



FARMER
AUCTIONS

**COMMERCIAL
REAL ESTATE AUCTION**

21860 Highway 49, Skipwith, VA 23968



Sealed Bidding Only
Bids Due November 6, 2019 @ 5:00 pm
Property Sold Subject to Seller Confirmation



FARMER
AUCTIONS

Corporate Office: (540) 384-0100

VAL#4007 VAF1007

On the web at: www.farmer-auctions.com and www.farmerauctionsonline.com

Contact us by E-mail at: info@farmer-auctions.com

Why use Farmer Auctions to sell your property?

Farmer Auctions will customize and execute a results oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. Our auctions are conducted in combination with both live and internet auction formats. This results not only in full and current market value, but preserves opportunities for greatest price, while limiting risk of lower price. Individual sellers also benefit from the convenience of controlled viewings, standardized terms and conditions, reduced risk, and a known sale and closing date. Our experience is broad-based allowing us to bring together the necessary resources for a successful sale of practically any type of real estate.

Farmer Auctions

Driven by Service, Proven by Results



FARMER AUCTIONS

Property Location: 21860 Highway 49
Skipwith, VA 23968

Auctioneer's Comments: NEW BUSINESS POTENTIAL-BE YOUR OWN BOSS. TONS OF PARKING. TREMENDOUS VISIBILITY. Searching for commercial space to start your new business? Look no further than this versatile space. We look forward to congratulating a new owner.

Basic Property Information

- Year Built-1972
- Approx. Acreage=1.0 +/- acres
- Approx. sq. ft.= 3,900 +/-
- **Large sales floor**
- **Deli and Kitchen areas**
- **Office space adjacent to sales floor**
- **Tremendous visibility and traffic flow**
- **Viable and profitable store for many years**
- DEQ approved tanks with leak detection. All tanks recently inspected by DEQ with satisfactory ratings.
- New metal roof-2015
- New A/C-2015
- Block construction
- One bathroom
- Large parking area
- Private well and septic
- Heat: Oil furnace

Legal Information

- Parcel ID: 654
- Tax Map Reference: 049000 A 52
- Legal Description: Mullins Property
- Municipality: Mecklenburg County
- Deed Book/Page: 519/836
- Zoning: AG
- Tax Assessed Value: \$151,800.00
- **2019 MARKET APPRAISAL VALUE: \$280,000.00**

PROPERTY

Parcel Information

Parcel Record Number (PRN) **654** District **BLUESTONE DISTRICT**
 Account Name **WAGSTAFF, NORMAN D JR**
 Address1 **7044 TROTTINRIDGE RD**
 Address2
 City, State Zip **SKIPWITH, VA 23968**
 Business Name **GATORS STOP & SHOP LLC**
 Location Address(es) **21860 HIGHWAY FORTY-NINE**

