



# REAL ESTATE AUCTION

**Parcel 1 -- 2.45± Acre Commercial Land Parcel with 225'± of Route 3 Frontage; Parcel 2 -- 2.46± Acre Commercial Land Parcel; Combination of Parcels 1 & 2 -- 2 Commercially Zoned Land Parcels Totaling 4.9± Acres Fronting Route 3 -- Orange County, VA -- ONLINE ONLY BIDDING!!**

**3663 Germanna Highway, Locust Grove, VA 22508**

*(NOTE: Physical address is for GPS purposes ONLY. Auction property is located adjacent to this address)*

**Online Only Bidding Closes Tuesday, July 9, 2024 @ 11am (Eastern).**

**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.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 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 [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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**Property Location**

**3663 Germanna Highway, Locust Grove, VA 22508**

*(NOTE: Physical address is for GPS purposes ONLY.*

*Auction property is located adjacent to this address)*

**Date & Time**

**Online only bidding begins to close on**

**Tuesday, July 9, 2024 @ 11:00 AM (Eastern).**

**Property Tour**

**Please preview the property at your leisure, and contact Tony Wilson for more information (540-748-1359)**

**Auction Note**

**You will have the opportunity to bid on either of the parcels or a combination of both as they will be offered individually and combined.**

**Please bid early and often & understand the online only bidding begins to close on Monday, July 15, 2024 @ 11:00 AM (Eastern).**

**Please contact Tony Wilson for more information (540-748-1359).**

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**Description**

**Parcel 1**

**2.45+/- Acre Commercial Land Parcel w/225'+/- of Rt. 3 Frontage in Orange County, VA**

**By Order of the Trustee: 2.45+/- acre wooded commercial land parcel w/225'+/- of Rt. 3 frontage -- Zoned C-2 -- Commercial Potential!! -- Located only .5 mile from Lake of the Woods front gate, 2.5 miles from Rt. 20, 15 miles from Fredericksburg & I-95, 18 miles from Rt. 29 & Culpeper, and a short drive to Charlottesville, Warrenton, Richmond and Northern Virginia!!**

- 2.45+/- acre commercially zoned wooded land parcel
- 225'+/- of Rt. 3 frontage
- Parcel has a shared entrance w/adjacent property
- Public water & sewer available at Rt. 3 in front of this parcel

- **You will also have an opportunity to purchase an adjacent 2.46+/- acre commercial parcel. Buy one or both!!**
- Located only .5 mile from Lake of the Woods front gate, 2.5 miles from Rt. 20, 15 miles from Fredericksburg & I-95, 18 miles from Rt. 29 & Culpeper, and a short drive to Charlottesville, Warrenton, Richmond and Northern Virginia!!
- Tax Map: 12-52B; Deed Book: 070004384; Zoning: C2; Yearly real estate taxes: \$963.75; **\$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**
- **Only \$100,000 Starting Bid!!**

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**Parcel 2**

**2.46+/- Acre Commercial Land Parcel in Orange County, VA**

**By Order of the Trustee: 2.46+/- acre wooded commercial land parcel -- Zoned C-2 -- Commercial Potential!! -- Access to parcel via 50' deeded easement -- Located only .5 mile from Lake of the Woods front gate, 2.5 miles from Rt. 20, 15 miles from Fredericksburg & I-95, 18 miles from Rt. 29 & Culpeper, and a short drive to Charlottesville, Warrenton, Richmond and Northern Virginia!!**

- 2.46+/- acre commercially zoned wooded land parcel
- Access to parcel via 50' deeded easement
- Public water & sewer available at Rt. 3
- **You will also have an opportunity to purchase an adjacent 2.45+/- acre commercial parcel. Buy one or both!!**
- Located only .5 mile from Lake of the Woods front gate, 2.5 miles from Rt. 20, 15 miles from Fredericksburg & I-95, 18 miles from Rt. 29 & Culpeper, and a short drive to Charlottesville, Warrenton, Richmond and Northern Virginia!!
- Tax Map: 12-52BC Deed Book: 180003608; Zoning: C2; Yearly real estate taxes: \$965.25; **\$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**
- **Only \$100,000 Starting Bid!!**

