



# REAL ESTATE AUCTION

**Historical 3 BR Home & Church (Circa 1820) on 1.9 +/- Acres in Amelia County, VA--SELLING to the HIGHEST BIDDER via ONLINE ONLY BIDDING!!**

**Online Only Bidding Closes Friday, April 14 @ 5PM**

**22011 Jetersville Road, Jetersville, VA 23083**

*Home Tours: Sunday, March 19 from 1-3pm & Saturday, April 1 from 12 Noon-2pm*

**For information contact: Sid Smyth, Auction Coordinator – 434-955-0708**

## **Nicholls Auction Marketing Group**

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

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

Contact us by E-mail at: [info@nichollsauction.com](mailto:info@nichollsauction.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 55 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 [nichollsauction.com](http://nichollsauction.com) and allow us the privilege to add your name to our growing lists of satisfied clients.



**Property Location**

22011 Jetersville Road, Jetersville, VA 23083

**Date & Time**

Online Only Bidding Closes Friday, April 14 @ 5PM

**Description**

"The Dalby House" & "Bethel Meeting House" (circa 1820) -- 1.91 +/- acres (2 parcels) -- Located only .2 mile off of Rt. 360, 7 miles to Amelia Courthouse, 18 miles to Farmville, VA, and just a short drive to Richmond & Petersburg, VA!!

Please bid early and often & understand that the online only bidding begins to close on Friday, April 14, 2023 @ 5:00pm (Eastern).

This historical home (The Dalby House) and church building known as Bethel Meeting House (circa 1820) are being offered together on just under 2 acres of land. Although both properties are in need of repair, The house was occupied by Barbara Lyda until about a year ago when she passed and the power is still on in the house.

The house has 9 foot ceilings downstairs and 4 fire places including one in the kitchen. Original wood doors, wood floors and wood molding are all in place. A fairly new metal roof has been installed in recent years and there is a 200 amp electrical service serving the house.

Additional research found about the property.

"Less than 6 miles away [from Amelia Courthouse] is the now very small and insignificant township of Jetersville spread out along Highway 671. Our search was for what is believed to be the oldest standing chapel in which Brother Thomas preached during his early farming days. With help from the Amelia County Historical Society records we located a majestic country house at 22011 Main Street, built in 1826. According to that Society's published record, it was

here that the local congregation [of Disciples of Christ] was stoically supportive of a certain John Thomas who was described as “a man of earnest and eloquent speech and of imposing personality”. It was only when we got talking to the present owner, Barbara Lyda, a descendant of the original settler family, that she referred to a Presbyterian chapel which had been built in the 1820s on her property. However, it was when browsing through her family album that we discovered that this indeed was originally the very Bethel chapel where Brother Thomas would have preached in the 1830s. What led us there was following the route along which General Robert E. Lee led his troops to their final surrender to General Ulysses Grant at the nearby Appomatox Court House, leaving his injured soldiers to occupy that very Bethel Chapel and use it as a field [ Extracted from The Christadelphian, August 2002, pp. 294-5 ]

- The Dalby House (2,000 +/- sf.) features 3 bedrooms, 1.5 bathrooms, kitchen w/fireplace, living room, dining room, and unfinished walk-out basement.
- The Dalby House has wood flooring, window unit AC, electric water heater, 4 fireplaces, rear porch, well & septic system, and gravel driveway.
- The properties are located only .2 mile off of Rt. 360, 7 miles to Amelia Courthouse, 18 miles to Farmville, VA, and just a short drive to Richmond & Petersburg, VA!!
- Tax Maps: 39-33 & 39-57; Deed Book: 131/110; Zoning: R1; Yearly real estate taxes: \$448 (total for both parcels); Homes were built in 1820 & has wood & vinyl exterior; The Church address is 21941 Jetersville Rd.; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$25,000 Suggested Starting Bid!!**

### Property Tour

**Sunday, March 19 from 1-3pm & Saturday, April 1 from 12 Noon-2pm (Feel free to bring your inspector/contractor). Please contact Sid Smyth (434-955-0708) for more information.**

### Earnest Money

**Online Terms: A \$5,000 earnest money deposit will be required from the successful purchaser. At the close of the online 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. Upon being declared the high and successful buyer, the credit card that you registered with will be charged \$500 toward your deposit. The**

successful bidder's remaining earnest money deposit (\$4,500) must be in the form of cashier's or certified check (United States Bank) or wire transfer to Nicholls Auction Marketing Group, Inc. and is due immediately. The entirety of the remaining balance is due at closing. Purchaser shall be responsible for all wire transfer fees. You may be asked to show proof of funds for the deposit (via text or email) prior to being approved to bid.

**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 04/13/23. 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 Sid Smyth for financing information (434-955-0708).