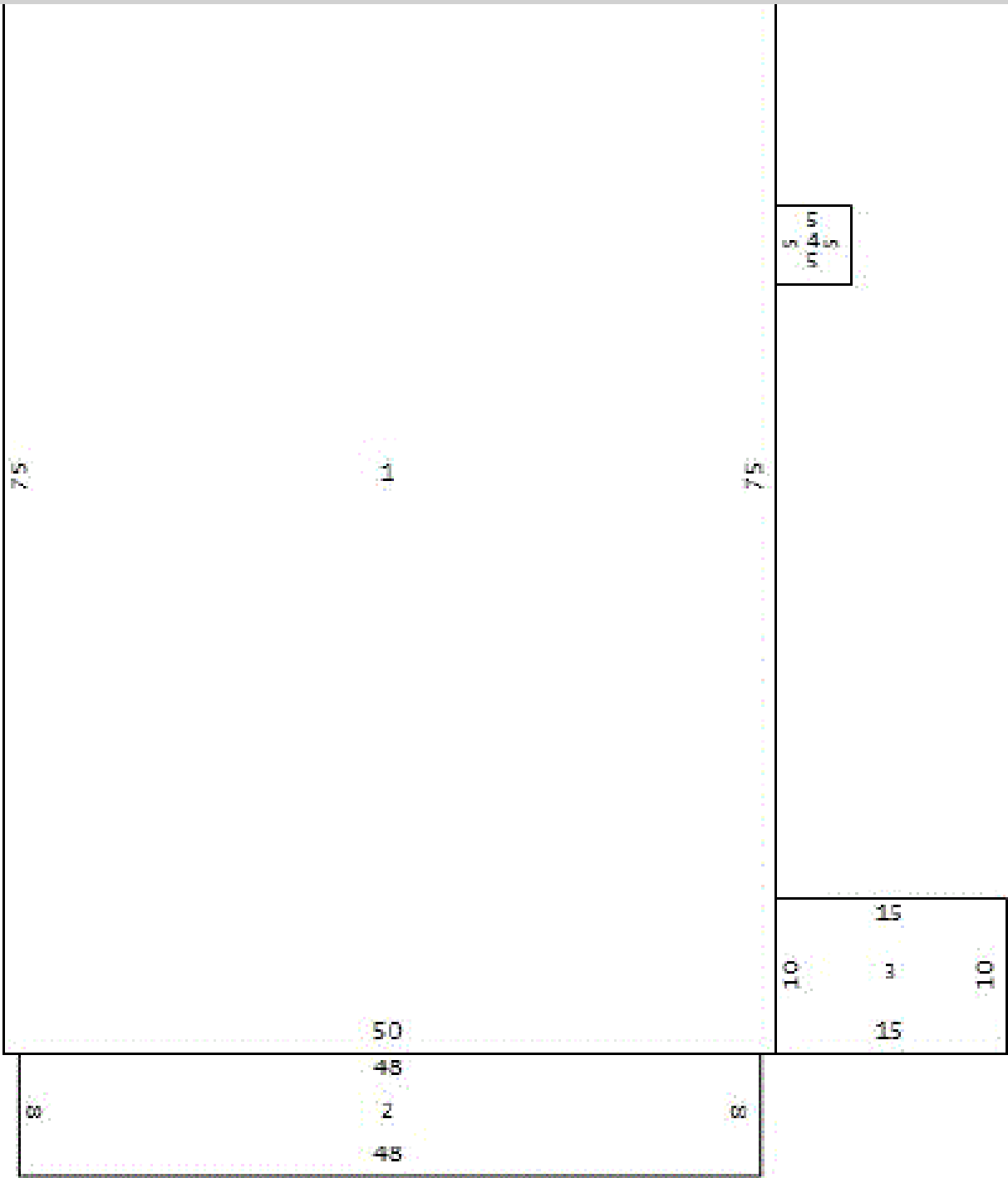
Map Number

Map Insert	Double Circle	Block	Parcel Number
049000	A		052

Total Acres **1.0**
 Deed **DEED B&P-519-836**
 Will **NONE**
 Plat **NONE**
 Route
 Legal Desc 1 **MULLINS PROPERTY**
 Legal Desc 2 **(21860 HWY 49)**
 Zoning **AG; AGRICULTURAL LAND DISTRICT**
 State Class **COMMERCIAL/INDUSTRIAL**
 Topology **LEVEL**
 Utilities **ELECTRICITY, SEPTIC SYSTEM, WELL**

Assessed Values

Type	Current Value	Value for the 2018/2019 tax year
Land	\$25,000	\$25,000
Main Structures	\$123,200	\$123,200
Other Structures	\$3,600	\$3,600
TOTALS	\$151,800	\$151,800





COMPARABLE SALES

Sale No.	Sale Date	Sale Price	Gross Bldg. Area (GBA)	Price / SF	Name/Address
1	4/12/13	\$210,000	3,654	\$57.47	Pitt Stop 6267 Buggs Island Road, Boydton, VA
2	6/7/13	\$350,000	1,892	\$153.78	Longview Store 15186 Highway Fifteen, Clarksville, VA
3	1/14/15	\$183,000	2,000	\$91.50	Country Boys Quick Stop 13643 Highway 47, Chase City, VA
4	2/14/18	\$300,000	1,812	\$165.56	1414 Jeb Stuart Hwy Red Oak, VA 23964
High		\$350,000	3,654	\$165.56	
Low		\$210,000	1,812	\$57.47	

