



# MULTI-PROPERTY REAL ESTATE AUCTION

**15.58 +/- Acres Featuring 3 Income Producing Homes,  
Building Lot & Two 5+ Acre Land Tracts  
SELLING to the HIGHEST BIDDER!!**

**Tuesday, May 24 @ 2:00PM EDT**

*\*\*Property Tours: Please see individual homes for tour dates and times. \*\**

**Chewing Lane, Buck Hall Lane, & Bernstein Road,  
Fredericksburg, VA 22407**

**For information contact: Kelly Strauss, Auction Coordinator – 540-226-1279**

## **Nicholls Auction Marketing Group**

Offices through-out Virginia to meet your needs  
VAAF #2908000729

On the web at: [www.nichollsauktion.com](http://www.nichollsauktion.com)

Contact us by E-mail at: [info@nichollsauktion.com](mailto:info@nichollsauktion.com)

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### *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](http://nichollsauktion.com) and allow us the privilege to add your name to our growing lists of satisfied clients.



**Property Location**

12114 Chewing Lane, Fredericksburg, VA 22407  
Auction conducted at 12116 Chewing Lane under tent.

**Auction Date & Time**

Tuesday, May 24 @ 2:00 PM EDT

**Property Tour**

Property Tour: Tuesday, May 17 @ 1pm SHARP (Feel free to bring your inspector/contractor). Please contact Kelly Strauss (540-226-1279) for more information. Please be respectful of the current tenant.

**Description**

Immaculate 2 BR/1 BA Home w/Detached Garage/Shop on .6 +/- Acre Parcel--SELLING to the HIGHEST BIDDER!!

Well maintained income producing 2 BR/1 BA home on .6 +/- acres -- Detached garage/shop -- You will also have the opportunity to purchase an adjacent .67 +/- acre lot as well as a total of 15.58 +/- acres featuring a total of 3 homes and valuable acreage -- Located just off Rt. 3 in the heart of Spotsylvania County commerce and only 2 miles from I-95!!

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!! Auction conducted at 12116 Chewing Lane under tent.

In addition to this offering, you will have the opportunity to purchase an adjacent .67 +/- acre lot and 15.58 +/- total acres featuring 3 homes and valuable land!! Located only 2 miles from I-95 and in the heart of Spotsylvania County commerce, this is a rare chance to purchase potential filled real estate!!

- 2 BR/1 BA well maintained home on .6 +/- acre parcel (120' of frontage on Chewing Lane)
- This solid home measures 1,728 gross +/- sf. (960 +/- sf. above grade & 768 +/- sf. basement), and features an eat-in kitchen; living room; rear sun porch; unfinished basement w/laundry room.

- Hardwood flooring throughout the home; vinyl in kitchen
- Front porch; rear sun porch
- Heat pump for heating & cooling; above ground oil tank (not in use)
- Well & septic (public utilities located at adjacent parcel); electric water heater (new)
- Detached garage/shop; asphalt driveway; decorative walkways
- This home is currently leased at \$900 per month on a month to month basis. Existing tenant is the responsibility of the new owner, and please be respectful of their privacy.
- Located just off of Rt. 3, only 2 miles from I-95, 3 miles from Rt. 1 and in the heart of Spotsylvania County commerce!!
- Tax Map: 23-A-6; Zoning: R1; Yearly real estate taxes: \$1,196.29; Home was built in 1950 & has vinyl siding; WE GUARANTEE A FREE & CLEAR DEED
- Only \$100,000 Suggested Starting Bid!!

**Property Tour**

Tuesday, May 17 @ 1pm SHARP (Feel free to bring your inspector/contractor). Please contact Kelly Strauss (540-226-1279) for more information. Please be respectful of the current tenant.

**Earnest Money**

**\$10,000 deposit 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 (US funds) 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.

