



# REAL ESTATE AUCTIONS

## 5 Brunswick and Lunenburg County Residential Properties

**1771 Rawlings Road, Blackstone, VA 23824**

**320 East 5th Avenue, Kenbridge, VA 23944**

**1510 11th Street, Victoria, VA 23974**

**3200 K-V Road, Kenbridge, VA 23944**

**611 South Broad Street, Kenbridge, VA 23944**

**Friday, June 30 @ 11:00AM EDT**

**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.



**4 BR/2 BA Renovated Home (Circa mid 1700's) w/Outbuildings,  
Swimming Pool, Wind Mill & More on 3.23+/- Acres in Blackstone, VA**

**Property Location**

1771 Rawlings Rd., Blackstone, VA 23824

**Auction Location**

NOTE: Auction will be conducted off site at 320 East Fifth Ave., Kenbridge, VA 23944

**Date & Time**

Friday, June 30 @ 11:00AM EDT

**Property Tours**

Saturdays, June 3 & 17 from 12 Noon-2:00 pm

**Description**

**RENOVATED CIRCA MID 1700'S HOME in BRUNSWICK COUNTY, VA -- 4 BR/2 BA home on 3.23 +/- acres -- In ground salt water pool -- Detached 3 car open garage/shop, original smoke house, several storage buildings & wind mill -- Located 11.5 miles from I-85, 14 miles from Fort Barfoot (formerly Fort Pickett) and a short drive to South Hill, Emporia & Richmond, VA!!**

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

- Lovingly renovated 4 BR/2 BA home on 3.23 +/- acres in Brunswick County, VA
- This home was featured in the bicentennial celebration, and may be one of the oldest homes in the county
- This home measures 3,336 +/- gross sf., and features a recently remodeled eat-in kitchen (all appliances convey), pantry, living room, dining room, large sun room; study; utility room, attic, and basement
- Home has hard wood flooring & carpet
- 2 porches; gravel driveway
- Heating & cooling: 2 zone heat pump; 4 fireplaces
- Well & private septic system; electric water heater
- Septic tank pumped and septic tank and distribution box inspected. System found to be in working order. Documents

are available on auction webpage.

- In ground salt water pool maintained by Pool Wizard (Amelia, VA)
- Detached 3 car open garage/shop; several storage buildings; original smoke house; detached original kitchen; wind mill
- Other features: Newer metal roof; main floor bedroom; 10' ceilings on main floor & 9' ceilings on upper floor; most of the bedrooms have walk-in closets; rural setting surrounded by other farms; wonderfully landscaped with magnolia, walnut, pecan & dogwood trees; flowering shrubs & perennials;
- This lovely home is located 11.5 miles from I-85, 14 miles from Fort Barfoot (formally Fort Pickett) and a short drive to South Hill, Emporia & Richmond, VA!!
- Tax Map: 4-10-A-6; Deed Book: 331-847; Zoning: R1; Yearly County real estate taxes: \$1,455.35 (2022); Original home was built in mid-1700's (1890 in tax records), and has hardy plank exterior; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$150,000 Starting Bid!!**

**Property Tours**

**Saturdays, June 3 & 17 from 12 Noon-2:00 pm (Feel free to bring your inspector/contractor). Please contact Sid Smyth (434-955-0708) for more information.**

**Earnest Money**

**\$10,000 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.

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**4 BR/2 BA Home on Double Lot in Downtown Kenbridge, VA**

**Property Location**

**320 East 5th Ave., Kenbridge, VA 23944**

**Date & Time**

**Friday, June 30 @ 11:00AM EDT**

**Property Tours**

**Saturdays, June 3 & 17 from 12 Noon-2:00 pm**

**Description**

**MOVE-IN READY HOME on DOUBLE LOT in DOWNTOWN KENBRIDGE, VA -- Well maintained 4 BR/2 BA Craftsman style home w/basement on .58 +/- acre double town lot -- Conveniently located in the Historic District only steps from downtown Kenbridge -- Property lines front East 5th Ave. & 6th Ave. -- Located only 7 miles from Victoria,**