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**Combination of  
Parcels 1 and 2**

**2 Commercially Zoned Land Parcels Totaling 4.9+/- Acres Fronting Rt. 3  
in Orange County, VA**

**By Order of the Trustee: 2 commercial land parcels totaling 4.91+/-  
acres fronting Rt. 3 -- 225'+/- of Rt. 3 frontage -- Zoned C-2 --  
Commercial Potential!! -- Public water & sewer at Rt. 3 -- Shared  
entrance w/adjacent property -- Located only .5 mile from Lake of the  
Woods front gate, 2.5 miles from Rt. 20, 15 miles from Fredericksburg  
& I-95, 18 miles from Rt. 29 & Culpeper, and a short drive to  
Charlottesville, Warrenton, Richmond and Northern Virginia!!**

- 2 commercially zoned land parcels totaling 4.91+/- acres (2.45+/- & 2.46+/- acres)
- 225'+/- of Rt. 3 frontage
- Shared entrance w/adjacent property
- Public water & sewer available at Rt. 3
- Located only .5 mile from Lake of the Woods front gate, 2.5 miles from Rt. 20, 15 miles from Fredericksburg & I-95, 18 miles from Rt. 29 & Culpeper, and a short drive to Charlottesville, Warrenton, Richmond and Northern Virginia!!
- Tax Maps: 12-52B & 12-52C; Deed Books: 070004384 & 180003608; Zoning: C2; Yearly real estate taxes: \$963.75 & \$965.25; **\$15,000 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**
- **Only \$200,000 Starting Bid!!**

**Property Tour**

**Please contact Tony Wilson (540-748-1359) for a preview appointment or for more information.**

**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 \$7,500 earnest money deposit for each parcel or \$15,000 if you purchase both parcels 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 (\$7,000 or \$14,500) 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**

Time being of the essence, these sales shall be closed on or before 30-45 days from auction date. The purchaser will pay for all of their closing costs associated with the transaction.

**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 07/08/2024 (no exceptions). 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.

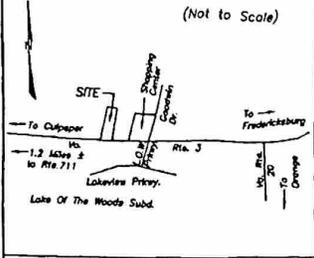
**Notes**

- 1.
- 2.
- 3.

3663 Germanna Highway, Locust Grove, VA 22508  
(NOTE: Physical address is for GPS purposes ONLY.  
Auction property is located adjacent to this address)



