



**FISHER**  
AUCTION COMPANY



**COLDWELL BANKER**  
HARBOUR REALTY



# REAL ESTATE AUCTION

**A 62.5± Acre Agricultural Site  
and Housing Complex**

**Painter, Virginia**

**ONLINE AUCTION  
AUGUST 17TH  
AT 10 AM ET**

Fisher Auction Company | 2112 East Atlantic Boulevard | Pompano Beach, Florida, 33062

[www.FisherAuction.com](http://www.FisherAuction.com)

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800.331.6620  
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# OVERVIEW

## REAL ESTATE AUCTION

Fisher Auction Company and Coldwell Banker Harbour Realty are pleased to present via Online Auction A 62.5± Acre Agricultural Site and Housing Complex in Painter, Virginia.

### THE OFFERING

- Prime Location on the Southern Delmarva Peninsula between Chesapeake Bay and Atlantic Ocean
- Large 62.5± Acre Agricultural Site
- Housing Complex includes 8 Dormitory Buildings and 1 Mobile Home
- Over 34,000 SF in Improvements
- Newer Construction ; 2005 and 2015
- Within minutes to Eastern Shore Yacht & Country Club, Norfolk International Airport, Chincoteague National Wildlife Refuge and World Class Fishing
- Easy access to Major Thoroughfares via US 13
- Perfect Investment with Upside Rental Opportunity



# OVERVIEW

## REAL ESTATE AUCTION

### PROPERTY DETAILS

- **Address:** 16252 Sunripe Lane, Painter, Virginia 23420
- **Location:** West side of Boggs Road just North of US 13
- **Directions:** From US 13 turn on Duer Street to Hickman Street. Turn right to Boggs Road and continue to address
- **Access:** From Boggs Road. Gated Entry with Security Office
- **Topography:** Essentially Level and 80±% Cleared
- **Frontage:** 560± Feet along Boggs Road.
- **Land Area:** 62.5± Acres / 2,722,500± Square Feet
- **Zoning:** Agriculture. See Zoning Section for Uses and Requirements
- **Taxes:** 2022 Total - \$13,190.58
- **2022 Tax Assessed Value:** \$2,216,100
- **Parcel ID No.:** 11000A000008000
- **Flood Zone:** Zone X. Map #51001C0265G
- **Utilities:** Well and Septic Systems. See Improvements



# OVERVIEW

## REAL ESTATE AUCTION

### 62.5± ACRES

- Permitted Well and Septic Systems
- Pump House for Water Supply System
- Security House at Entrance
- Gravel Roadways
- Open Recreation Areas
- Ample Parking Areas, Lighting and Landscaping
- Picnic Tables
- Storage Shed

### MOBILE HOME

- 2005 Model
- 924± Square Feet
- 14' x 66'
- 3 Bedroom / 1 Bathroom
- Central AC /Heat
- Front and Back Porches
- Metal Roof
- Concrete Block Foundation



# OVERVIEW

## REAL ESTATE AUCTION

### Two 223.4' x 42' DORMITORIES

- Single Story Design Built in 2015
- Two 9,383± SF Buildings
- Each Building measures 223.4 Feet x 42 Feet
- Concrete Slab Foundation
- Concrete Block Walls
- Metal Roof
- Central Air and Heat
- Designed to House 240 Seasonal Tenants
- Each Building has 8 Common Bathrooms and 2 Common Kitchens with Dining Area, 20 Dorm Rooms and Covered Laundry Area

### SIX 26' x 88' DORMITORIES

- Single Story Design Built in 2005
- Six 2,288± SF Buildings
- Each Building measures 26± Feet x 88± Feet
- Concrete Slab Foundation
- Concrete Block Walls
- Metal Roof
- Central Air and Heat
- Designed to House Seasonal Tenants
- Each Building has 4 Common Bathrooms and 1 Common Kitchen with Dining Area, Dorm Rooms and Covered Patio Area



