



REAL ESTATE AUCTION

**3 INVESTMENT HOMES ON 0.5+/- ACRES AND A
0.179+/- ACRE LOT ONLY ½ MILE FROM MAIN STREET
IN CULPEPER, VA**

PARCEL 1 - 0.5+/- ACRE LOT

506 Sperryville Pk., & 503 and 501 Washington St., Culpeper, VA 22701

PARCEL 2 - 0.179+/- ACRE BUILDING LOT

Located adjacent to 506 Sperryville Pike, Culpeper, VA 22701

NOTE: Address is for GPS purposes only.

For information contact: Tony Wilson, Auction Coordinator – (540) 748-1359

Nicholls Auction Marketing Group

Offices throughout Virginia to meet your needs

VAAF #2908000729 VAAF#2908000769

On the web at: www.nichollsauktion.com

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

Why use Nicholls Auction Marketing Group to sell your property?

Nicholls Auction Marketing Group has set and maintained an overall sales ratio in excess of 95% since 1980. Our standards for conducting an auction are simply higher, and the marketplace has responded, allowing us to be the leader in getting properties sold and closed. For property owners who are serious about selling—who wish to maximize their returns while reducing the time, risk and frustration of trying to sell through a traditional approach—our customized individual owner services are a perfect fit.

Nicholls Auction Marketing Group will customize and execute a results oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. This results not only in full and current market value, but also 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 of sale, and a known sale and closing date.

Our 50+ years experience is broad-based allowing us to bring together the necessary resources for a successful sale of practically any type of real, as well as personal property. For more information please go to nichollsauktion.com and allow us the privilege to add your name to our growing lists of satisfied clients.

Nicholls Auction Marketing Group

Premier Service Since 1968



Property Location

**506 Sperryville Pike, Culpeper, VA 22701
503 Washington Street, Culpeper, VA 22701
501 Washington Street, Culpeper, VA 22701**

Auction Date & Time

Thursday, July 23 at 5:30 pm Eastern

From the Johnson Lane Estate - 3 homes on .5 +/- acres located less than 1/2 mile from Main St. Culpeper, VA -- 2 BR/1.5 BA home -- 3 BR/3 BA home -- 1 BR/1 BA home

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!!

These 3 homes will make wonderful primary residences or investment properties. The homes are in various stages of renovation, and have solid "bones." They will be offered together and will SELL to the HIGHEST BIDDER!! In addition, you will also have the opportunity to bid on an adjacent building lot.

506 Sperryville Pike

Thursday, July 23 at 5:30 pm Eastern

- 506 Sperryville Pike, Culpeper, VA 22701
- 2 BR/1.5 BA 1,316 +/- sf. home on .25 +/- acres with 120' +/- of road frontage
- Kitchen (all appliances convey); living room; dining room; unfinished basement
- Hardwood, vinyl and carpet flooring
- Public utilities; electric water heater
- Cooling: 2 Samsung mini splits wall units; heating: 2 Samsung mini splits gas wall units
- Detached 12'x28' single bay garage/shop
- Tax Map: 40A-5-24; Deed Book: 1328; Zoning: R2; Yearly county real estate taxes: \$714.86; Home built in 1929 and is vinyl exterior; WE GUARANTEE A FREE & CLEAR DEED
- Only \$100,000 Suggested Starting Bid!!
- Please contact Tony Wilson with any questions concerning pre-auction bids (540-748-1359)

503 Washington Street

Thursday, July 23 at 5:30 pm Eastern

- 503 Washington St., Culpeper, VA 22701
- 3 BR/3 BA 2,280 +/- sf. home (sharing .25 +/- acre lot with adjacent home at 501 Washington St., and has 56' +/- of road frontage)
- Kitchen (appliances convey); living room; dining room; partially finished walk-out basement; attic
- Recently remodeled bathrooms
- Laminate & vinyl flooring in kitchen & dining room; carpet in living room & bedrooms
- Handicap ramp
- Public utilities; gas water heater
- Heating: natural gas wall heaters; no AC
- Tax Map: 40A-5-25; Deed Book: 1328; Zoning: R2; Yearly county real estate taxes: \$1,344.16 (total for both 503 & 501 Washington St.); Per the tax record, the home was built in 1973 but we are not confident with this date; Vinyl exterior; WE GUARANTEE A FREE & CLEAR DEED
- Only \$100,000 Suggested Starting Bid!!
- Please contact Tony Wilson with any questions concerning pre-auction bids (540-748-1359)