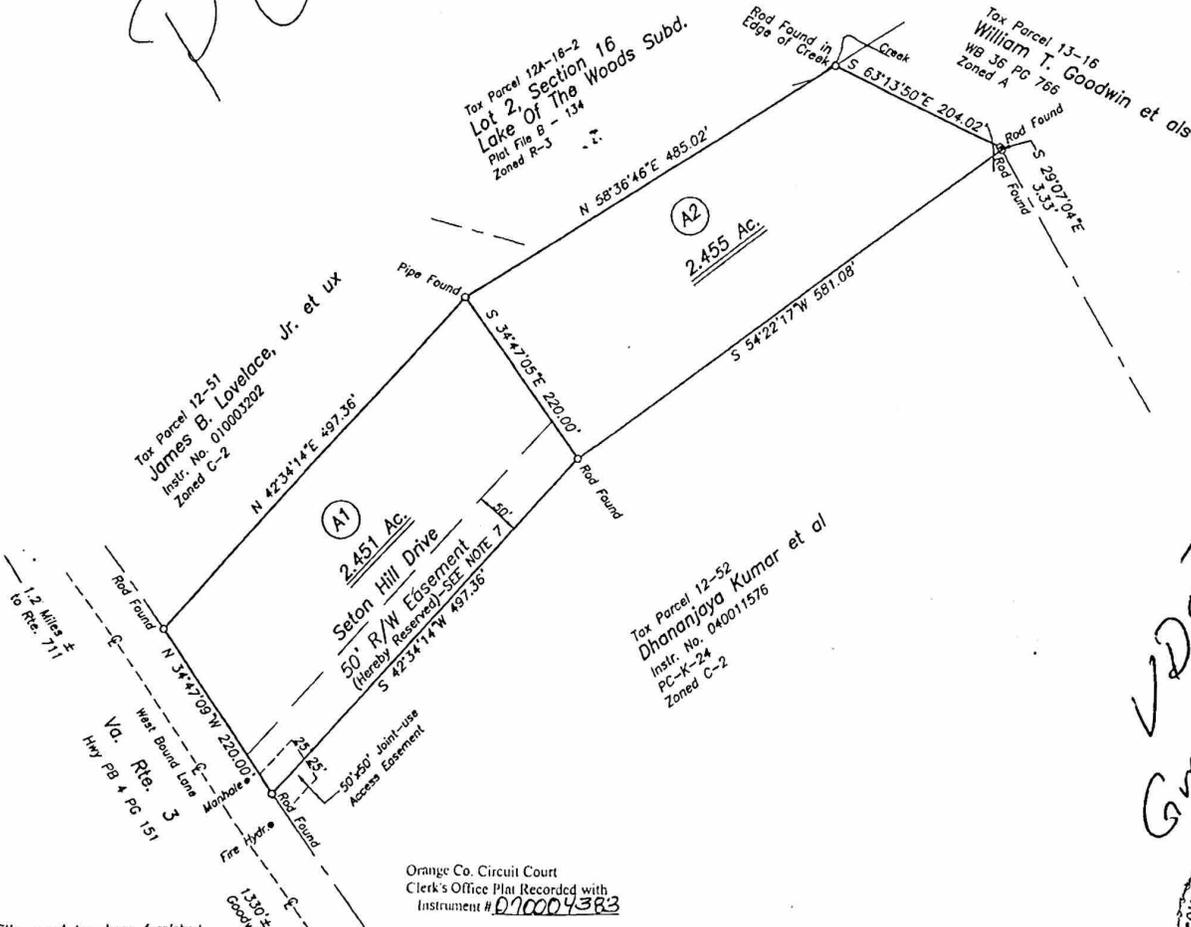
(Not to Scale)



This plot represents a current field survey.



PCM-36



Orange Co. Circuit Court  
Clerk's Office Plat Recorded with  
Instrument # 070004383

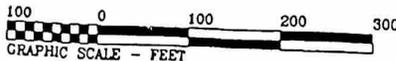
NOTES:

1. No Title report has been furnished.
2. This plot does not necessarily indicate all easements or encumbrances on the property.
3. Underground utilities or subsurface facilities not located.
4. Parcels are to be served by public water and sewer.
5. This parcel hereon shown is presently zoned C-2.
6. For any land disturbance over 10,000 square feet, an erosion and sediment control plan must be approved and a land disturbance permit issued by Orange County prior to the construction of any new road as hereon shown.
7. Streets in this subdivision shall be privately owned and shall not be accepted by the Virginia Department of Transportation for inclusion into the State System of Secondary Roads. No future public funds being Federal, State, County or local shall be used to maintain, construct or reconstruct the streets within this subdivision.
8. A land use permit must be granted by VDOT prior to any work commencing to construct a subdivision/commercial entrance.
9. Entrance permit per VDOT standard required.

Surveyor's Certificate

I hereby certify that, to the best of my knowledge and belief, all requirements of the Board of Supervisors and ordinances of Orange County, Virginia, regarding the platting of subdivisions within the County, have been complied with.

W. L. Thomas 12-14-06  
Surveyor Date  
147 Caroline St., Orange, VA 22960 540-672-4282



The platting and subdivision of Miranda-Thomas, LLC & C2 Holdings, LLC, being all of Tax Parcel 12-52B acquired from Ramanbhai Bhakta et al, in Instrument 060013085 and shown on a plat in PC-K-24, containing 4.906 acres, is with the free consent and is in accordance with the desire of the undersigned owners, proprietors, and trustees, if any

Owner	<u>W. L. Thomas</u>	12-20-06	Date
Owner	<u>Leejo Thomas</u>	12-20-06	Date
Owner	<u>Chet Wilson</u>	12-20-06	Date
Owner	<u>Joe W. Gray</u>	12/20/06	Date

Certificate Of Approval

The subdivision shown hereon has been reviewed and approved by the undersigned in accordance with existing regulations, and may be committed to record.