**11.5 miles from Blackstone, 16.5 miles from I-85, 17 miles from Southside Virginia Community College, and a short drive to South Hill, Emporia & Richmond, VA!!  
Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!!**

- Well maintained 4 BR/2 BA Craftsman style home w/walk-out basement on .58 +/- acre double lot in the Town of Kenbridge, VA
- This home measures 1,945 +/- finished sf., and features a kitchen w/breakfast nook (all appliances convey), pantry, living room, dining room, office, large screened front porch, walk-out basement (900 +/- sf.), attic
- Majority of the home has hard wood flooring and very little carpeting
- Spacious front screened porch; large elevated rear deck ideal for enjoying sunsets
- Heating: gas furnace (new); Cooling: 2 zone central AC
- Public water & sewer; gas water heater (recently installed)
- Detached shop/storage building; fenced back yard
- Other features: Highly desirable location in the Historic District of Kenbridge; large rooms; 9' ceilings; owner's bedroom on main floor; high speed internet available; access of 6th Ave. provides for an extra entrance; community park only blocks away w/walking trails & the Farmer's Market.
- This lovely home is located only 7 miles from Victoria, 11.5 miles from Blackstone, 16.5 miles from I-85, 17 miles from Southside Virginia Community College, and a short drive to South Hill, Emporia & Richmond, VA!!
- Tax Maps: 035A7-08-12-9 & 035A7-08-12-23; Deed Book: 303-253; Zoning: R1; Yearly real estate taxes: \$571.52 total for both lots (2022); Home was built in 1929, and has vinyl sided exterior; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$75,000 Starting Bid!!**

**Property Tour**

Property Tours: Saturdays, June 3 & 17 from 12 Noon-2:00 pm (Feel free to bring your inspector/contractor). Please contact Sid Smyth (434-955-0708) for more information.

**Earnest Money**

**\$7,500 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.

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## **4 BR/2 BA Two Story Duplex in The Town of Victoria, VA**

**Property Location**

**1510 11th St., Victoria, VA 23974**

**Auction Location**

**NOTE: Auction will be conducted off site at 320 East Fifth Ave., Kenbridge, VA 23944**

**Date & Time**

**Friday, June 30 @ 11:00AM EDT**

**Property Tour**

**Friday, June 16 from 12 Noon-2:00 pm**

**Description**

**DESIRABLE INVESTMENT/RENTAL PROPERTY  
W/GREAT LOCATION IN THE TOWN of VICTORIA, VA  
4 BR/2 BA (total) two story duplex only blocks from Main St.  
-- Public utilities -- Updated 200 amp service & individual  
power meters -- Located 17.5 miles from Blackstone & Rt.  
460, 17 miles from Rt. 15, 24 miles from I-85, and a short drive  
to Fort Barfoot (formerly Fort Pickett), Microsoft, South Hill,  
Emporia & Richmond, VA!!**

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

- 4 BR/2 BA (total) home on .17 +/- acre lot in the Town of Victoria, VA
- This duplex has tons of potential to be a wonderful income producing property or converted to a single family home. Per the zoning ordinance, you can continue to use this property as a duplex as long as you do not increase the size of the structure. If it is converted to a single family residence, it would need to remain in that status/use.
- This structure measures 996 +/- sf. on each level (1,992 +/- sf. total)
- 1st Level: 2 bedrooms, 1 bathroom, living room, kitchen (all appliances convey), laundry room & covered front porch
- 2nd Level: 2 bedrooms, 1 bathroom, living room kitchen (all appliances convey), laundry room, a 7'x11' room with a closet that could be used for an extra bedroom or office & covered front porch
- Original hardwood flooring in several of the rooms; carpet present as well
- Graveled alley

