



# REAL ESTATE AUCTION

**6.7 +/- Acres w/3 BR/2 BA Home/Lodge, Large Barn, River Running Through the Property & Bordering Shenandoah National Park – SELLING to the HIGHEST BIDDER via ONLINE ONLY BIDDING!!**

**Online Bidding begins closing on  
Thursday, July 21 @ 12:00PM EDT**

**201 Chad Berry Lane, Syria, VA 22743**

**\*\*\*Property Tour: Thursday, July 14 @ 12 Noon\*\*\***

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

## **Nicholls Auction Marketing Group**

Offices through-out Virginia to meet your needs

VAAF #2908000729 -- VAAF#2908000769

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.

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Nicholls Auction Marketing Group

*Premier Service Since 1968*



**Property Location**

201 Chad Berry Lane, Syria, VA 22743

**Date & Time**

Online Bidding begins closing on  
Thursday, July 21 @ 12:00PM EDT

**Property Tour**

Thursday, July 14 @ 12 Noon SHARP!

**Description**

6.7 +/- Acres w/3 BR/2 BA home/lodge, large barn and wooded acreage in Madison County, VA -- Robinson River runs through this property -- Very close proximity to Shenandoah National Park, White Oak Canyon, Old Rag Mountain, Graves Mountain Lodge & more!!

**This Property will be SOLD to the HIGHEST BIDDER!!**

**You have the opportunity to bid on each parcel individually or bid on all 3 parcels in their entirety!!**

Please bid early and often and understand that the online only bidding begins to close on Thursday, July 21, 2022 @ 12 Noon (Eastern).

- **Parcel #1 -- 3 BR/2 BA Home/Lodge on 3 +/- Acres w/The Robinson River Running Through the Property & Near Shenandoah National Park**

You will also have the opportunity to purchase an adjacent 3 +/- acre parcel, a .65 +/- acre parcel w/barn or all 3 parcels totaling 6.6 +/- acres!!

- 3 BR/2 BA home/lodge on 3 +/- acres in Madison County, VA--Outdoor Lovers Paradise!!
- This home measures 2,839 +/- total sf. (1,925 +/- sf. of living space & 914 +/- sf. basement) and features an eat-in kitchen, living room w/fireplace, dining room, unfinished

- walk-out cellar/basement and attic w/scuttle hole
  - This home needs some TLC, but will make a wonderful primary residence, weekend retreat, hunting lodge, AirBnb, etc.!!
  - Enclosed front screened porch; gravel driveway; washer/dryer convey
  - Laminate, Linoleum & carpet flooring
  - Heating: oil furnace w/underground tank
  - Well & septic; electric water heater
  - Power by Rappahannock Electric Coop
  - This property has the Robinson River running through it, and is located in close proximity to Graves Mountain Lodge and Shenandoah National Park featuring White Oak Canyon, Old Rag Mountain, waterfalls & much more!!
  - Tax Map: 13-3F; Zoning: C (Conservation); Yearly County real estate taxes: \$1,432.64; Home was built in 1971 and has metal & wood siding; **WE GUARANTEE A FREE & CLEAR DEED**
  - **Only \$50,000 Suggested Starting Bid!!**
- **Parcel #2 -- .65 +/- Acre Parcel w/24'x32' Barn & Robinson River Flowing Through the Property**

You will also have the opportunity to purchase an adjacent 3 +/- acre parcel w/3 BR/2 BA home, a 3 +/- acre or all 3 parcels totaling 6.6 +/- acres!!

- 24'x32' barn w/concret floor on .65 +/- acres
- Note: no home can be built on this parcel
- This property has the Robinson River running through it, and is located in close proximity to Graves Mountain Lodge and Shenandoah National Park featuring White Oak Canyon, Old Rag Mountain, waterfalls & much more!!
- Tax Map: 13-3Q; Zoning: C (Conservation); Yearly County real estate taxes: \$2.96; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$2,500 Suggested Starting Bid!!**

- **Parcel #3 -- 3 +/- Acre Wooded Parcel Bordering the Shenandoah National Park**

You will also have the opportunity to purchase an adjacent 3 +/- acre parcel w/3 BR/2 BA home, a .65 +/- acre parcel or all 3 parcels totaling 6.6 +/- acres!!

- 3 +/- acre wooded parcel bordering the Shenandoah National Park
  - 20' deeded right of way
  - Wonderful property for nature enthusiasts, campers, hikers and outdoor lovers!!
  - Note: no home can be built on this parcel
  - This property is located in close proximity to Graves Mountain Lodge and borders Shenandoah National Park featuring White Oak Canyon, Old Rag Mountain, waterfalls & much more!!
  - Tax Map: 7-8B; Zoning: C (Conservation); Yearly County real estate taxes: \$352.24; **WE GUARANTEE A FREE & CLEAR DEED**
  - **Only \$2,500 Suggested Starting Bid!!**
- Parcel #4 – Combination of parcels 1, 2, and 3
    - 3 BR/2 BA home/lodge on 3 +/- acres in Madison County, VA--Outdoor Lovers Paradise!!
    - This home measures 2,839 +/- total sf. (1,925 +/- sf. of living space & 914 +/- sf. basement) and features an eat-in kitchen, living room w/fireplace, dining room, unfinished walk-out cellar/basement and attic w/scuttle hole
    - This home needs some TLC, but will make a wonderful primary residence, weekend retreat, hunting lodge, AirBnb, etc.!!
    - Enclosed front screened porch; gravel driveway; washer/dryer convey
    - Laminate, Linoleum & carpet flooring
    - Heating: oil furnace w/underground tank
    - Well & septic; electric water heater
    - Power by Rappahannock Electric Coop
    - .65 +/- acre parcel w/24'x32' barn (concrete floor)
    - 3 +/- acre wooded parcel