BIDS MAY ONLY BE PLACED BY COMPLETING A SEALED BID CONTRACT OF PURCHASE

Date & Time: **SEALED BIDS DUE** – Wednesday, November 6 at 5:00 pm
**PLEASE REQUEST A SEALED BID CONTRACT OF PURCHASE
FOR ACCEPTED FORMS OF DELIVERY OF ALL SEALED BIDS.**

PROPERTY BEING SOLD SUBJECT TO SELLER CONFIRMATION

Request a Sealed Bid Call Jarrod Hines, Auctioneer, at 540-250-2964
Contract of Purchase: or email jarrod@farmer-auctions.com

Property Tours: Tuesday, October 22 12:00 PM – 2:00 PM

Property may also be shown by private appointment.

Contact Jarrod Hines at (540) 250-2964 or Lise Burnett at (434) 738-7752 for more information or private tour of the property.

Broker Participation: Pre-registered broker participation is required and compensated

Earnest Money: A deposit of \$5,000.00 is due with the submission of your Sealed Bid Auction- Real Estate Contract of Purchase. The deposit must be in the form of a cashier's check or certified check. The deposit received from the winning high bidder is NON-REFUNDABLE. The deposit for any accepted bid will be retained in the Farmer Auctions Escrow Account. All deposits for bids that are not accepted will be returned to the bidder by November 15, 2019.

Buyers Premium: A buyer's premium of 8.0% will be added to the final high bid and become part of the total purchase price. (Ex. \$225,000.00 purchase price + \$18,000.00 buyer's premium = \$243,000.00 total purchase price)

Closing: Cash at Settlement on or before December 6, 2019
Buyer acknowledges and agrees that time is of the essence.

INFORMATION FOR BUYERS THAT REQUIRE FINANCING TO PURCHASE

All buyers that require financing to purchase this property MUST follow the steps below in order to be allowed to bid on this property:

1. Notify your lender (bank, mortgage company, etc.) that the property is being sold "AS-IS".
2. Notify your lender (bank, mortgage company, etc.) that the terms of the loan cannot require an inspection.
3. Notify your lender that the property must close within 30 days of the date of the auction.
4. Get pre-approved for a loan.
5. Obtain a pre-approval letter, written on the letterhead of the lender, clearly showing the maximum amount you are approved to borrow.
6. Present the pre-approval letter to the auctioneer or a member of the auction staff.

Auction Specific Financing Information



CALL BEFORE YOU BID!

7 Day Processing, Upfront Underwriting and first-rate service are the hallmarks of our fresh approach. Find out how we can help you move forward faster by talking to us today.



Pete Griffin

LOAN OFFICER

NMLS#: 1227655

direct: 540.834.8826 | fax: 540.904.0416

pete.griffin@movement.com

movement.com/pete.griffin

www.movement.com



1125 Jefferson David Highway, Suite 380, Fredericksburg, VA 22401 | VA-MLO-21348VA | Movement Mortgage, LLC is an Equal Housing Lender. NMLS ID# 39179 (www.nmlsconsumeraccess.org) | 877-314-1499. Movement Mortgage, LLC is licensed by VA # MC-5112. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Borrowers must qualify at closing for all benefits. "Movement Mortgage" is a registered trademark of the Movement Mortgage, LLC, a Delaware limited liability company. 8024 Calvin Hall Road, Indian Land, SC 29707. CPID 3024 | Exp. 4/2017

Broker/Agent Participation Terms

Sealed Bids Due: November 6, 5:00 PM

Property Address: 21860 Highway 49 Skipwith, VA 23968

Referral compensation of 20% of the net 8% Buyer's Premium charged or 20% of any net negotiated commission will be paid to any properly licensed real estate broker whose Buyer/Bidder is the successful purchaser of this property, and pays the total Contract Price and Closing Costs for this property. It is understood and agreed that the Broker referral compensation structure will be based on the stated terms and conditions of sale.

