



REAL ESTATE AUCTION

**SELLING to the HIGHEST BIDDER via ONLINE ONLY
BIDDING in Culpeper County, VA!!**

**4 BR/2.5 BA Home w/Basement, Barn & Hazel River Frtge. on 28.4± Acres
9232 Frontier Lane, Castleton, VA 22716**

**3 BR/2 BA Home w/Basement & 1,400'± of Hazel River Frtge. on 25± Acres
9267 Frontier Lane, Castleton, VA 22716**

Online only bidding begins to close on Tuesday, March 5 at 12 Noon EST!!

**** !!Property Tours: Fri. Feb. 9 @ 2PM & Tues., Feb. 27 @ 12:00 Noon 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

9232 Frontier Lane, Castleton, VA 22716

Auction Date & Time

Online only bidding begins to close on
Tuesday, March 5 at 12 Noon EST!!

Property Tours

Friday, February 9 @ 2pm & Tuesday, February 27 @ 12:00 Noon
SHARP!

Description

ACREAGE--ACREAGE--ACREAGE!!

**Solid 4 BR home w/basement, barn, pasture and Hazel River frontage
on 28.4 +/- acres in Culpeper County, VA**

**You will also have an opportunity to purchase an adjacent 3 BR/2 BA
home on 25 +/- acres!!**

**Solid 4 BR/2.5 BA home w/partially finished walk-out basement --
Basement has exterior entrance w/kitchen, living area and
bedrooms...ideal for multi generational living -- Barn w/electric &
well, run-in shed & pasture -- Located 6.5 miles from Rt. 522, 13 miles
from downtown Culpeper, 20 miles from Warrenton, 26 miles from
Front Royal, and a short drive to Charlottesville, Harrisonburg,
Fredericksburg & Northern Virginia!!**

Please bid early and often & understand that the online only bidding
begins to close on Tuesday, March 5, 2024 @ 12:00 Noon (Eastern).

- 4 BR/2.5 BA home w/walk-out basement on 28.4 +/- acres in Culpeper County, VA
- This home measures 6,504 +/- gross sf. (2,748 +/- sf. finished above grade, 2,748 +/- sf. basement & 1,008 +/- sf. attached garage), and features a very large eat-in kitchen (all appliances convey); large pantry & storage areas; living room w/gas fireplace; laundry room/pet washing area; attached 2 bay garage; attic; partially finished walk-out basement w/interior & exterior entrances, kitchen, living area, 2 bedrooms and storage (ideal for multi generational living or rental income)

- Hardwood flooring in living room; carpet in bedrooms & foyer; vinyl & luxury vinyl plank in basement
- Rear deck (12'x20'); gravel driveway
- Heating: oil fired hot water boiler w/hot water baseboard registers. Gas fireplace in living room; Cooling: Central AC
- Drilled well & gravity flow septic system ; electric water heater
- Other features: gas range in island in kitchen; 390' +/- of frontage on the Hazel River; privacy & wildlife abound
- Barn/storage building w/separate electric & well (barn in need of some repair); run-in shed; water hydrants near run-in sheds; paddocks/pasture and fencing needs some attention
- Note: There is a small cemetery on the very front of this parcel (shown on the plat)
- Electricity: Rappahannock Electric Coop
- Located 6.5 miles from Rt. 522, 13 miles from downtown Culpeper, 20 miles from Warrenton, 26 miles from Front Royal, and a short drive to Charlottesville, Harrisonburg, Fredericksburg & Northern Virginia!!
- **You will also have an opportunity to purchase an adjacent 3 BR/2 BA home on 25 +/- acres!!**
- Tax Map: 11-28B; Deed Book: 375/699 (there is some acreage located in Rappahannock County under Deed Book 204/522); Zoned: RA; Yearly real estate taxes: \$2,290 (2022 and currently in Land Use); Home built in 1991 & has wood siding exterior;
- **\$10,000 deposit (wired funds or certified check ONLY) is due immediately after confirmation of final bid and the balance due at closing within 30-45 days; WE GUARANTEE A FREE & CLEAR DEED**
- **Suggested Starting Bid Only \$200,000!!**

Property Tour

Tuesday, February 27 @ 12:00 Noon SHARP! (Feel free to bring your inspector/contractor). Please contact Tony Wilson for a private tour or for more information (540-748-1359)

Property Location

9267 Frontier Lane, Castleton, VA 22716

Auction Date & Time

Online only bidding begins to close on Tuesday, March 5 at 12 Noon EST!!

