



REAL ESTATE AUCTION

**“Cockrill Farm” – 193.7 +/- Acres (7 Parcels) with
3 BR/2 BA Home, Barns, Shops/Garages & 1,800'±
of Rt. 522 Frontage – Orange County, VA
24161 Cockrill Farm Ln., Unionville, VA 22567**

***NOTE: Auction will be conducted OFF SITE at Lafayette Station
26322 Constitution Highway, Rhoadesville, VA 22542***

Thursday, October 19 @ 3:00PM EDT

**** Property Tours (Please meet at Cockrill Farm Lane): Friday, October 6 @ 3pm SHARP, Friday,
October 13 @ 3pm SHARP & Thursday, October 19 @ 11am SHARP! ****

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

Nicholls Auction Marketing Group

Offices throughout Virginia and affiliates nationwide to meet your needs.

VAAF #2908000729 VAAF#2908000769

On the web at: www.nichollsauction.com

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

Why use Nicholls Auction Marketing Group to sell your property?

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

Nicholls Auction Marketing Group will customize and execute a results oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. This results not only in full and current market value, but also preserves opportunities for greatest price, while limiting risk of lower price. Individual sellers also benefit from the convenience of controlled viewings, standardized terms and conditions of sale, and a known sale and closing date.

Our 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 and allow us the privilege to add your name to our growing lists of satisfied clients.



Property Location

24161 Cockrill Farm Ln., Unionville, VA 22567

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Property Tour

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Description

"Cockrill Farm" -- 193.7 +/- Acres Divided Into 7 Parcels in Orange County, VA

3 BR/2 BA brick home w/basement -- Barns, shops/garages & other outbuildings -- 7 parcels (86 acres, 37 acres, 29 acres, 15 acres, 14 acres, 8 acres & 4 acres) -- There is at least 1 perk site on every parcel -- You will have the opportunity to purchase parcels individually, in any combination or as a whole! -- Located only 3.5 miles from Rt. 20, 6.5 miles from Lake Anna, 12 miles from downtown Orange, 19 miles from Culpeper, and only a short drive to Charlottesville, Fredericksburg, Harrisonburg & Richmond, VA!!

This 193 +/- acres has an approved preliminary plat overlay dividing it into 7 parcels (86 acres, 37 acres, 29 acres, 15 acres, 14 acres, 8 acres & 4 acres). You will be able to buy this property in any combination you choose or the entire 193 acres!!

Live Auction and also providing Live Real Time Online Simulcast Bidding for Your Convenience!!

- The blue crosshatched areas are a boundary line adjustment to create a 50' wide pipestem for Parcel #7 and maintain 8 +/- acres in Tax Map #48-14D, Parcel 3

- Parcels #1 & 6 will access Rt. 669 via the existing 50' pipestem and 50' private access easement shown as a magenta dashed line.
- The black dotted line is portion of the existing Cockrill Farm Lane that would be vacated.
- Parcel #4 will contain Cockrill Farm Lane (an existing 50' ingress/egress easement shown as a magenta dashed line) in its entirety and Parcel #2, Tax Map #48-14A will continue to access Rt. 522 via Cockrill Farm Lane.
- Parcel #5 will require a separate entrance from Rt. 522. Parcel #5 will not have the right to utilize Cockrill Farm Lane if sold separately and or divided from parent parcel.
- There is at least 1 perk site on every parcel.
- Located only 3.5 miles from Rt. 20, 6.5 miles from Lake Anna, 12 miles from downtown Orange, 19 miles from Culpeper, and only a short drive to Charlottesville, Fredericksburg, Harrisonburg & Richmond, VA!!
- Tax Maps: 48-14-0, 48-14-A & 48-14-D; Deed Books: 679/041, 679/038 & 679/041; Zoning: A; Yearly real estate taxes: \$1,812 for 181.5 acres (Land Use), \$2,651 for 4.19 acres w/home & \$43 for 8 acres (Land Use); Home was built in 1982 and has brick exterior; WE GUARANTEE A FREE & CLEAR DEED
- **Starting Bids: Parcel #1: \$350,000; Parcel #2: \$150,000; Parcel #3: \$50,000; Parcel #4: \$125,000; Parcel #5: \$75,000; Parcel #6: \$75,000; Parcel #7: \$125,000**

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Parcel 1 86 +/- Acres (Parcel #1) with Several Barns & Shops/Garages in Orange County, VA

Property Location 24161 Cockrill Farm Ln., Unionville, VA 22567
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Description 86 +/- Acres (Parcel #1) with Several Barns & Shops/Garages in Orange County, VA

3 BR/2 BA brick home w/basement -- Barns, shops/garages & other outbuildings -- 7 parcels (86 acres, 37 acres, 29 acres, 15 acres, 14 acres, 8 acres & 4 acres) -- There is at least 1 perk site on every parcel -- You will have the opportunity to purchase parcels individually, in any combination or as a whole! -- Located only 3.5 miles from Rt. 20, 6.5 miles from Lake Anna, 12 miles from downtown Orange, 19 miles from Culpeper, and only a short drive to Charlottesville, Fredericksburg, Harrisonburg & Richmond, VA!!