**Property Location**

**12116 Chewing Lane, Fredericksburg, VA 22407**  
**Auction conducted at 12116 Chewing Lane under tent.**

**Auction Date & Time**

**Tuesday, May 24 @ 2:01 PM EDT**

**Property Tour**

**Please preview this lot at your leisure, and contact Kelly Strauss (540-226-1279) for more information.**

**Description**

**.67 +/- Acre Lot on Chewing Ln. Off Rt. 3--SELLING to the HIGHEST BIDDER!!**

**.67 +/- acre lot w/160' +/- frontage on Chewing Lane -- You will also have the opportunity to purchase an adjacent 2 BR/1 BA home on .6 +/- acres as well as a total of 15.58 +/- acres featuring a total of 3 homes and valuable acreage -- Located just off Rt. 3 in the heart of Spotsylvania County commerce and only 2 miles from I-95!!**

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!! Auction conducted at 12116 Chewing Lane under tent.

In addition to this offering, you will have the opportunity to purchase an adjacent 2 BR/1 BA home on .6 +/- acres and 15.58 +/- total acres featuring 3 homes and valuable land!! Located only 2 miles from I-95 and in the heart of Spotsylvania County commerce, this is a rare chance to purchase potential filled real estate!!

- .67 +/- acre level vacant lot
- 160' +/- frontage on Chewing Lane
- Located just off of Rt. 3, only 2 miles from I-95, 3 miles from Rt. 1 and in the heart of Spotsylvania County commerce!!
- Tax Map: 23-A-6A; Zoning: R1; Yearly real estate taxes: \$687.99; WE GUARANTEE A FREE & CLEAR DEED
- Only \$25,000 Suggested Starting Bid!!

**Property Tour**

Property Tour: Please preview this lot at your leisure, andd contact Kelly Strauss (540-226-1279) for more information.

**Earnest Money**

**\$5,000 deposit 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 (US funds) 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.

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**Property Location**

**12122 Buck Hall Lane, Fredericksburg, VA 22407  
Auction conducted at 12116 Chewing Lane under tent.**

**Auction Date & Time**

**Tuesday, May 24 @ 2:02 PM EDT**

**Property Tour**

**Tuesday, May 17 @ 2pm SHARP (Feel free to bring your inspector/contractor). Please contact Kelly Strauss (540-226-1279) for more information. Please be respectful of the current tenant.**

**Description**

**2 BR/1.5 BA Brick Home w/Large Garage on 1.18 +/- Acres-- SELLING to the HIGHEST BIDDER!!**

**Well maintained income producing 2 BR/1.5 BA home on 1.18 +/- acres (2 parcels) -- Large attached 2 car garage & large detached storage shed -- You will also have the opportunity to purchase an adjacent 2 BR/1 BA brick home on 1 +/- acre lot as well as a total of 15.58 +/- acres featuring a total of 3 homes and valuable acreage -- Located just off Rt. 3 in the heart of Spotsylvania County commerce and only 2 miles from I-95!!**

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!! Auction conducted at 12116 Chewning Lane under tent.

In addition to this offering, you will have the opportunity to purchase an adjacent 2 BR/1 BA brick home on 1 +/- acre lot and 15.58 +/- total acres featuring 3 homes and valuable land!! Located only 2 miles from I-95 and in the heart of Spotsylvania County commerce, this is a rare chance to purchase potential filled real estate!!

- 2 BR/1.5 BA well maintained & well built home on 1.18 +/- acres (.39 +/- acre parcel & .79 +/- acre parcel)
- This solid home measures 1,529 +/- sf. above grade & 1,020 +/- sf. basement, and features a kitchen w/island; living room; dining room; large attached storage room; attic; unfinished walk-out basement w/laundry room.
- Gorgeous hardwood flooring throughout the home; vinyl in kitchen
- Spacious front porch; rear deck
- Large fenced back yard
- Heat pump for heating & cooling; above ground oil tank (not in use)
- Public water & sewer; electric water heater
- Attached 2 car garage; detached large storage shed

- Internet: Comcast; Electricity: Dominion
- This home is currently leased at \$1,500 per month through March 2023. Existing tenant is the responsibility of the new owner, and please be respectful of their privacy.
- Located just off of Rt. 3, only 2 miles from I-95, 3 miles from Rt. 1 and in the heart of Spotsylvania County commerce!!
- Tax Maps: 23-A-4B (12122 Buck Hall Ln.) & 23-A-4C (12128 Buck Hall Ln.); Zoning: R1; Yearly real estate taxes: \$1,588.04; Home was built in 1940/1978 & has brick & vinyl exterior; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$100,000 Suggested Starting Bid!!**

**Property Tour**

Property Tour: Tuesday, May 17 @ 2pm SHARP (Feel free to bring your inspector/contractor). Please contact Kelly Strauss (540-226-1279) for more information. Please be respectful of the current tenant.