# PHOTOGRAPHS



# PHOTOGRAPHS





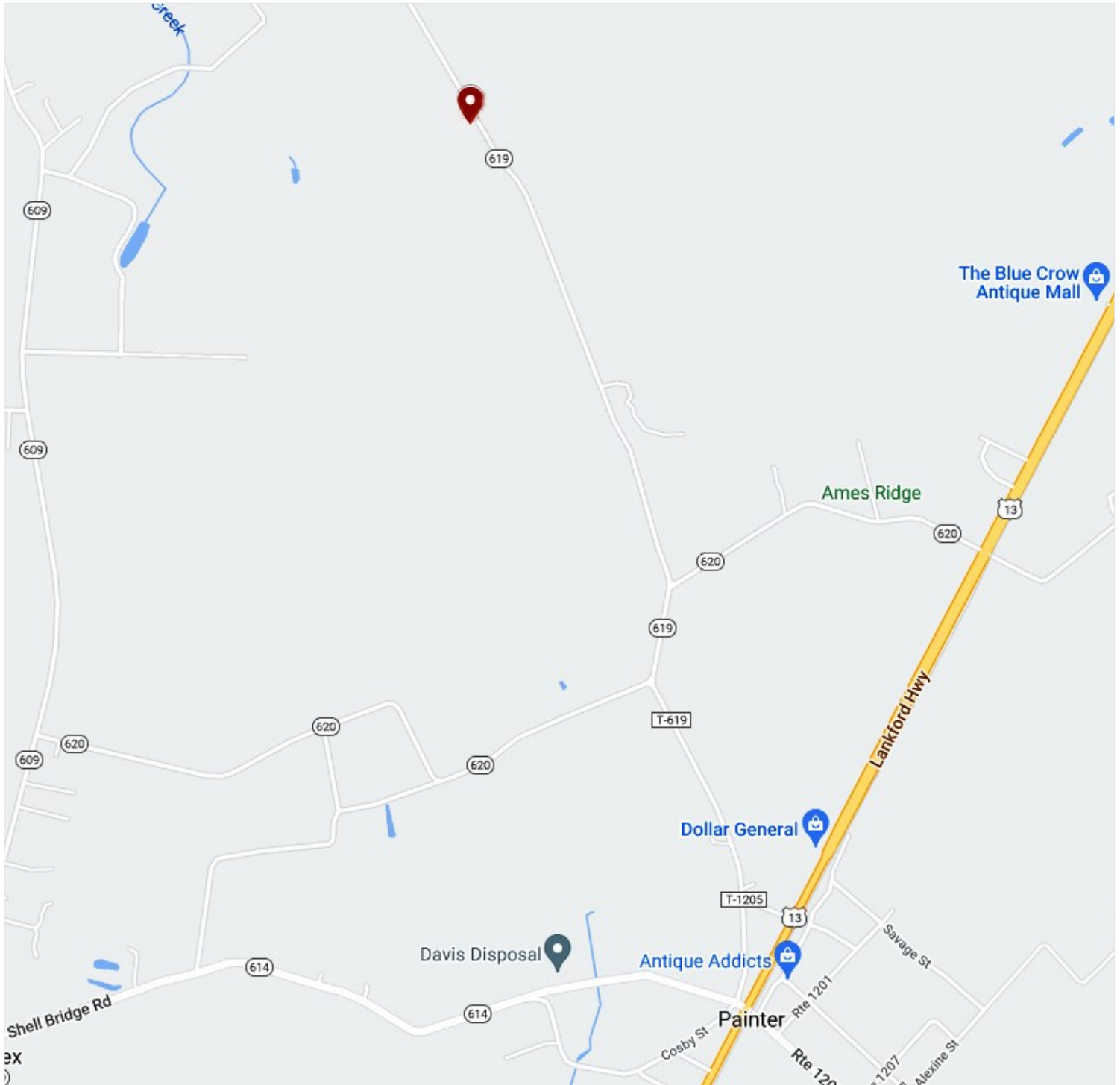
# LOCATION MAP

REAL ESTATE  
AUCTION



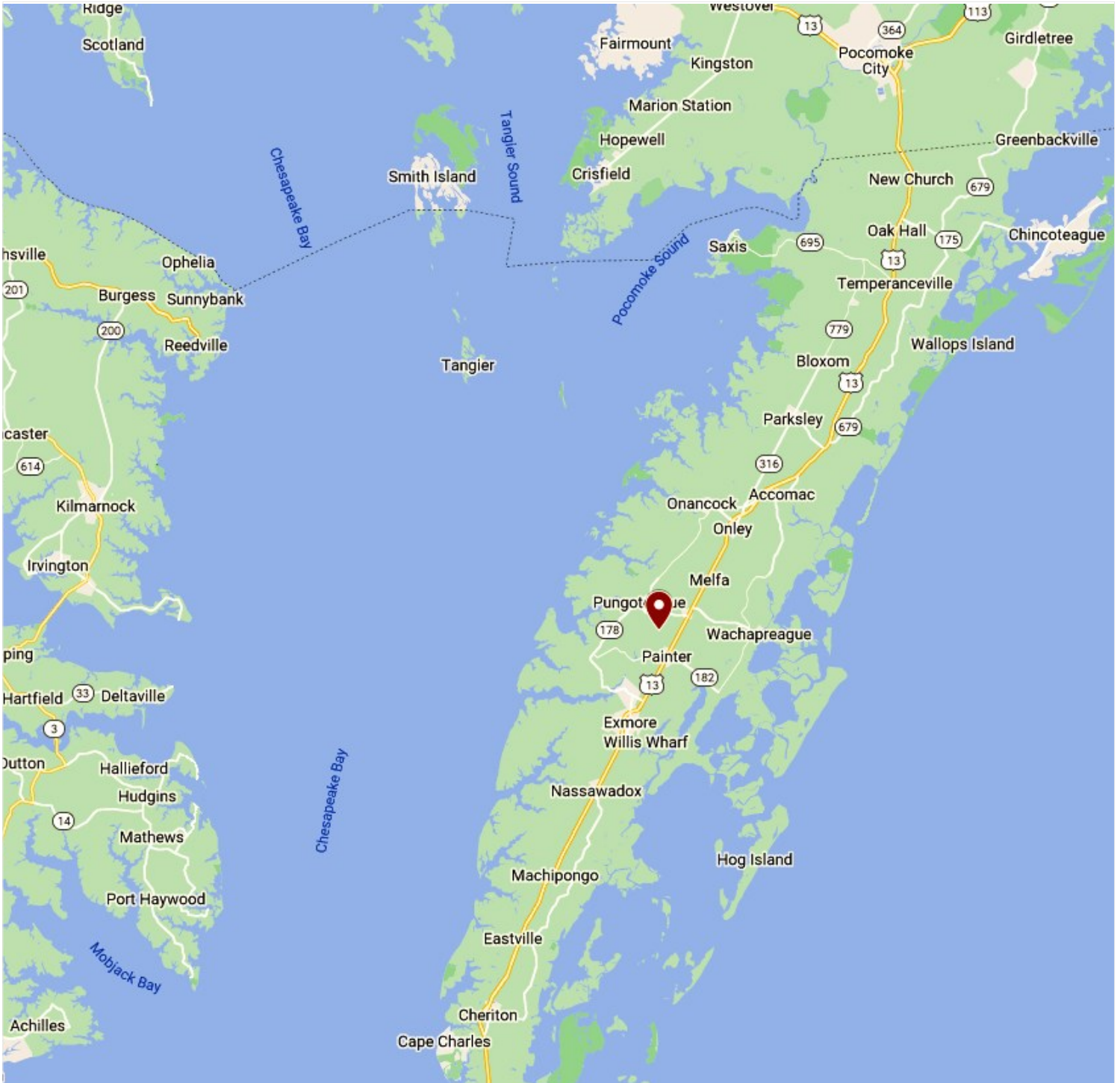
# LOCATION MAP

REAL ESTATE  
AUCTION



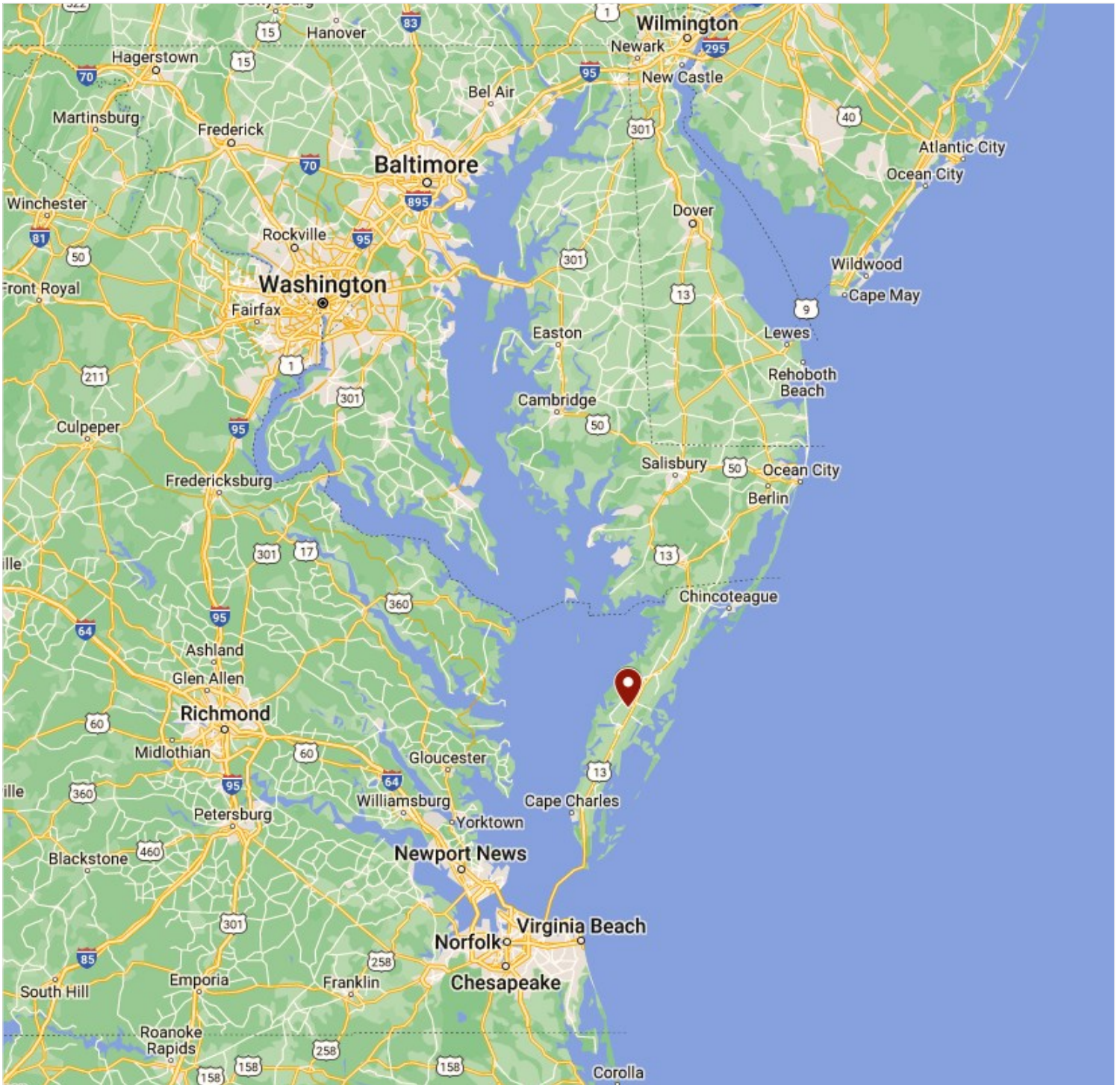
# LOCATION MAP

## REAL ESTATE AUCTION



# LOCATION MAP

REAL ESTATE  
AUCTION



# AUCTION SUMMARY

## REAL ESTATE AUCTION

**Online Auction Date / Time:** Begins - Thursday, August 17, 2022@ 10:00 AM ET  
Ends - Thursday, August 17, 2022 @ 1:00 PM ET

**Online Only Auction:** Online Auction, Via [bid.fisherauction.com](http://bid.fisherauction.com)

**Property Tours:** Please contact David Griffith at 757.647.2649 or [dgriffith3000@gmail.com](mailto:dgriffith3000@gmail.com) to scheduled a property tour

### AUCTION METHOD

- The Property is being sold to the Highest and Successful Bidder at or above a bid price of \$500,000.00 plus the ten percent (10%) Buyer's Premium, subject to the terms and conditions of the Governing Documents.