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- 86 +/- Acres (Parcel #1) with Several Barns & Shops/Garages in Orange County, VA
- Buildings on Parcel 1 (These buildings are in various states of repair & all measurements are approximate. There are other various barns and structure on the parcel as well.)
 - 1-40'x50'x10' Wood Frame Building with Concrete Floor, Electric, Water and Gas Heater
 - 2-46'x75'x12' Steel Frame Building with Concrete Floor and Electric
 - 3-46'x75'x12' Steel Frame Building with Concrete Floor and Electric

- 4-50'x100'x14' Eve Height, Storage Shed
- 5-40'x70' Quonset Hut Building
- 6-40'x100' Quonset Hut Building with Concrete Floor
- 7-70'x70'x14' Wood Frame Building with 20'x70' Shed Off, Concrete Floor And Electric, Shed off set up as Kennel complete with open air pens
- 8-36'x48'x9' Framed Building with Electric
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Parcel 2 4 +/- Acres (Parcel #2) with 3 BR/2 BA Brick Home w/Basement in Orange County, VA

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Description 4 +/- Acres (Parcel #2) with 3 BR/2 BA Brick Home w/Basement in Orange County, VA

3 BR/2 BA brick home w/basement -- Barns, shops/garages & other outbuildings -- 7 parcels (86 acres, 37 acres, 29 acres, 15 acres, 14 acres, 8 acres & 4 acres) -- There is at least 1 perk site on every parcel -- You will have the opportunity to purchase parcels individually, in any combination or as a whole! -- Located only 3.5 miles from Rt. 20, 6.5 miles from Lake Anna, 12 miles from downtown Orange, 19 miles from Culpeper, and only a short drive to Charlottesville, Fredericksburg, Harrisonburg & Richmond, VA!!

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- 4 +/- Acres (Parcel #2) with 3 BR/2 BA brick home w/basement in Orange County, VA
 - This home measures 4,444 +/- total sf. (2,606 +/- finished sf., 1,838 +/- sf. basement & 484 +/- sf. garage) and has an open floor plan and features a living room w/fireplace, dining room, utility room, attic, attached 2 bay garage & unfinished walk-out basement w/fireplace
 - The home is heated & cooled via heat pump; 2 wood fireplaces in living room & basement
 - Well & septic; electric water heater

- This home had a new roof in 2023, new outdoor heat pump unit in 2023 and is a solid home that can be renovated/updated to the new owner's liking.
- The blue crosshatched areas are a boundary line adjustment to create a 50' wide pipestem for Parcel #7 and maintain 8 +/- acres in Tax Map #48-14D, Parcel 3
- Parcels #1 & 6 will access Rt. 669 via the existing 50' pipestem and 50' private access easement shown as a magenta dashed line.
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Parcel 3 8 +/- Acres (Parcel #3) with Frontage on Marquis Rd. in Orange County, VA

Property Location 24161 Cockrill Farm Ln., Unionville, VA 22567
NOTE: Auction will be conducted OFF SITE at Lafayette Station, 26322 Constitution Highway, Rhoadesville, VA 22542

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Description 8 +/- Acres (Parcel #3) with Frontage on Marquis Rd. in Orange County, VA

3 BR/2 BA brick home w/basement -- Barns, shops/garages & other outbuildings -- 7 parcels (86 acres, 37 acres, 29 acres, 15 acres, 14 acres, 8 acres & 4 acres) -- There is at least 1 perk site on every parcel -- You will have the opportunity to purchase parcels individually, in any combination or as a whole! -- Located only 3.5 miles from Rt. 20, 6.5 miles from Lake Anna, 12 miles from downtown Orange, 19 miles from Culpeper, and only a short drive to Charlottesville, Fredericksburg, Harrisonburg & Richmond, VA!!

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- 8 +/- Acres (Parcel #3) with frontage on Marquis Rd. in Orange County, VA
- The blue crosshatched areas are a boundary line adjustment to create a 50' wide pipestem for Parcel #7 and maintain 8 +/- acres in Tax Map #48-14D, Parcel 3
- Parcels #1 & 6 will access Rt. 669 via the existing 50' pipestem and 50' private access easement shown as a magenta dashed line.
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Parcel 4 29 +/- Acres (Parcel #4) with Frontage on Rt. 522 in Orange County, VA

Property Location 24161 Cockrill Farm Ln., Unionville, VA 22567
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Description 29 +/- Acres (Parcel #4) with Frontage on Rt. 522 in Orange County, VA

3 BR/2 BA brick home w/basement -- Barns, shops/garages & other outbuildings -- 7 parcels (86 acres, 37 acres, 29 acres, 15 acres, 14 acres, 8 acres & 4 acres) -- There is at least 1 perk site on every parcel -- You will have the opportunity to purchase parcels individually, in any combination or as a whole! -- Located only 3.5 miles from Rt. 20, 6.5 miles from Lake Anna, 12 miles from downtown Orange, 19 miles from Culpeper, and only a short drive to Charlottesville, Fredericksburg, Harrisonburg & Richmond, VA!!