**Earnest Money**

**\$10,000 deposit 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 (US funds) 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.

**Property Location**

12134 Buck Hall Lane, Fredericksburg, VA 22407  
 Auction conducted at 12116 Chewing Lane under tent.

**Auction Date & Time**

Tuesday, May 24 @ 2:03 PM EDT

**Property Tour**

Property Tour: Tuesday, May 17 @ 3pm SHARP (Feel free to bring your inspector/contractor). Please contact Kelly Strauss (540-226-1279) for more information. Please be respectful of the current tenant.

**Description**

**2 BR/1 BA Brick Home w/Drive Under Garage on 1 +/- Acre-- SELLING to the HIGHEST BIDDER!!**

Well built income producing 2 BR/1 BA brick home on 1 +/- acre -- Drive under garage & unfinished basement -- You will also have the opportunity to purchase an adjacent 2 BR/1.5

**BA brick home on 1.18 +/- acres as well as a total of 15.58 +/- acres featuring a total of 3 homes and valuable acreage -- Located just off Rt. 3 in the heart of Spotsylvania County commerce and only 2 miles from I-95!!**

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!! Auction conducted at 12116 Chewing Lane under tent.

In addition to this offering, you will have the opportunity to purchase an adjacent 2 BR/1.5 BA brick home on 1.18 +/- acres and 15.58 +/- total acres featuring 3 homes and valuable land!! Located only 2 miles from I-95 and in the heart of Spotsylvania County commerce, this is a rare chance to purchase potential filled real estate!!

- 2 BR/1 BA well built brick home on 1 +/- acre
- This solid home measures 2,016 +/- gross sf. w/1,008 +/- sf. on main level & 1,008 +/- sf. basement, and features an eat-in kitchen; living room; unfinished basement w/drive under 1 car garage.
- Hardwood flooring throughout the home; vinyl in kitchen
- Enclosed back porch; rear concrete patio
- Heat pump for heating & cooling
- Well & septic; electric water heater
- Drive under 1 car garage; detached car port
- Internet: Comcast; Electricity: Dominion
- This home is currently leased at \$1,300 per month on a month to month basis. Existing tenant is the responsibility of the new owner, and please be respectful of their privacy.
- Located just off of Rt. 3, only 2 miles from I-95, 3 miles from Rt. 1 and in the heart of Spotsylvania County commerce!!
- Tax Map: 23-A-3; Zoning: R1; Yearly real estate taxes: \$1,189.82; Home was built in 1965 & has brick exterior; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$100,000 Suggested Starting Bid!!**

### Property Tour

Tuesday, May 17 @ 3pm SHARP (Feel free to bring your inspector/contractor). Please contact Kelly Strauss (540-226-1279) for more information. Please be respectful of the current tenant.

### Earnest Money

**\$10,000 deposit 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 (US funds) 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.

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**Property Location**

1220 Bernstein Rd., Fredericksburg, VA 22407  
Auction conducted at 12116 Chewing Lane under tent.

**Auction Date & Time**

Tuesday, May 24 @ 2:04 PM EDT

**Property Tour**

Property Tour: Please preview this lot at your leisure, and contact Kelly Strauss (540-226-1279) for more information.

**Description**

**5.04 +/- Acres of Land Zoned R-1--SELLING to the HIGHEST BIDDER!!**

**5.04 +/- acres of land -- Zoned R-1-- You will also have the opportunity to purchase an adjacent 5.56 +/- acre parcel as well as a total of 15.58 +/- acres featuring a total of 3 homes and valuable acreage -- Located just off Rt. 3 in the heart of Spotsylvania County commerce and only 2 miles from I-95!!**

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!! Auction conducted at 12116 Chewing Lane under tent.