501 Washington St.

Thursday, July 23 at 5:30 pm Eastern

- 501 Washington St., Culpeper, VA 22701
- 1 BR/1 BA 500 +/- sf. home (sharing .25 +/- acre lot with adjacent home at 503 Washington St., and has 56' +/- of road frontage)
- Kitchen; living room/dining room combo
- Home is partially renovated; some new wiring & plumbing; new drywall; no kitchen cabinets or appliances
- 5'x10' front porch
- Public utilities; electric water heater
- Heating: gas wall unit; no AC
- Tax Map: 40A-5-25; Deed Book: 1328; Zoning: R2; Yearly county real estate taxes: \$1,344.16 (total for both 503 & 501 Washington St.); Per the tax record, the home was built in 1973 but we are not confident with this date; Masonite siding exterior; WE GUARANTEE A FREE & CLEAR DEED
- Only \$100,000 Suggested Starting Bid!!
- Please contact Tony Wilson with any questions concerning pre-auction bids (540-748-1359)

Property Location

506 Sperryville Pike, Culpeper, VA 22701 NOTE: Address is for GPS purposes only. This lot is located adjacent to 506 Sperryville Pike.

Auction Date & Time

Thursday, July 23 at 5:35 pm Eastern

From the Johnson Lane Estate - .179 +/- acre lot located less than 1/2 mile from Main St. Culpeper, VA.

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!!

This building lot will make a wonderful investment property. It will SELL to the HIGHEST BIDDER!! In addition, you will have the opportunity to bid on an adjacent .5+/- acre parcel w/3 homes.

- .179 +/- acre lot with 56' of frontage on Sperryville Pike
- Tax Map: 40A-5-23; Deed Book: 1328; Zoning: R2; WE GUARANTEE A FREE & CLEAR DEED
- Only \$5,000 Suggested Starting Bid!!
- Please contact Tony Wilson with any questions concerning pre-auction bids (540-748-1359)

Home Tour

Thursday, July 16 at 2:00 PM SHARP. Please contact Tony Wilson for more information ([540-748-1359](tel:540-748-1359)).

Earnest Money

\$10,000 (3 home parcel) and \$2,000 (building lot parcel) deposits are due immediately after confirmation of final bid and the balance due at closing within 30-45 days.

Deposit must be in the form of a cashier's check or certified check (from a US bank/financial institution) made payable to yourself.

Closing

Closing is to take place on or before 30-45 days from date of auction. Buyer acknowledges that time is of the essence.

Financing

Need financing for this home? Contact Tony Wilson for financing information (540) 748-1359.

Broker Participation

Although not required, if a buyer has been working with a Realtor, the Realtor must complete the broker participation form. In order for the Realtor to be compensated, broker forms must be completed and submitted no later than 5 pm on 7/22/20, and all terms adhered to.

Auctioneers Note

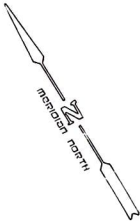
All information and dimensions were derived from sources believed to be correct, but are not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

Can't Attend?

Can't attend the auction, but still want to bid? No problem! Download our app in the Apple App Store, Google Play Store, or use your web browser to register and bid during the live auction.

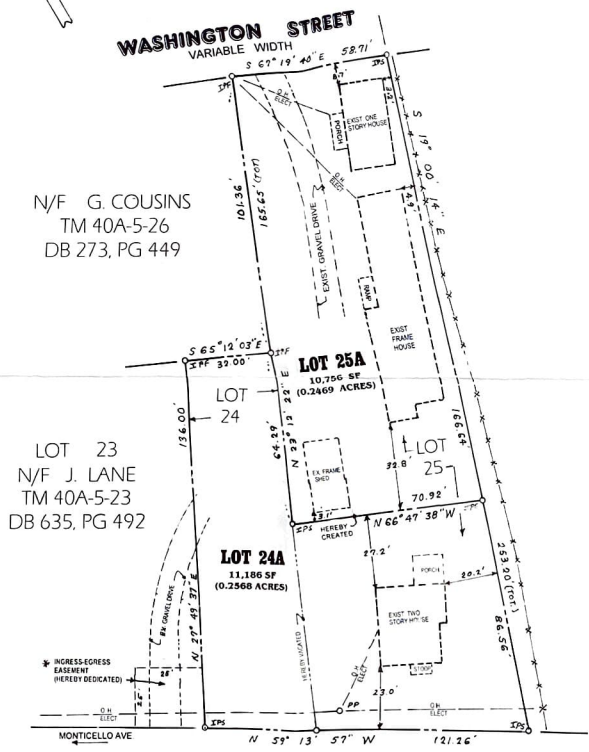
Notes

- 1.
- 2.