Health Department	<u>July F. Kerrigan</u>	12/19/06	Date
Highway Department	<u>W. L. Thomas</u>	12/14/06	Date
Agent, County of Orange	<u>Colleen Christy</u>	3-30-07	Date

VDOT  
Greg Settle



PARCEL HEREON DIVIDED:  
TAX PARCEL 12-52B  
OWNER: MIRANDA-THOMAS, LLC & C2 HOLDINGS, LLC  
REF: INST. NO. 060013085  
PC-K-24  
TOTAL ACREAGE: 4.906 AC.  
Zoned C-2

Subdivision Of  
MIRANDA-THOMAS, LLC &  
C2 HOLDINGS, LLC Property  
Gordon District  
Orange County, Virginia  
Prepared By  
HERNDON and GRAYES  
LAND SURVEYORS  
ORANGE, VIRGINIA  
Ph: 540-672-4282

Scale: 1" = 100'  
Date: November 15, 2006 Job: 03128TA  
Revised Date: December 8, 2006 (Changed Owners)  
Revised Date: December 14, 2006 (Added Notes)

**Owner's Consent and Dedication**

The platting and subdivision of Dhananjaya Kumar et als Property, being Tax Parcel 12-52, Gordon Magisterial District, acquired from Maury H. Browning in DB 417 PG 337, containing 15.002 acres, is with the free consent and is in accordance with the desire of undersigned owners, proprietors, and trustees, if any.

See attached Owner's Consent and Dedication

Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Owner \_\_\_\_\_ Date \_\_\_\_\_

**Certificate Of Approval**

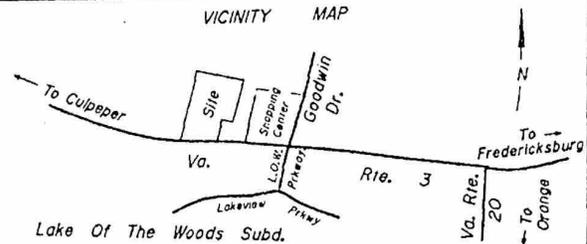
The subdivision shown hereon has been reviewed and approved by the undersigned in accordance with existing regulations, and may be committed to record.

Michele F. Kerrigan <sup>RSA</sup> Available 8/19/04  
 Health Department Date  
Michele Chatteruck 8-18-04  
 Highway Department Date  
Deborah S Kundella 8-19-04  
 Agent, County of Orange Date

