the "Starting Date and Time" and tentatively end on the "Scheduled Closing Date and Time" that are listed in the information package. Three lots per minute will close starting at the "Scheduled Closing Date and Time". There will be Extended Bidding Time available on all lots. Should a bid be received within 1 minute of the scheduled closing time of a block of lots (3 lots) on any of the 3 lots, the bidding on those three lots will be extended for an additional 1 minute. This will continue until such time as there are no bids for 1 minute on any of the lots within that block. At that time, all 3 lots within the block will close and the sale will be final for all 3 lots in the block. This method will continue for all lots until the sale is concluded.

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.

Pick Up: Saturday May 17 at 10:30AM. Bring your own help and packing materials as these items will not be provided.

Controlling Law: The respective rights and obligations of the parties with respect to the Terms and Conditions 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 bids on any items offered in the sale.



**SALES MANAGER:
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828 MAIN ST 15TH FLOOR LYNCHBURG VA | VAAF93 | 434.525.2991 | COUNTSAUCTION.COM

REAL ESTATE + PERSONAL PROPERTY

**TWO
AUCTIONS**

AUCTION 2: HOUSE + PONTOON BOAT TERMS AND CONDITIONS

**PREVIEWS: APRIL 26, 10AM TO 12PM
SUN APRIL 27 & MAY 4, 1PM TO 3PM**

125 BEECH RD., LAWRENCEVILLE, VA 23868



SUNCHASER PONTOON BOAT

A 13% Buyer's Premium will be added to the final high bid of each lot to determine the final selling price. All purchases must be paid in full on sale day. If you are bidding onsite, you may pay by cash or check. Credit cards will not be accepted. If you are bidding online, the credit card used to register will be charged with your purchase.

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.

Terms: All online bidders must register to bid online by registering at countsauction.com. Bidders may execute bids either at countsauction.com or by downloading the Counts Realty & Auction Group app. The property is sold in "AS - IS" condition and is not contingent upon bidder's financing, condition of the property, appraisal, or inspection. Bidders shall rely on their own information, judgement, and inspection of the property. Title will convey via marketable title, free and clear of all liens. The property taxes will be prorated as of the date of closing. The closing will take place within 30 days of the auction date unless specified otherwise or as soon thereafter as necessary to correct any defects in the title. Day of sale announcements take precedence over any previous printed materials, or any other oral statements made.

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: Registration will require a \$1,000 hold be placed on your credit card so you can be approved to bid. Once you have registered online, please call Counts Realty & Auction Group at 434-525-2991 so we can process your credit card information and approve you for bidding. At the conclusion of the sale and you are not the high bidder, the credit card hold will be released and will be available in 3 to 7 business days. If you are the high bidder on the property, Counts Realty & Auction Group will contact you to make arrangements for Contract signing and deposit payment. If you fail to execute the contract and return it along with the required deposit by ___ Tuesday May 20, 2025 @ 5:00 PM EDT ___ to the Counts Realty & Auction Group, you will be considered in default and subject to legal action. Your credit card will be charged \$1,000.

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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