To earn the foregoing referral compensation:

- 1) Participating broker must register his/her buyer/bidder by filling out the broker/agent registration form in full and must mail, hand-deliver or email it to info@farmer-auctions.com. Broker Registration Forms MUST be RECEIVED by 5:00 pm EST, November 6, 2019. Referral compensation is contingent upon, and will only be paid if the broker/agent participation form is received by no later than 5 pm, November 6, 2019. The form may also be mailed to our office or hand delivered to: Farmer Auctions, 29 Wildwood Road, Salem, Virginia 24153
 - 2) Unless participating online, participating broker/agent must attend the scheduled property tour with his/her client or schedule a private tour and attend the private tour with his/her client.
 - 3) Unless participating online, participating broker/agent must accompany his/her buyer to the auction or be present with client
 - 4) Brokers/agent that intend to assist clients with online bidding must be present with their client as the auction closes on the final day of the auction (date to be determined) and, if they are the high bidder, they and their client must speak directly with the auctioneer following the end of the auction.
 - 5) Brokers/agents that assist a winning online bidder, must ensure that the real estate contract of purchase is executed immediately following the close of the auction. Earnest money from a winning online bidder, must be remitted in the form of a credit card payment or cashier's check immediately following the close of the auction. A 3% service fee will be added to the total earnest money deposit if a credit card is used.
- Broker/agent agrees that broker/agent will not claim any exceptions to the foregoing procedures.
 - Broker/agent agrees that no oral registration will qualify broker/agent for referral compensation, and no broker forms will be accepted at the auction site.
 - Broker/agent agrees that if the buyer's premium is reduced due to negotiations between buyer and seller the referral compensation to the broker/agent shall be 20% of net total commission earned.
 - Broker/agent agrees that broker's/agent's referral compensation will be due upon closing of the purchase by his Buyer/Bidder with all consideration paid in full.
 - Broker/agent agrees that he/she shall hold harmless and indemnify Farmer Auctions, its affiliates or assigns, including its reasonable attorney's fees, from any and all claims with regard to such commission.
 - Broker/agent must attach a copy of these terms, executed by the broker/agent below, with each registration.
 - Broker/agent is not eligible for commission if he/she is the purchaser.
 - Broker/agent may not represent immediate family members.
 - Broker/agent may not represent other brokers/agents
 - Broker/agent may not represent an entity (or any affiliate of which) the broker/agent is a principal, employee, affiliate or immediate family member.

I agree to the terms set forth herein.

Signed: _____ **Printed Name:** _____

Broker's Initials _____

BROKER PARTICIPATION ACKNOWLEDGMENT FORM

DATE: _____ REMIT TO: Farmer Auctions – 29 Wildwood Road, Salem, VA 24153.

E-mail: info@farmer-auctions.com

Name of Broker/Agent: _____

Name of Company: _____

Phone Number & Email Address: _____

Address of Auction Property: _____

Bidder Contact Information: Phone: _____

Email: _____

Broker Printed Name _____

Broker Signature _____ Date _____

Agent Printed Name _____

Agent Signature _____ Date _____

Agent Real Estate License No. _____

Bidder's Printed Name _____

Bidder's Signature: _____ Date _____

*Bidder/Buyer acknowledges that he/she understands the Broker Participation Terms, and if Bidder/Buyer is the successful purchaser at the auction and successfully closes the transaction, said broker will receive referral compensation from the sale. Referral compensation is contingent upon, and will only be paid if the broker participation form is received by Farmer Auctions no later than 5 pm on the day preceding the auction.

**ALL BROKER PARTICIPATION FORMS MUST BE RECEIVED
NO LATER THAN 5:00 PM (EST) NOVEMBER 6, 2019**