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- 29 +/- Acres (Parcel #4) with frontage on Rt. 522 in Orange County, VA
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Parcel 5 14 +/- Acres (Parcel #5) with Frontage on Rt. 522 in Orange County, VA

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Description 14 +/- Acres (Parcel #5) with Frontage on Rt. 522 in Orange County, VA

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- 14 +/- Acres (Parcel #5) with frontage on Rt. 522 in Orange County, VA
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Parcel 6

15 +/- Acres (Parcel #6) in Orange County, VA

Property Location

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15 +/- Acres (Parcel #6) in Orange County, VA

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Parcel 7

37 +/- Acres (Parcel #7) in Orange County, VA

Property Location

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- Parcel #5 will require a separate entrance from Rt. 522. Parcel #5 will not have the right to utilize Cockrill Farm Lane if sold separately and or divided from parent parcel.
- There is at least 1 perk site on every parcel.
- Located only 3.5 miles from Rt. 20, 6.5 miles from Lake Anna, 12 miles from downtown Orange, 19 miles from Culpeper, and only a short drive to Charlottesville, Fredericksburg, Harrisonburg & Richmond, VA!!
- Tax Maps: 48-14-0, 48-14-A & 48-14-D; Deed Books: 679/041, 679/038 & 679/041; Zoning: A; Yearly real estate taxes: \$1,812 for 181.5 acres (Land Use), \$2,651 for 4.19 acres w/home & \$43 for 8 acres (Land Use); Home was built in 1982 and has brick exterior; **WE GUARANTEE A FREE & CLEAR DEED**
- **Starting Bids: Parcel #1: \$350,000; Parcel #2: \$150,000; Parcel #3: \$50,000; Parcel #4: \$125,000; Parcel #5: \$75,000; Parcel #6: \$75,000; Parcel #7: \$125,000**

Notes

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Property Tours

Property Tours (Please meet at Cockrill Farm Lane): Friday, October 6 @ 3pm SHARP, Friday, October 13 @ 3pm SHARP & Thursday, October 19 @ 11am SHARP. Please contact Tony Wilson (540-748-1359) for more information.

Earnest Money

Deposits of the following: Parcel #1: \$20,000; Parcel #2: \$10,000; Parcel #3: \$7,500; Parcel #4: \$10,000; Parcel #5: \$7,500; Parcel #6: \$7,500; Parcel #7: \$10,000; and Entirety Parcels #1-7: \$72,500 are due immediately after confirmation of final bid and the balance due at closing within 30-45 days. Deposits must be in the form of a cashier's check or certified check (from a US bank/financial institution) made payable to yourself.

Closing

Closing is to take place on or before 30-45 days from date of auction. Buyer acknowledges that time is of the essence. Buyer shall close using Lakeside Title & Escrow (540-412-1057).

Financing

Need financing for these properties? Contact Tony Wilson for financing information (540) 748-1359.

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 10/18/2023. A registered Realtor can only represent one buyer at each auction event. Registered real estate agent must attend all auction events with a live bidding component regardless if their bidder/buyer is bidding live in person on site or off site bidding on line and adhere to all terms.

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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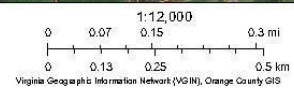
24161 Cockrill Farm Ln., Unionville, VA 22567

Cockrill Farm



9/11/2023, 3:41:45 PM

- County Boundary
- Tax Parcel
- Town Boundary
- Subdivision Boundary



Terms & Conditions

Auctioneer's Authority on Bidding Procedures and Bidding:

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

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

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

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

Earnest Money: The buyer, unless prior written arrangements have been made by contacting Tony Wilson ((540.748.1359 or tony@wilsonauctionco.com), shall be required to pay a deposit for each parcel and in its entirety: **Parcel #1: \$20,000; Parcel #2: \$10,000; Parcel #3: \$7,500; Parcel #4: \$10,000; Parcel #5: \$7,500; Parcel #6: \$7,500; Parcel #7: \$10,000; Entirety Parcels #1-7: \$72,500.** The deposits are 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. Buyer shall close using Lakeside Title & Escrow (540-412-1057).

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. 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. Registered real estate agents must attend all auction events with a live bidding component regardless if their bidder/buyer is bidding live in person on site or off site bidding on line 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. The successful bidder's remaining earnest money deposit (TBD) 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 (TBD) 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.