- Heat pump for each unit; 1st floor heat pump, thermostat & duct work were replaced Sept. 2020; 2nd floor unit condition unknown
- Public water & sewer; electric water heater only on 1st level
- This property is in need of renovation, and is ready to be customized to the new owner's taste.
- This property is located in a quiet neighborhood and only a few blocks from Main St., restaurants, town park and the town walking trail. It is within walking distance to the Elementary School, 17.5 miles from Blackstone & Rt. 460, 17 miles from Rt. 15, 24 miles from I-85, and a short drive to Fort Barfoot (formerly Fort Pickett), Microsoft, South Hill, Emporia & Richmond, VA!!
- Tax Maps: 033A5-01-14B-7 & 033A5-01-14B-8; Deed Book: 371-487; Zoning: non conforming use; Yearly real estate taxes: \$328.70 (2022); Home was built in 1900, and has vinyl exterior w/brick foundation; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$25,000 Starting Bid!!**

**Property Tour**

**Friday, June 16 from 12 Noon-2:00 pm (Feel free to bring your inspector/contractor). Please contact Lee Smyth (919-208-9417) for more information.**

**Earnest Money**

**\$5,000 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.

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**2 BR Brick Home, 2 BR Cottage & Commercial Bldg. on 2.3 +/- Acres in Kenbridge, VA**

**Property Location**

**3200 K-V Rd., Kenbridge, VA 23944**

**Auction Location**

**NOTE: Auction will be conducted off site at 320 East Fifth Ave., Kenbridge, VA 23944**

**Date & Time**

**Friday, June 30 @ 11:00AM EDT**

**Property Tours**

**Saturdays, June 3 & 17 from 12 Noon-2:00 pm**

## Description

**THE ESTATE of DARRELL W. or GRACIE Y. BISHOP: 3 PROPERTIES FOR ONE PRICE in KENBRIDGE, VA**  
**2.31 +/- acres w/2 BR brick ranch, 2 BR/1. BA cottage & former business building -- Excellent income potential -- Located 2.5 miles from downtown Kenbridge, 4 miles from Victoria, 21.5 miles from I-85, and a short drive to Fort Barfoot (formerly Fort Pickett), South Hill, Emporia & Richmond, VA!!**

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

- 3 structures on 2.31 +/- acres (2 parcels for one price in Lunenburg County, VA
- 2 BR/1 BA brick ranch style home (3188 K-V Rd.) measuring 1,165 +/- sf. and featuring a kitchen (all appliances convey), large family room, and attic. Hard wood flooring & carpet; Heat pump for heating & cooling; Electric water heater; well & septic system; high speed internet; asphalt driveway. This home needs a little TLC, and has tons of potential for a great rental or primary residence.
- 2 BR/1 BA cottage (3200 K-V Rd.) measuring 672 +/- sf. This cottage has served as a rental property for several years.
- The store building (3214 K-V Rd.) has served several businesses over the years. This building measures 1,014 +/- sf., everything is on one main level, and is currently vacant.
- A new septic system needs to be installed. Please see the new septic drain field design in the "Documents" section above. This has been submitted to the county and is shovel ready.
- This property is located 2.5 miles from downtown Kenbridge, 4 miles from Victoria, 21.5 miles from I-85, and a short drive to Fort Barfoot (formerly Fort Pickett), South Hill, Emporia & Richmond, VA!!
- Tax Maps: 34-0A-0-83 & 34-0A-0-82B; Deed Book: 36-452; Zoning: R1; Yearly real estate taxes: \$413.82 total (2022); Brick home was built in 1958; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$25,000 Starting Bid!!**

## Property Tours

**Saturdays, June 3 & 17 from 12 Noon-2:00 pm (Feel free to bring your inspector/contractor). Please contact Sid Smyth (434-955-0708) for more information.**

**Earnest Money**

**\$5,000 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.

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**3 BR/2 BA Home on .32 +/- Acre Lot in the Town of Kenbridge, VA -- SELLING to the HIGHEST BIDDER!!**