In addition to this offering, you will have the opportunity to purchase an adjacent 5.56 +/- acres and 15.58 +/- total acres featuring 3 homes and valuable land!! Located only 2 miles from I-95 and in the heart of Spotsylvania County commerce, this is a rare chance to purchase potential filled real estate!!

- 5.04 +/- acre wooded land parcel
- Deeded 30' easement to the parcel
- You will also have the opportunity to purchase parcels on Chewing Lane & Buck Hall Lane that would make ingress and egress into this parcel more convenient.
- In addition to single family homes, some potential conditional permitted uses include: assisted living facility, child care center, nursing home, place of worship, and more!! (please consult Spotsylvania County zoning



department as the final authority).

- Located just off of Rt. 3, only 2 miles from I-95, 3 miles from Rt. 1 and in the heart of Spotsylvania County commerce!!
- Tax Map: 13-4-A; Zoning: R1; Yearly real estate taxes: \$835.30; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$50,000 Suggested Starting Bid!!**

**Property Tour**

Property Tour: Please preview this lot at your leisure, and contact Kelly Strauss (540-226-1279) for more information.

**Earnest Money**

**\$7,500 deposit 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 (US funds) 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.

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**Property Location**

**Bernstein Rd., Fredericksburg, VA 22407  
Auction conducted at 12116 Chewing Lane under tent.**

**Auction Date & Time**

**Tuesday, May 24 @ 2:05 PM EDT**

**Property Tour**

**Property Tour: Please preview this lot at your leisure, and contact Kelly Strauss (540-226-1279) for more information.**

**Description**

**5.56 +/- Acres of Land Zoned R-1--SELLING to the HIGHEST BIDDER!!**

**5.56 +/- acres of land -- Zoned R-1-- You will also have the opportunity to purchase an adjacent 5.04 +/- acre parcel as well as a total of 15.58 +/- acres featuring a total of 3 homes and valuable acreage -- Located just off Rt. 3 in the heart of Spotsylvania County commerce and only 2 miles from I-95!!**

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!! Auction conducted at 12116 Chewing Lane under tent.

In addition to this offering, you will have the opportunity to purchase an adjacent 5.04 +/- acres and 15.58 +/- total acres

featuring 3 homes and valuable land!! Located only 2 miles from I-95 and in the heart of Spotsylvania County commerce, this is a rare chance to purchase potential filled real estate!!

- 5.56 +/- acre wooded land parcel
- Deeded 30' easement to the parcel
- You will also have the opportunity to purchase parcels on Chewing Lane & Buck Hall Lane that would make ingress and egress into this parcel more convenient.
- In addition to single family homes, some potential conditional permitted uses include: assisted living facility, child care center, nursing home, place of worship, and more!! (please consult Spotsylvania County zoning department as the final authority).
- Located just off of Rt. 3, only 2 miles from I-95, 3 miles from Rt. 1 and in the heart of Spotsylvania County commerce!!
- Tax Map: 13-4-B; Zoning: R1; Yearly real estate taxes: \$866.87; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$50,000 Suggested Starting Bid!!**

**Property Tour**

Property Tour: Please preview this lot at your leisure, and contact Kelly Strauss (540-226-1279) for more information.

**Earnest Money**

**\$7,500 deposit 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 (US funds) 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.

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**Property Location**

**12140 Buck Hall Lane, Fredericksburg, VA 22407**  
**Auction conducted at 12116 Chewing Lane under tent.**

**Auction Date & Time**

**Tuesday, May 24 @ 2:06 PM EDT**

**Property Tour**

**Please preview this lot at your leisure, and contact Kelly Strauss (540-226-1279) for more information.**

**Description**

**1.53 +/- Acres Fronting Rt. 3--SELLING to the HIGHEST BIDDER!!**

**1.53 +/- acres lot w/50' +/- frontage on Rt. 3 -- You will also have the opportunity to purchase the balance of 15.58 +/- acres featuring a total of 3 homes, building lot and two 5+ acre land tracts -- Located on Rt. 3 in the heart of Spotsylvania County commerce and only 2 miles from I-95!!**

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!! Auction conducted at 12116 Chewing Lane under tent.