LOT TABULATION		
LOT #	BEFORE BOUNDARY LINE ADJUSTMENT	AFTER BOUNDARY LINE ADJUSTMENT
LOT 24	5,186 SF	0
LOT 25	16,756 SF	0
LOT 24A	0	11,186 SF
LOT 25A	0	10,756 SF
TOTALS	21,942 SF	21,942 SF

- NOTES:**
1. THE PURPOSE OF THIS BOUNDARY LINE ADJUSTMENT PLAT IS TO ADJUST THE COMMON BOUNDARY LINE BETWEEN LOTS 24 & 25 AND CREATE TWO (2) LOTS TO BE KNOWN AS LOT 24A & LOT 25A.
 2. LOTS 24 & 25 ARE CURRENTLY ZONED R-2 AND THE ADJACENT PROPERTIES ARE ZONED R-2.
 3. LOT 24 IS IDENTIFIED AS TM 40A-5-24 WITH NO STREET ADDRESS AND LOT 25 IS IDENTIFIED AS TM 40A-5-25 AND COLLECTIVELY KNOWN AS 501 & 503 WASHINGTON STREET AND 505 SPERRYVILLE PIKE.
 4. THIS PLAT WAS PREPARED WITH A VERY LIMITED RECORD/TITLE SEARCH BY THIS FIRM WITHOUT THE BENEFIT OF A FORMAL REVERSED TITLE REPORT BY OTHERS FOR THE PROPERTY SHOWN OR FOR ADJACENT PROPERTIES, AND THEREFORE THE INFORMATION SHOWN ON THIS PLAT MAY NOT NECESSARILY INDICATE ALL UNDERLYING UTILITIES, EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY. ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS OR OTHER INTERESTS OF THE STATE, COUNTY, OR OTHERS REMAIN IN FULL FORCE AND EFFECT. FOR FURTHER TITLE INFORMATION, A TITLE REPORT WILL BE NECESSARY, AND FENCE MEASURER LOCATIONS (V) IF SHOWN, ARE IN THE APPROXIMATE VICINITY. ± 2 AS INDICATED, AND THERE IS NO CERTIFICATION AS TO OWNERSHIP.
 5. THE BOUNDARY AND AREA INFORMATION INDICATED ON THIS PLAT HAS BEEN DERIVED FROM A CURRENT BOUNDARY SURVEY.
 6. IFF - IRON PIN OR PIPE FOUND, IPR - IRON PIN OR PIPE SET, PP - POWER POLE.
 7. THE SUBJECT PROPERTY (LOTS 24 & 25) APPEARS NOT TO BE IN THE 100 YEAR FLOOD PLAIN.
 8. TO THE BEST OF OUR KNOWLEDGE, THERE WERE NO CEMETERIES OBSERVED ON THIS PROPERTY.
 9. THE 25' x 25' INGRESS-EGRESS EASEMENT SHOWN ON LOT 23, WHICH IS ALSO THE PROPERTY OF THE ESTATE OF JOHNSON LANE, IS CREATED TO ENCOMPASS THE CURRENT DRIVEWAY ENTRANCE AND IS HEREBY GRANTED AND DEDICATED TO SERVE LOTS 23 & 24A.



N/F G. COUSINS
TM 40A-5-26
DB 273, PG 449

LOT 23
N/F J. LANE
TM 40A-5-23
DB 635, PG 492

N/F R. MITCHELL
TM 40-90A
F - DB 121, PG 481

INSTRUMENT #170001301
RECORDED IN THE CLERK'S OFFICE OF
CULPEPER CO VA
MARCH 15th 2017 AT 12:00PM
JANICE J. CROFTON, CLERK
RECORDED BY: SAR

