

# AUCTION

## PROPERTY PREVIEWS

Wednesday, April 25<sup>th</sup> 12-2 PM  
Wednesday, May 2<sup>nd</sup> 12-2 PM

**2 Farms Totalling 336+/- Acre - Martinsburg Area, Berkeley County, West Virginia**

**Farm, Hunt, Future Development BANK ORDERED SALE**

### Terms and conditions:

**Registration:** By fax and at open houses

**Date and Place of Auction:** May 9, 2012, 1 PM, On site at 433 Files Cross Road, Martinsburg (Berkeley County), West Virginia.

**Terms of Sale:** A 10% deposit of the contract price is required auction day upon execution of the contract. All bidders must be pre-registered and are required to have a bank cashier's check in the amount of \$20,000. This check should be made payable to yourself and endorsed to Escrow Holder after completion of auction. A second check is required in the form of a personal check for the balance of the 10% deposit. **NO EXCEPTIONS PLEASE!**

**A 10% Buyer's Premium** will be added to the final bid and be included in the total contract price. Auctioneer may alter terms of sale through announcement on Auction Day.

**Contract:** The successful high bidder will be required to sign a contract of sale immediately upon the conclusion of the auction with the deposit acting as a down payment (earnest money). This is an Auction Sale and is not subject to any post auction review period or contingency for the purchaser. Contract of sale was prepared by Seller's Counsel and should be reviewed prior to the auction.

**Closing:** Will be on or before 45 days following the Auction Date. Payment of the balance of purchase price by certified check or bank cashiers check.

**Broker Participation:** Invited, call for details.

**Disclaimer:** THE PROPERTY IS SOLD "AS IS". All information regarding the properties for sale are from sources deemed reliable, but no warranty or representation is made by the Seller, Auctioneer, Realtor, Affiliates or Employees of the Realtor as to the accuracy or reliability thereof and same is subject to errors, omissions, other conditions, or withdrawal without notice. Prospective Purchasers must rely solely upon their own investigations and due diligence.

**Financing:** Seller is not offering financing and Purchase is not contingent on purchaser financing. Financing may be available to qualified buyers from a third party source.



Max Spann Real Estate & Auction Co.  
NEW JERSEY  
P. O. Box 4992  
Clinton, New Jersey 08809

In cooperation with Quad State Realty, Inc.  
Denny Stouffer WVA Auction License #1654



Mid Atlantic Farm Credit  
888-339-3334

**Bank Ordered Sale**

# AUCTION

**2 Beautiful Rolling Farms Totalling 336+/- Acres**  
**in Berkeley County, West Virginia**  
**"Gateway to the Shenandoah Valley!"**

May 9<sup>th</sup> 2012





2 Farms Totalling 336 +/- Acres. Perfect for farming, horses, raising your family and enjoying all of the area attractions.



"Buy One or Buy Both!"

## Beautiful, Lush Farmland

- Martinsburg-Fastest growing city in WV.
- Perfect for family retreat or hunting compound.
- Farm 1: Manor House ready for restoration.
- Farm 2: Tenant brick house with 3 bedrooms and 2.5 baths, plus Second tenant house and barn for storage.
- Close to Martinsburg, Hagerstown, and Frederick.
- Convenient access to Routes 11, 40, I-81, and I-70.

This Picturesque property is perfect for your farming operation, horse farm or country estate. Enjoy privacy and serenity on this quiet country setting.



Convenient to DC, Baltimore, and all area attractions.

# Bank Ordered Sale

## AUCTION DATE

Wednesday, May 9<sup>th</sup> 1 PM

## PROPERTY PREVIEWS

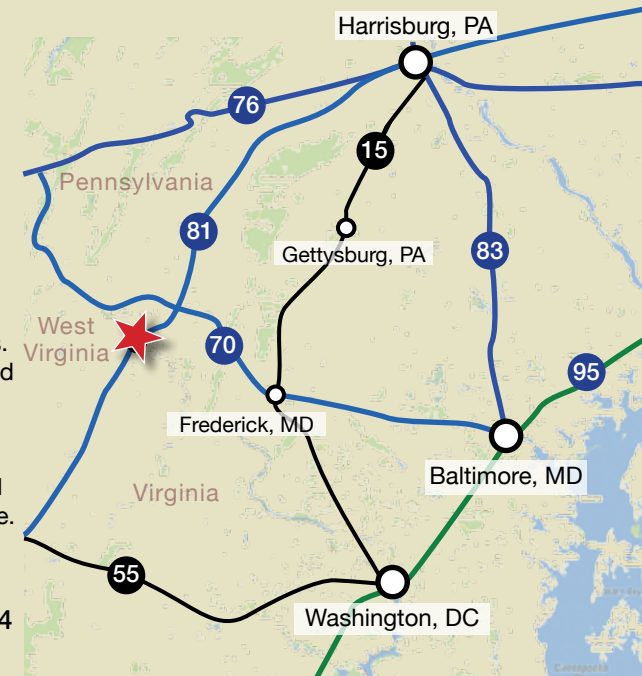
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**DIRECTIONS: From I-81:** Take exit 16 and proceed on WV-9 east for 2.5 miles. Make left turn onto WV-45 (E. Moler Ave/ Shepherdstown Rd.) and proceed 4.1 miles. Turn right onto Files Cross Rd (CR-45/3) and proceed 1.1 miles. Farm will be on right at 433 Files Cross Rd.

**From I-70/ I-270:** Follow I-70/ I-270 to I-81 South to exit 16 and follow directions above.

**AUCTION LOCATION: ON-SITE**  
433 Files Cross Road, Martinsburg  
(Berkeley County), West Virginia 25404



**POTENTIAL INVESTMENT OPPORTUNITY**  
Current Owner Obtained Preliminary Plat Approval for 395+/- Residential Units Within Proposed "Winebrenner's Crossing" Subdivision



**NOW IS A GREAT TIME TO INVEST IN LAND.**

## HOW TO BUY AT AUCTION:

1. Go online at [www.maxspann.com](http://www.maxspann.com) and sign up for a complete Property Information Package.
2. Tour the Properties on the Preview Dates.
3. Attend the Auction and Bid Your Price.

**888-299-1438**  
**[www.maxspann.com](http://www.maxspann.com)**

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