- The Online Auctions will be held on Fisher Auction Exclusive Auction Platform at [Bid.fisherauction.com](http://Bid.fisherauction.com)
- Broker Dave Griffith  
Lic. 0225059142
- Auctioneer Lamar Fisher Sr.  
Lic. 2907003627;  
FAC Lic. 290800783

### QUALIFYING BIDDER REQUIREMENTS

- Wire into A & N Title & Settlement, Co.'s Escrow Account, (the "Escrow / Settlement Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$50,000 Initial Escrow Deposit no later than 5:00 PM ET on Tuesday, August 16, 2022. Contact Fisher Auction Company (the "Auctioneer") for wiring instructions via email [info@fisherauction.com](mailto:info@fisherauction.com) or call 954.942.0917, Ext. 4124.
- Within 24 hours of becoming the Successful Bidder, the Successful Bidder shall execute the Purchase and Sale Agreement and shall deliver to the Escrow Agent via a Federal Wire Transfer, an additional deposit ("Additional Deposit") the amount of which is the difference between ten percent (10%) of the Successful Bid amount and the Initial Deposit (such that the sum of the Initial Deposit and the Additional Deposit equal ten percent (10%) of the Successful Bid.

### BROKER PARTICIPATION

- 3% of the Final Bid Price
- Call 800.331.6620 or visit [www.fisherauction.com](http://www.fisherauction.com) for the Mandatory Real Estate Buyer Broker Participation Registration Form.



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# TEAM SUMMARY

## REAL ESTATE AUCTION

Coldwell Banker and Fisher Auction Company have successfully partnered for many years. The Brokerages work in tandem to get the job done. Their professionalism as Partners, coupled with the same goal of obtaining the absolute best price for their client while still providing a transparent transaction for the Buyer, makes this team a success in whatever venture they take on.



### LAMAR FISHER PRESIDENT / CEO of FISHER AUCTION

Lamar@fisherauction.com  
954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher's proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.



### Dave Griffith ASSOCIATE BROKER of COLDWELL BANKER HARBOUR REALTY

Dgiffith3000@gmail.com  
757.647.2649

Dave was born and raised on the Eastern Shore in Cape Charles. After graduating from Cape Charles High School, which is now high end apartments, he attended college and then joined the US Coast Guard. Dave married his high school sweetheart Kathy for 51 years and raised two girls while traveling around the country at various duty stations for 24 years before retiring in 1994. His last four years he served as the Coast Guard Group Commander of Eastern Shore operations which included Maryland and parts of Virginia headquartered on Chincoteague. Upon Dave's retirement, he started working in real estate. His company joined Coldwell Banker in 1995 and has been the most successful real estate company on the Eastern Shore. Dave have served in the local Eastern Shore Association of Realtors as a Director, Vice President and as President.