PLAT FOLDER 4, PAGE 276
INSTRUMENT # 170001301
RECORDED ON Mar. 15th 2017

SPERRYVILLE PIKE
ROUTE 522 - VARIABLE WIDTH



GRAPHIC SCALE



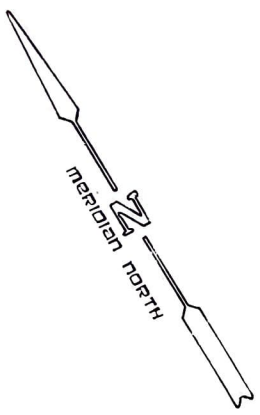
BOUNDARY LINE ADJUSTMENT PLAT
LOTS 24 & 25
OF THE ESTATE OF
JOHNSON LANE

TOWN OF CULPEPER, VIRGINIA
CULPEPER COUNTY, VIRGINIA
SCALE 1" = 25' NOVEMBER 16, 2016

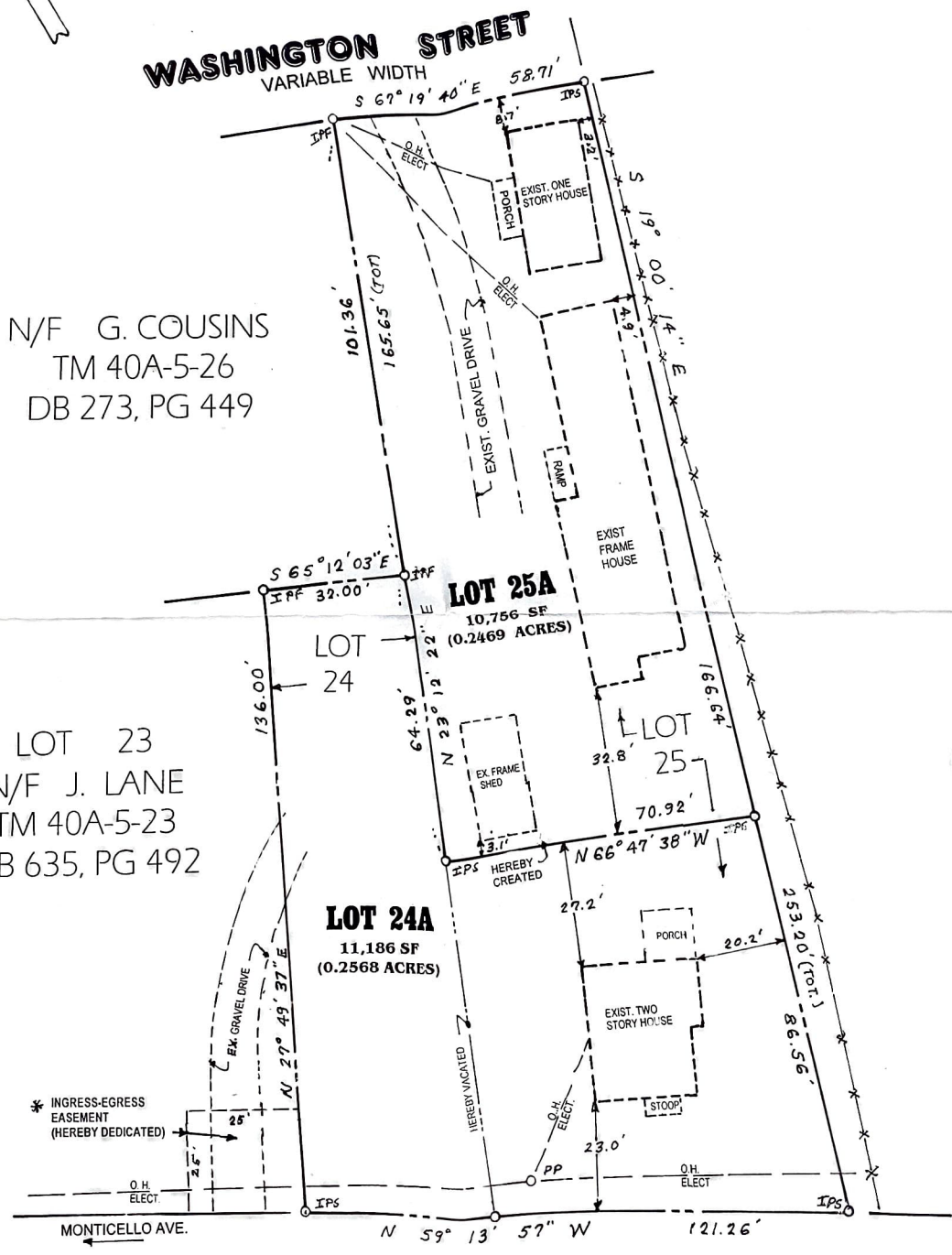
HOLMES SMITH

"CREATE NEXT - WE CAN DO THIS"
* ENGINEERING & SURVEYING & LAND PLANNING *
MANASSAS, VIRGINIA
HSM1TH39@GMAIL.COM





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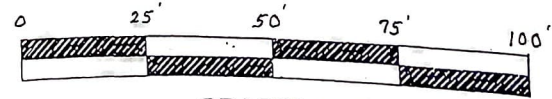