**Property Location**

**611 South Broad St., Kenbridge, VA 23944**

**Auction Location**

**NOTE: Auction will be conducted off site at 320 East Fifth Ave., Kenbridge, VA 23944**

**Date & Time**

**Friday, June 30 @ 11:00AM EDT**

**Property Tours**

**Saturdays, June 3 & 17 from 12 Noon-2:00 pm**

**Description**

**THE ESTATE of LEROY and GRACE MARSHALL:  
QUAINT HOME in a QUIET NEIGHBORHOOD  
3 BR/2 BA home on .32 +/- acre town lot -- Single level living -  
- Public utilities -- 2 outbuildings -- Located only blocks  
from downtown Kenbridge, 6.5 miles from Victoria, 17.5  
miles from I-85, and a short drive to from Fort Barfoot  
(formerly Fort Pickett), South Hill, Emporia & Rich**

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

- 3 BR/2 BA home on .32 +/- acre town lot in Kenbridge, VA
- This home measures 1,501 +/- sf. of single level living, and features an eat-in kitchen, living room, dining room, enclosed sun room, bonus room (ideal for 3rd bedroom or office) & attic
- Home has hard wood flooring
- Spacious porch; gravel driveway; sidewalk
- Heating: oil hot water heat; cooling: window unit AC
- Public water & sewer; electric water heater
- 2 outbuildings great for storage or shop
- This potential filled home needs some TLC, but can be brought up to the same quality as the other desirable homes in the neighborhood.

- This home is located only blocks from downtown Kenbridge, 6.5 miles from Victoria, 17.5 miles from I-85, and a short drive to from Fort Barfoot (formerly Fort Pickett), South Hill, Emporia & Richmond, VA!!
- Tax Maps: 35A10-06-02-31 and half of 33; Deed Book: 36-761; Zoning: R1; Yearly real estate taxes: \$397.48 (2022); Home was built in 1940, and has aluminum siding exterior; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$50,000 Suggested Starting Bid!!**

**Property Tours**

**Saturdays, June 3 & 17 from 12 Noon-2:00 pm (Feel free to bring your inspector/contractor). Please contact Sid Smyth (434-955-0708) for more information.**

**Earnest Money**

**\$7,500 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.

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**Earnest Money**  
**Deposit Summary**

**\$10,000 deposit (1771 Rawlings Rd., Blackstone, VA);**  
**\$7,500 deposit (320 East 5th Ave., Kenbridge, VA);**  
**\$5,000 (1510 11th St., Victoria, VA);**  
**\$5,000 (3200 K-V Rd., Kenbridge, VA) and/or**  
**\$7,500 (611 South Broad St., Kenbridge, VA)**

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 06/29/23. 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 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**

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## 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:	<u>+ \$10,000</u>
	Total on Sales Contract:	\$110,000

**Buyer's Premium Summary: 1771 Rawlings Rd., Blackstone, VA – 10% and 320 East 5th Ave., Kenbridge, VA; 1510 11th St., Victoria, VA; 3200 K-V Rd., Kenbridge, VA and 611 South Broad St., Kenbridge, VA – 10% (\$5,000 minimum).**

**Earnest Money:** The buyer, unless prior written arrangements have been made by contacting Sid Smyth (434-955-0708) shall be required to pay a deposit of **\$10,000 deposit (1771 Rawlings Rd., Blackstone, VA); \$7,500 deposit (320 East 5th Ave., Kenbridge, VA); \$5,000 (1510 11th St., Victoria, VA); \$5,000 (3200 K-V Rd., Kenbridge, VA) and/or \$7,500 (611 South Broad St., Kenbridge, VA)** which is due immediately after confirmation of final bid. 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. Upon being declared the high and successful buyer, the credit card that you registered with will be charged \$500 toward your deposit for each property purchased. The successful bidder's remaining earnest money deposit \$9,500 deposit for 1771 Rawlings Rd., Blackstone, VA; \$7,000 deposit for 320 East 5th Ave., Kenbridge, VA; \$4,500 for 1510 11th St., Victoria, VA; \$4,500 for 3200 K-V Rd., Kenbridge, VA and/or \$7,000 for 611 South Broad St., Kenbridge, VA 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.**
- 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 \$10,000.00 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.