

BOUNDARIES
APPROXIMATE
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Fairview Ln

656

Longmarsh Rd

632

Crums Church Rd

79.5699 ACRES

with 4BR, 1BA, 2,440±SF Home and
2,520±SF Barn & Outbuildings

ABSOLUTE TRUSTEE AUCTION

Bid off-site: Monday, April 20 at 12pm

Sale site: Clarke County Circuit Courthouse • 102 North Church Street, Berryville, VA 22611



4BR, 1BA, 2,440±SF Home

135 Longmarsh Road
Berryville, VA 22611

Zoned Agricultural/Open Space/Conservation

From the intersection of Rt. 7 and Rt. 632 (Crums Church Road), turn north. Travel 2.2 miles to Longmarsh Road. The property is on the corner of Longmarsh Road and Crums Church Road. The intersection of Rt. 7 and Rt. 632 is just west of Berryville.

Drive by inspections only.
Access to the property is not allowed.



Realty & Auction Group

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VAAF93

Clarke County Large Tract Opportunity

79.5699 ACRES

10 miles from Winchester and 40 miles from the western suburbs of Washington

ABSOLUTE TRUSTEE AUCTION

Bid off-site: Monday, April 20 at 12pm

Sale site: Clarke County Circuit Courthouse • 102 North Church Street, Berryville, VA 22611



2,520±SF Barn & Outbuildings

**135 Longmarsh Road
Berryville, VA 22611**

Property tax assessed at \$1,188,500

34± acres of open land, 35± acres of woods, and the balance containing the improvements. The topography is gently rolling. There is about 1,200± feet of road frontage on Longmarsh Road, about 2,600± feet of road frontage on Crums Church Road, and 1,100 ± feet of frontage on Fairview Lane.

BROKER PARTICIPATION IS AVAILABLE.

Contact the sales manager for more details: (434) 258-6611



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Terms: A bidder's deposit of the greater of \$50,000 or 10% of the winning bid shall be paid at the sale by cashier's check made payable to the bidder (to be assigned to Trustee if bidder is successful), with the balance of the winning bid to be paid upon delivery of a trustee's deed within 30 days of sale. If the initial deposit is less than 10% of the winning bid, then the successful bidder's deposit must be increased to 10% of the winning bid by cashier's check or wired funds within three (3) business days. Settlement shall be held within 30 days after the date of the sale unless otherwise postponed at the sole discretion of the Trustee. A 10% Buyer's Premium applies.