N/F G. COUSINS
TM 40A-5-26
DB 273, PG 449

LOT 23
N/F J. LANE
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DB 635, PG 492

N/F R. MITCHELL
TM 40-90A
F - DB 121, PG 481

SPERRYVILLE PIKE
ROUTE 522 - VARIABLE WIDTH



GRAPHIC SCALE

Terms & Conditions

Auctioneer's Authority on Bidding Procedures and Bidding:

Bidding Procedures: Open and verbal. Announcements made on the day of the auction will take precedence over all printed material or oral statements made. (1) Method, order of sale, and bidding increments shall be at the sole discretion of the auctioneer. (2) The auctioneer reserves the right to delete or add additional properties at this discretion. (3) Nicholls Auction Marketing Group may act to protect the seller's reserve, as an agent of the seller, by bidding on behalf of the seller. The auctioneer has the authority, at his sole and absolute discretion, to deviate from, change, alter, or modify the bidding procedures and conduct of the auction at any time including after commencement of the auction.

Bidding: All bidding is open to the public without regard to race, color, sex, religion, or national origin. As used in these conditions of sale the term "the final bid" means the highest bid acknowledged by the auctioneer, and the term "purchase price" means the sum of the final bid and the buyer's premium. The highest bidder acknowledged by the auctioneer shall be the buyer. The auctioneer has the right to reject any bid or raise which, in his opinion, is not commensurate with the value of the property being offered. The auctioneer may advance the bidding at his absolute discretion and, in the event of any dispute between bidders, may determine the successful bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale; record of final sale shall be conclusive. Please contact our offices for information on absentee and or phone bidding.

Buyer's Premium: The buyer's premium shall be paid by the Buyer and will be added to the final bid on the property.

Example:	High bid on property is:	\$100,000
	Add 10% buyer's premium:	+ \$10,000
	Total on Sales Contract:	\$110,000

Earnest Money: The buyer, unless prior written arrangements have been made by contacting Tony Wilson ((540.748.1359 or tony@wilsonauctionco.com), shall be required to pay a deposit of **\$10,000 (3 home parcel) and \$2,500 (building lot parcel)** that is due immediately after confirmation of final bid and the balance due at closing. This deposit will be held in a non-interest bearing escrow account until settlement. Please make a cashiers check or certified check (from a US Bank/financial institution) payable to yourself and endorse it over to Nicholls Auction Marketing Group if you are the high bidder.

Closing: The successful buyer must sign all documents and contracts immediately after the acceptance of the final bid. The successful buyer will also be required to make an appointment with the closing agent to pay the balance of the purchase price and receive the deed to the property. All closings must occur on or before specified dates. Closing is to take place on or before 30-45 days from date of auction (unless prior written arrangements have been made with the auction firm). Buyer acknowledges and agrees that time is of the essence.

Closing Costs: The deed shall be prepared and acknowledged by Seller at Seller's expense and recorded at the expense of Buyer. The buyer shall pay all title searches, title insurance charges, survey expense, usual conveyance expenses, and recordation taxes, including the Grantor's tax. Real estate taxes, water and sewer charges, if any, will be prorated as of the date of closing.

Financing: Sale of the property is not contingent upon the buyer obtaining financing.

Conditions of Default: If any conditions contained herein are not complied with by the buyer, Nicholls Auction Marketing Group may, in addition to asserting all remedies available by law, including the right to hold defaulting buyer liable for the purchase price, either, a) cancel the sale, retaining as liquidated damages any payments made by such buyer, b) resell the property at public auction or privately on seven days notice to such buyer, or c) take such other action as it deems necessary or appropriated. If Nicholls Auction Marketing Group resells the property, the original defaulting buyer shall be liable for the payment of any deficiency between the purchase price and all costs and expenses, the expenses of both sales, reasonable attorney's fees, commissions, incidental damages and all other charges due hereunder. In any event, the buyer's earnest money deposit will be retained by Nicholls Auction Marketing Group as liquidated damages.