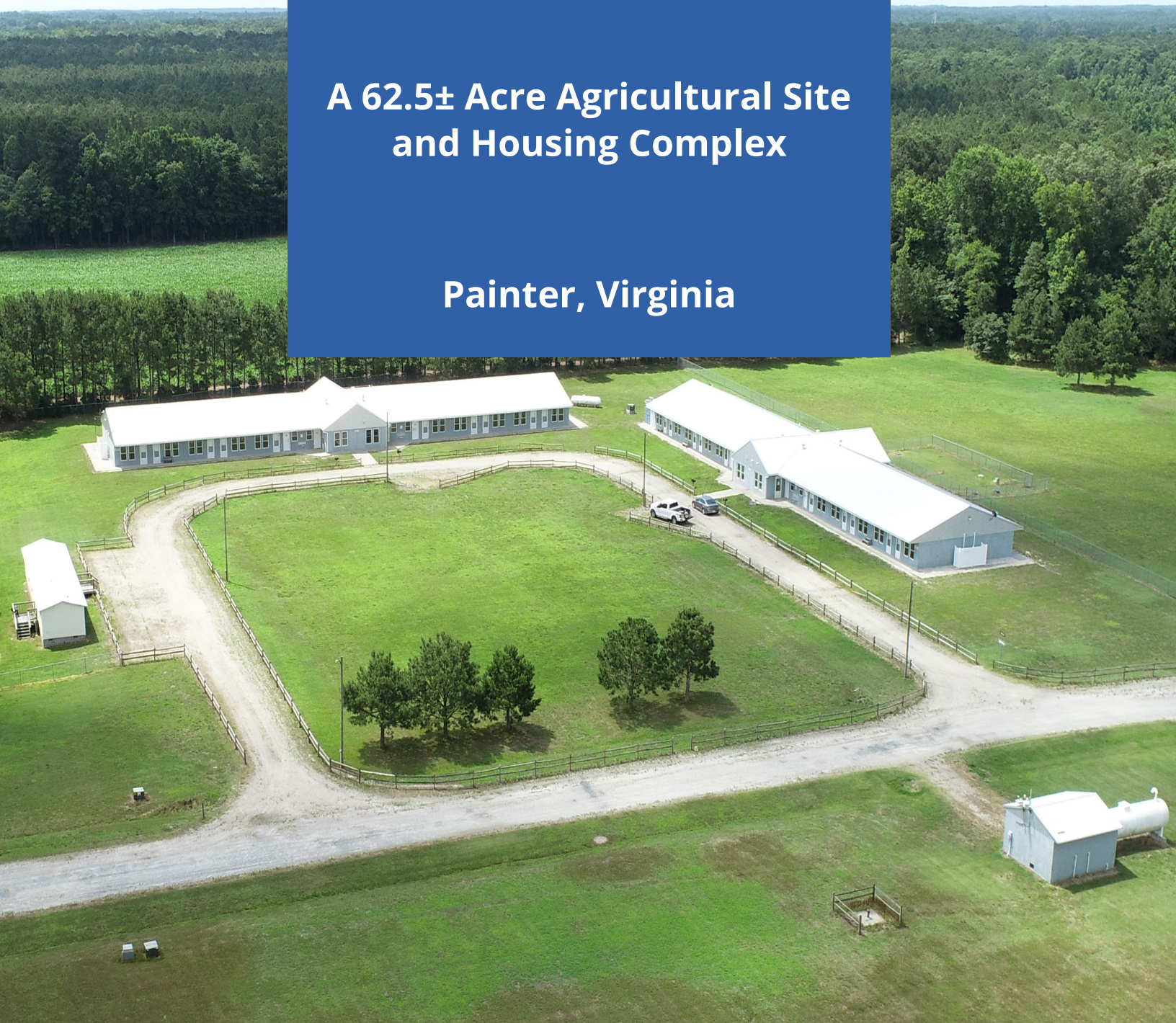
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and Housing Complex

Painter, Virginia



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