In addition to this offering, you will have the opportunity to purchase an adjacent 2 BR/1 BA home on .6 +/- acres and 15.58 +/- total acres featuring 3 homes and valuable land!! Located only 2 miles from I-95 and in the heart of Spotsylvania County commerce, this is a rare chance to purchase potential filled real estate!

- 1.53 +/- acres
- 50' +/- frontage on Rt. 3
- You will also have the opportunity to purchase the balance of 15.58 +/- acres featuring a total of 3 homes, building lot and two 5+ acre land tracts
- Located just off of Rt. 3, only 2 miles from I-95, 3 miles from Rt. 1 and in the heart of Spotsylvania County commerce!!
- Tax Map: 13-A-21; Zoning: MZ; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$10,000 Suggested Starting Bid!**

**Property Tour**

Property Tour: Please preview this lot at your leisure, and contact Kelly Strauss (540-226-1279) for more information.

**Earnest Money**

**\$5,000 deposit 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 (US funds) 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.

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**Property Location**

**Buck Hall Lane, Fredericksburg, VA 22407**  
**Auction conducted at 12116 Chewing Lane under tent.**

**Auction Date & Time**

**Tuesday, May 24 @ 2:07 PM EDT**

**Property Tour**

**Please see individual homes for tour dates and times. Please contact Kelly Strauss (540-226-1279) for more information. Please be respectful of the current tenants.**

**Description**

**15.58 +/- Acres Featuring 3 Income Producing Homes, Building Lot & Two 5+ Acre Land Tracts--SELLING to the HIGHEST BIDDER!**

**LOCATION\*\*LOCATION\*\*LOCATION!!**

**15.58 +/- acres featuring a total of 3 income producing homes , building lot and two 5+ acre land tracts -- You will have the opportunity to purchase this potential filled offering in its entirety or in combinations -- Located just off Rt. 3 in the heart of Spotsylvania County commerce and only 2 miles from I-95!**

Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!! Auction conducted at 12116 Chewing Lane under tent.

15.58 +/- acres featuring a total of 3 income producing homes , building lot and two 5+ acre land tracts. You will have the opportunity to purchase this potential filled offering in its entirety or in combinations. Located only 2 miles from I-95 and in the heart of Spotsylvania County commerce, this is a rare chance to purchase potential filled real estate!!

- 3 income producing homes, building lot and two 5+ acre land tracts
- Please click on the individual offerings in our auction calendar for complete details for each lot
- Located just off of Rt. 3, only 2 miles from I-95, 3 miles from Rt. 1 and in the heart of Spotsylvania County commerce!!
- **WE GUARANTEE A FREE & CLEAR DEEDS**
- **Only \$300,000 Suggested Starting Bid!!**

**Property Tour**

Please see individual the homes for tour dates and times. Please contact Kelly Strauss (540-226-1279) for more information. Please be respectful of the current tenants.

**Earnest Money**

**\$50,000 deposit 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 (US funds) 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.

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**Realtor Acknowledgment**

Although not required, if a buyer has been working with a real estate agent, the real estate agent must complete the realtor representation acknowledgment form. In order for the real estate agent to be compensated, realtor representation acknowledgment forms must be completed and submitted no later than 5 pm on 05/23/22. A registered Realtor can only represent one buyer at each auction event. In addition, agents must also attend the auction with their prospects and adhere to all terms.

**Financing**

Need financing for this home? Contact Kelly Strauss for financing information (540-226-1279).

**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.
- 3.



Buck Hall Lane, Fredericksburg, VA 22407



# 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 Kelly Strauss (540.226.1279 or kelly@nichollsauktion.com), shall be required to pay a deposit of **\$10,000 for the homes, \$5,000 for the building lots, \$7,500 for the land parcels and \$50,000 if all the parcels are purchased in their entirety** 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. A registered broker/agent can only represent one buyer at each auction event. Broker/agent agrees that if the commission is reduced due to negotiations, the commission to the broker shall be 10% of total commission earned. 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. In addition, agents must also attend the auction with their prospects and adhere to all terms.

**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 \$10,000 for the homes, \$5,000 for the lots, \$7,500 for the land parcels and \$50,000 if all of the parcels are purchased in their entirety 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.