Property Tours

Home Tours: Friday, February 9 @ 2pm & Tuesday, February 27 @ 12:00 Noon SHARP!

Description

ACREAGE--ACREAGE--ACREAGE!! 3 BR/2 BA home w/walk-out basement and 1,400' +/- of Hazel River frontage on 25 +/- acres in Culpeper County, VA

You will also have an opportunity to purchase an adjacent 4 BR/2.5 BA home on 28.4 +/- acres!!

3 BR/2 BA home w/unfinished walk-out basement -- 1,400' +/- of frontage on the Hazel River -- Wildlife & privacy!! -- Located 6.5 miles from Rt. 522, 13 miles from downtown Culpeper, 20 miles from Warrenton, 26 miles from Front Royal, and a short drive to Charlottesville, Harrisonburg, Fredericksburg & Northern Virginia!!

Please bid early and often & understand that the online only bidding begins to close on Tuesday, March 5, 2024 @ 12:00 Noon (Eastern).

- 3 BR/2 BA home w/unfinished walk-out basement on 25.05 +/- acres in Culpeper County, VA
- This home measures 2,880 +/- gross sf. (1,920 +/- sf. finished above grade & 960 +/- sf. unfinished basement), and features a kitchen (all appliances convey); living room w/fireplace; dining room; 3 season room
- Hardwood flooring throughout
- Covered front porch; gravel driveway
- Heating: oil/wood combo furnace (above ground oil tank). Fireplace in living room; Cooling: Central AC
- Drilled well & gravity flow septic system ; electric water heater
- Other features: gas range in island in kitchen; 1,400' +/- of frontage on the Hazel River; privacy & wildlife abound
- Electricity: Rappahannock Electric Coop
- This home is in need of some TLC, but will make a wonderful primary residence, investment property or wooded cabin getaway!
- Located 6.5 miles from Rt. 522, 13 miles from downtown Culpeper, 20 miles from Warrenton, 26 miles from Front Royal, and a short drive to Charlottesville, Harrisonburg, Fredericksburg & Northern Virginia!!
- **You will also have an opportunity to purchase an adjacent 4 BR/2.5 BA home on 28.4 +/- acres!!**
- Tax Map: 11-28A; Deed Book: 375/699; Zoned: RA; Home built in 1990 & has wood siding exterior; Yearly real estate taxes: \$1,564 (2022 and currently in Land Use);
- **\$7,500 deposit (wired funds or certified check ONLY)** is due immediately after confirmation of final bid and the balance due at closing within 30-45 days; **WE GUARANTEE A FREE & CLEAR DEED**
- **Suggested Starting Bid Only \$150,000!!**

Property Tours

Friday, February 9 @ 2pm & Tuesday, February 27 @ 12:00 Noon
SHARP! (Feel free to bring your inspector/contractor). Please contact
Tony Wilson for a private tour or for more information (540-748-1359)

Approval to Bid

Approval to bid is subject to completing an on-site or on-line bidder registration form and verification of the required earnest money deposit by auction personnel. The approval of online bidders is subject to confirmation by the auction coordinator.

Earnest Money

Online Terms: A \$10,000 earnest money deposit is due immediately from the successful purchaser of 9232 Frontier Lane and a \$7,500 earnest money deposit is due immediately from the successful purchaser of 9267 Frontier Lane (The deposit will be \$17,500 if you purchase both adjacent properties). 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 (\$7,000 for 9232 and \$9,500 for 9267 or \$17,000 if purchased in their entirety) 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.

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 Monday, March 4, 2024. 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.

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.
- 4.

9232 & 9267 Frontier Ln., Castleton, VA 22716



Terms and 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 30-45 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 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 \$10,000 earnest money deposit is due immediately from the successful purchaser of 9232 Frontier Lane and a \$7,500 earnest money deposit is due immediately from the successful purchaser of 9267 Frontier Lane (The deposit will be \$17,500 if you purchase both adjacent properties). 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 (\$9,500 for 9232 and \$7,000 for 9267 or \$17,000 if purchased in their entirety) 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 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 \$10,000 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 30-45 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 3/4/24) 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 *Tuesday, March 5, 2024 @ 12:00 Noon (Eastern)*. If there is bidding in the last few minutes before the auction closes, extended bidding will commence. If there are no bids within 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.