



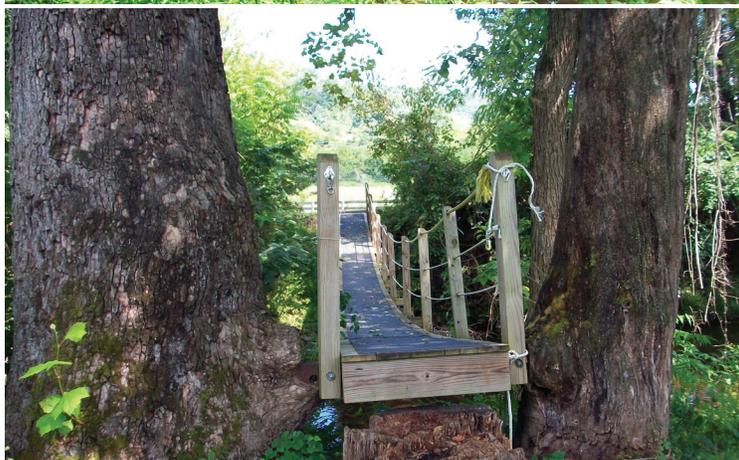
30,000±SF Building on 3.35± Acres
 Retail Space Currently Containing an Antique Furniture Store and a Brewery

ABSOLUTE TRUSTEE AUCTION

Bid off-site: Thursday, April 30 at 12pm

Sale site: Washington Volunteer Fire Department, 10 Firehouse Lane, Washington, VA 22747

ONLINE BIDDING ALSO AVAILABLE! Online bidding will open at 9:00AM EDT on Monday, March 30



7 River Lane, Sperryville, VA 22740
Rappahannock County

This property is at the confluence of the North Fork Thornton River and the Thornton River.

From the intersection of US-522 and Waterpenny Lane (Rt 1002) in Sperryville, turn south onto Sons Lane. Travel 0.1 miles to River Lane. Turn right onto River Lane, and go to the end of the road. The building will be on the left.

Property tax assessed at \$970,600

- Park-like setting suited for outdoor events
- Plenty of parking
- Close to historic town of Washington
- Near distillery, brewery, cafe, and retail shops
- In area of recent retail resurgence

Drive by inspections only.

Access to the property is not allowed.



Realty & Auction Group

www.countsauction.com

(434) 525-2991

Sales Manager:
 Pete Ramsey (434) 258-6611
 Pete@countsauction.com



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BROKER PARTICIPATION IS WELCOMED!

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

Terms: A deposit of \$15,000 in certified funds will be due on day of foreclosure sale if bidding in person. If bidding online, a deposit of \$15,000 in wire transfer or certified funds will be due no later than Wednesday April 29, 2026. Online bidders will send their deposits to The Counts Realty & Auction Group. The high bidder will be required to increase the deposit to an amount equal to 10% of the high bid within 3 business days of the sale date. This additional deposit will be wired directly to the Trustee. Online bidders who are not the high bidder will have their deposit returned to them promptly after the sale date. A 10% Buyer's Premium applies.



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