State Laws: The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the state in which the auction is held. By bidding at an auction, whether present in person or by agent, by written bid, telephone or other means, the buyer shall be deemed to have consented to the jurisdiction of the courts of such state and the federal courts sitting in such state.

Real Estate Brokers/Agents: When offered, a fee equal to a specified commission will be paid to any qualified broker who is duly licensed in the same state where the property is located, and whose properly registered client successfully buys and closes on the property. To qualify for a commission the licensed broker/agent must first register the prospective bidder on the Nicholls Auction Marketing Group website or on Nicholls Auction Marketing Group's Realtor Representation Acknowledgment Form. Registration letters must be countersigned by the prospect and include the broker's and agent's license number, identification of the property, any agency disclosure statements, the letter and participation acknowledgement form. All forms, letters and statements must be received no later than 5:00 P.M. (Eastern) one day prior to the auction. Commission is contingent upon, and will only be paid if the Realtor Representation Acknowledgment Form is received by Nicholls Auction Marketing Group no later than 5:00 P.M. (Eastern) one day prior to the auction and all terms adhered to. In addition, agents must also attend the auction with their prospects.

Inspection: All property is sold "As Is, With All Faults." Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Nicholls Auction Marketing Group disclaims all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they bid, and by bidding are deemed to have so inspected the property. Placing a bid on the offered property, whether in person, or by agent, by written bid, telephone bid or other means, constitutes an agreement by bidder to these conditions of sale. For residences built prior to 1978, buyer waives the right to a 10 calendar-day opportunity to conduct a risk assessment or inspection for the presence of Lead-Base Paint and/or Lead-Base Paint Hazards. Square footage dimensions and acreage are approximate and should be independently verified prior to bidding. Nicholls Auction Marketing Group, its agents and subagents, and the sellers assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. All information and dimensions were derived from sources believed to be correct, but are not guaranteed. Buyers shall rely on their own information, judgment, and inspection of the property. All auction day announcements take precedence over any previously printed material or any other oral statements made.

ADDITIONAL TERMS for THOSE PLANNING TO BID LIVE ONLINE

In addition to the above terms and conditions, Please read below if you are participating and registered for LIVE ONLINE SIMULCAST BIDDING

- Contact the auction coordinator (his or her name and contact number is on the NichollsAuction.com site under the auction you are bidding on) immediately if you need additional information.
- Bidder Verification: The identity of all bidders will be and must be verified (via phone, email or text). Bidding rights are provisional, and if complete verification is not possible, Nicholls Auction Marketing Group, Inc. will reject the registration, and bidding activity will be terminated.
- At the close of the auction, and seller confirmation, the successful bidder will be emailed or given the contract package to execute and return to Nicholls Auction Marketing Group, Inc. The successful bidder's earnest money deposit must be in the form of cashier's or certified check (United States Bank) or wire transfer to Nicholls Auction Marketing Group, Inc. The entirety of the remaining balance is due at closing. Purchaser shall be responsible for all wire transfer fees.
- Contract Packages will be sent by e-mail or hand delivered to the high bidder, who must execute and hand deliver, email, fax or overnight mail back to Nicholls Auction Marketing Group, Inc., within 24 hours of receipt. If the successful bidder does not execute and return their contract with earnest money deposit within 24 hours of receipt they will be considered in default and subject to legal action. This is a legal binding contract.
- In the event a winning bidder fails to submit the signed 'Contract for Sale of Real Property' and deposit earnest money as provided in the pre-stipulated Auction Terms, the winning bidder will be charged an administrative fee of \$15,000.00 on the credit card provided at auction registration. Additional default remedies are reserved by Nicholls Auction Marketing Group, Inc., and the Seller as provided in the Auction Terms & Conditions and the 'Contract of Purchase'. All administrative fees are non refundable.
- Any reliance on the contents shall be solely at the recipient's risk. Bidders must conduct and rely solely upon their own investigations and inspections. The property is being sold 'AS IS' with any and all faults. Please review all information supplied, and seek appropriate assistance prior to bidding.
- Technical Issues: Neither the company providing the software nor the auction company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. In the unfortunate event of a DDOS attack or server attack/shut down, the auction company reserves the right, but is not required, to extend bidding time. To minimize the chance of being affected by internet or software issues, please use the "Max Bid" feature. Please contact Tim Peters/Bid Wrangler @ 844-296-8727 if you need assistance with the online bidding platform.