- This property has the Robinson River running through it, and is located in close proximity to Graves Mountain Lodge and Shenandoah National Park featuring White Oak Canyon, Old Rag Mountain, waterfalls & much more!!
- Tax Maps: 13-3Q, 13-3F & 7-8B ; Zoning: C (Conservation); Total Yearly County real estate taxes: \$1,787.84; Home was built in 1971 and has metal & wood siding; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$75,000 Suggested Starting Bid!!**

**Property Tours**

**Thursday, July 14 @ 12 Noon SHARP! Please contact Tony Wilson (540-748-1359) for more information.**

**Earnest Money**

**\$7,500 for the 3BR home parcel, \$2,500 for the .65 acre parcel, \$2,500 for the 3 acre parcel or \$12,500 for the entirety of the 6.7 acres deposit is 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.

**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 07/20/22. A registered Realtor can only represent one buyer at each auction event. In addition, agents adhere to all terms.

**Financing**

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

**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.

## **NAMG Bidding App**

Can't attend the onsite auctions, 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 auctions.

## **Notes**

- 1.
- 2.
- 3.
- 4.



# Terms & Conditions

**TERMS:** Thank you for your interest in this property. Contact Tony Wilson if you need additional information (540-748-1359).

This online auction is a cash sale not contingent on or subject to financing, appraisal, survey, study period or inspections of any kind, as agreed to by bidders at registration prior to bidding, and specified in the Offer to Purchase and Contract. Property is sold in as-is condition with no warranties or guarantees of any kind.

Per the contract, "TIME IS OF THE ESSENCE," and you should proceed to closing immediately. You must close the transaction on or before 30 days from close of online auction and seller confirmation. If your closing is delayed for any reason, by you, as purchaser, or other parties working on your behalf, including any lender you involve – you may be declared in breach of the contract, forfeit all deposits made, and could be additionally liable for any and all court costs, any price difference in a subsequent resale of the property, and all future auction costs incurred by the seller and Nicholls Auction Marketing Group, Inc.

Bid with confidence, but please do not delay your closing!

## Terms & Conditions

**Contract for Sale of Real Property:** This property is offered under the specific terms provided in the contract. The Contract for Sale of Real Property is available at [www.nichollsauction.com](http://www.nichollsauction.com) in the property information packet package located from within the "DOCUMENTS" section. Please read and review the contract thoroughly prior to bidding on any property. If you have not read and reviewed the Contract for Sale of Real Property, Do Not Bid!

Nicholls Auction Marketing Group, Inc. has the sole authority to resolve any bidding disputes as they may arise.

**Bidder Verification:** The identity of all bidders will be verified, 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.

**Online Terms:** At the close of the auction, and seller confirmation, the successful bidder will be emailed the contract package to execute and return to Nicholls Auction Marketing Group, Inc. The successful bidder will deposit **\$12,500 (\$7,500 for the 3BR home parcel, \$2,500 for the .65 acre parcel, \$2,500 for the 3 acre parcel or \$12,500 for the entirety of the 6.7 acres)** in the form of cashier's 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.

**Buyer's Premium:** A 10% buyer's premium (\$5,000 minimum) will be added to the final bid price to determine the total contract price. 10% Buyer's Premium Example: Bid Price: \$100,000 Plus 10% Buyer's Premium: \$10,000 Total Contract Price: \$110,000

**Contracts:** Contract Packages will be sent by e-mail to the high bidder, who must execute and 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.

**Auction Administrative Fee:** 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 \$12,500 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.

**Closing:** Time being of the essence, these sales shall be closed on or before 30 days from close and confirmation of online auction. The purchaser will pay for all of their closing costs associated with the transaction.

**Agency Disclosure:** In all transactions, the auctioneer is acting as agent for the seller, not as buyer's agent. Nicholls Auction Marketing Group, Inc. reserves the right to remove or cancel the bids and or bidding rights and privileges of any party, deemed not to be in the best interest of the seller, at any time. At auctions with reserve, the seller and/or auctioneer reserves the right to bid.

**Disclaimer:** All information contained herein is believed to be correct to the best of the auctioneer's knowledge. The information is being furnished to bidders for the bidder's convenience and it is the responsibility of the bidder to determine that information contained herein is accurate and complete.

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.

**Realtor Representation:** Pre-approved (no later than 5:00 pm (Eastern) 7/20/22) realtor representation is compensated. Real estate agent must fill out and submit realtor representation form by time stated above and adhere to all rules in order to be compensated.

**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. The online bidding will begin to close on Thursday, July 21 @ 12:00 Noon (Eastern Time). If there is bidding in the last few minutes before the auction closes, extended bidding will commence. If there are no bids within 2-3 minutes, the auction will end. This procedure prohibits any last second 'sniping' from taking place. In the unfortunate event of a DDOS attack or server attack/shut down, the auction company reserves the right, but is not required, to change the bid closing deadline.