**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 on-site live 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 auction.

**Notes**

1.

This property is classified as Zone "C", an area of minimal flood hazard in accordance with Flood Hazard Boundary Map 510314 0004 A, dated October 23, 1981.

This plat meets the exemption requirements of the Amelia County Subdivision Ordinance.

*Ann A. Rudy* 8/8/11  
Subdivision Agent/Designee Date

ANN A. RUDY  
DB 225 PG 593  
TM 39-55

ANN A. RUDY  
DB 255 PG 0062  
TM 39-56

ANN A. RUDY  
DB 210 PG 395  
TM 39-54

THOMAS W. TYSON  
DB 155 PG 119  
PLAT DB 138 PG 312  
TM 39A-1

**PARCEL "A"**  
**0.093 ACRE**

TO BE MERGED WITH RUDY  
PROPERTY

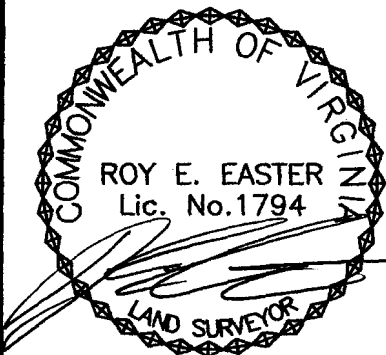
**PARCEL "B"**  
**0.191 ACRE**

TO BE MERGED WITH  
TAX PARCEL 39-57

**PLAT SHOWING AN  
EXCHANGE OF LAND  
LOCATED IN THE  
LEIGH DISTRICT OF  
AMELIA COUNTY,  
VIRGINIA.**

PARCEL "A" IS CURRENTLY STANDING IN THE NAME OF BARBARA M. LYDA AS FOUND IN DEED BOOK 131 PAGE 110 AND IS DESIGNATED AS PART OF TAX PARCEL 39-57. PARCEL "B" IS CURRENTLY STANDING IN THE NAMES OF EUGENE M. AND ANN A. RUDY AS FOUND IN DEED BOOK 260 PAGE 385 AND IS DESIGNATED AS TAX PARCEL 39-55B IN AMELIA COUNTY, VIRGINIA.

REVISED SOURCE OF TITLE 6-06-11



THIS IS TO CERTIFY THAT ON 3-31-11 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS AS SET FORTH BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. SEE TITLE REPORT FOR ENCUMBRANCES AND RESTRICTIVE COVENANTS WHICH MAY NOT BE SHOWN ON THIS PLAT. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY.

ROY E. EASTER - LAND SURVEYOR

<b>ROY E. EASTER, INC.</b> LAND SURVEYORS	
( 804 ) 561-5299	
( 804 ) 561-5905 FAX	
P.O. BOX 252 * AMELIA, VA. 23002	
DATE: MAY 24, 2011	
SCALE: 1" = 60'	
DC FILE	
JOB NO: 11018A	

SURVEYED FOR ANN A. RUDY

EASTER PLAT  
DATED 7-14-93

**STATE ROUTE 671  
JETERSVILLE ROAD  
VARIABLE WIDTH R/W**

N 42°42'18"E  
31.60'  
0.54 MI TO  
ROUTE 360

FENCE NEAR  
NEW LINE

S 44°12'16"E  
174.97'  
N 49°43'09"W  
194.19'  
(TOTAL)

BARBARA M. LYDA  
DB 131 PG 110  
PB 5 PG 21  
TM 39-(33 & 57)

(TOTAL)  
194.99'  
N 45°42'39"E  
180.17'  
S 45°42'39"W  
144.06'  
NEW BOUNDARY LINE

ROD SET

ROD SET

S 37°57'00"E  
57.01'  
NEW BOUNDARY LINE

N 37°57'00"W  
135.87'

PIPE  
FD

S 50°13'01"W  
40.00'

22011 Jetersville Road, Jetersville, VA 23083



# Terms & Conditions

TERMS: Thank you for your interest in this property. Contact Sid Smyth if you need additional information (434-955-0708).

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: A \$5,000 earnest money deposit will be required from the successful purchaser. At the close of the online 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. Upon being declared the high and successful buyer, the credit card that you registered with will be charged \$500 toward your deposit. The successful bidder's remaining earnest money deposit (\$4,500) must be in the form of cashier's or certified check (United States Bank) or wire transfer to Nicholls Auction Marketing Group, Inc. and is due immediately. The entirety of the remaining balance is due at closing. Purchaser shall be responsible for all wire transfer fees. You may be asked to show proof of funds for the deposit (via text or email) prior to being approved to bid.**

**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 \$5,000 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 on 4/13/23) 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 Friday, April 14, 2023 @ 5:00pm (Eastern).** 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.