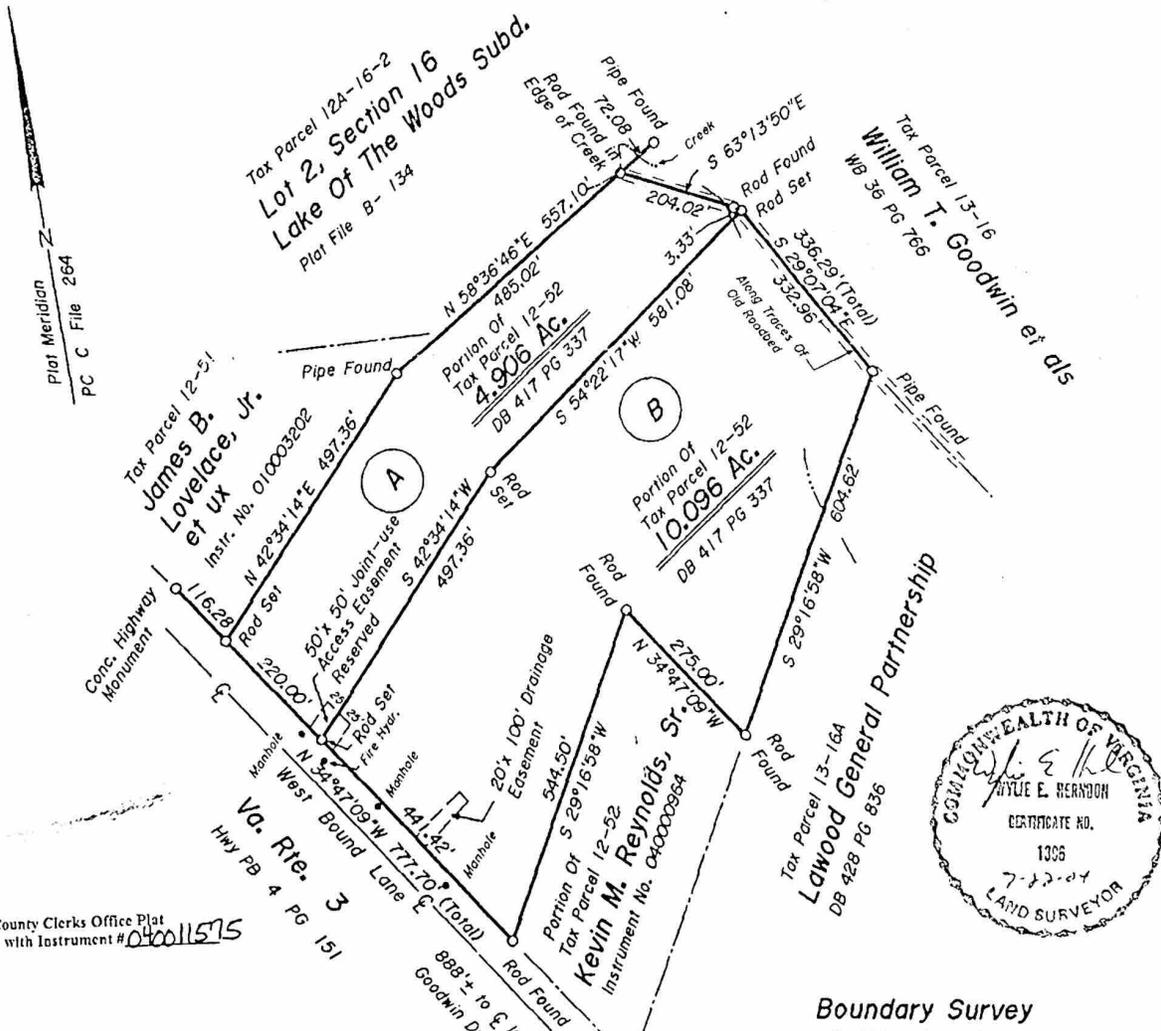
**Surveyor's Certificate**

I hereby certify that, to the best of my knowledge and belief, all requirements of the Board of Supervisors and ordinances of Orange County, Virginia, regarding the platting of subdivisions within the County, have been complied with.

Wylie E Herndon 7-22-04  
 Surveyor Date  
 147 Caroline St., Orange, VA. 22960 540-672-4282



This plat represents a current field survey.



Orange County Clerks Office Plat Recorded with Instrument # 040011575

**NOTES:**

1. No Title Report has been furnished.
2. This plat does not necessarily indicate all easements or encumbrances on the property.
3. Underground utilities or subsurface facilities not located.
4. Parcels hereon shown are zoned C-2.
5. Parcels are to be served by public water and sewer.

**Boundary Survey & Division Of DHANANJAYA KUMAR et als PROPERTY Gordon District Orange County, Virginia**

Prepared By **HERNDON and GRAYES** LAND SURVEYORS ORANGE, VIRGINIA

Scale: 1" = 200' Job: 03128Dsf  
 Date: July 22, 2004

## 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 not contingent on or subject to financing, appraisal, survey (property lines), 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 45 days from auction date. 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 \$7,500 earnest money deposit for each parcel or \$15,000 if you purchase both parcels 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 (\$7,000 or \$14,500) 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 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 \$15,000 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 auction date. 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 7/8/24) 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 and virtual auction will begin to close on **Tuesday, July 9, 2024 @ 11:00AM (Eastern)**. 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.