

THE
COUNTS

Realty & Auction Group

ABSOLUTE AUCTION

CORROTOMAN CIR, KILMARNOCK VA

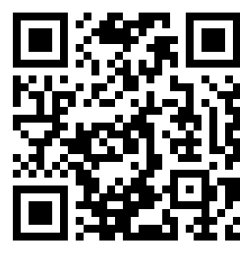
ONLINE BIDDING ENDS

THURSDAY JUNE 5TH @ 6PM

**ONLINE ONLY
BIDDING**

1.231+/- VACANT LOT

With 95% open land, this lot is perfect for a custom home or development project. Located near the intersection of Corrotoman Cir & Hawthorne Ave in a well-established area. Self-guided tours welcome anytime.



**FOR MORE INFORMATION CALL
PETE RAMSEY 434-258-6611**

828 MAIN ST 15TH FLOOR, LYNCHBURG VA 24504 | VAAF93

ABSOLUTE AUCTION

CORROTOMAN CIR, KILMARNOCK VA

ONLINE BIDDING ENDS

THURSDAY JUNE 5TH @ 6PM



ONLINE ONLY
BIDDING

AUCTION TERMS AND CONDITIONS:

A 10 % buyer's premium will be added to the final high bid to determine the contract price. A 10 % deposit is required. If you are the high bidder, you will be required to sign an auction contract and return it to The Counts Realty & Auction Group no later than Monday, June 9, 2025 @ 5:00 pm. The 10% deposit must also be received by The Counts Realty & Auction Group no later than Monday, June 9, 2025 @ 5:00 pm. This payment may be in the form of cash, check, cashier's check, or wire transfer. Credit card payment will not be accepted. Please contact our office (434-525-2991) for wiring instructions. The high bidder shall be responsible for all wire transfer fees or cashier's check fees.

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.

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. Should a bid be received just before the Scheduled Closing Date and Time, an automatic extension feature in the online bidding platform will extend the Scheduled Closing Date and Time and keep the auction open for an additional 1 (minute) beyond the time that the last bid was received. Subsequent and additional extensions shall be applied to any and all bids placed during any such extension period until an extension period has expired without additional bids being placed, at which time the bidding time, as extended, shall be closed.

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 Monday, June 9, 2025 @ 5:00 pm 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.

**FOR MORE INFORMATION CALL
PETE RAMSEY 434-258-6611**

828 MAIN ST 15TH FLOOR, LYNCHBURG VA 24504 | VAAF93