

REAL ESTATE AUCTION

**1,600± Acres w/5± Miles of South Anna River Frontage,
6 miles from I-64 & 30 Miles from Charlottesville &
Short Pump, VA – Louisa County, VA**

940 Ambler Road, Louisa, VA 23093

***NOTE: Auction will be off site at the Best Western Plus Crossroads Inn & Suites
135 Wood Ridge Terrace, Zion Crossroads, VA 22942***

Monday, November 3 @ 1:30PM EST

***Property Tours & Information Days: Sept. 10 @ 9am, Sept. 27 @ 9am, Oct. 10 @ 9am,
Oct. 20 @ 9am & Nov. 1 @ 9am. Please contact Tony Wilson for a private tour (540-748-1359)***

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

940 Ambler Rd., Louisa, VA 23093

NOTE: Auction Will be Off Site at the Best Western Plus Crossroads Inn & Suites, 135 Wood Ridge Terrace, Zion Crossroads, VA 22942 w/Live Real Time Online Simulcast Bidding for Your Convenience!!

Date & Time

Monday, November 3 @ 1:30PM EST

Property Tour & Information Days

Sept. 10 @ 9am, Sept. 27 @ 9am, Oct. 10 @ 9am, Oct. 20 @ 9 am & Nov. 1 @ 9am. Please contact Tony Wilson for a private tour at (540-748-1359)

Description

ONE of THE MOST IMPORTANT LAND OFFERINGS EVER in LOUISA COUNTY, VA!! 1,600 +/- acre divided into 15 tracts & unlimited combinations. Buy tracts & combos from 3 acres to 1,600 acres!!

1,600 +/- acres offered in tracts & combinations from 3 acres to 1,600 acres -- 5 +/- miles of South Anna River frontage -- 2 +/- miles of frontage on Ambler Rd. & Shannon Hills Rd. -- 2 Homes -- Several large shops/storage buildings -- Grain bins & drying systems -- 6 miles from I-64 -- 30 miles from Charlottesville & Short Pump, VA!!

None of the tracts or proposed tracts are in any kind of easement. Louisa County, assuming all rules are followed, is unlimited on Family Divisions. Also, closing will take place when seller's documents can be ready.

All closings are subject to Louisa County approval of any pending divisions or plats. The property conveys subject to all existing easements of record.

Land Use Program: All rollback taxes and/or continuation in the Land Use program are the responsibility of the buyer.

**Auction and Bidding
Information**

Please contact Tony Wilson with all questions or for more information (540-748-1359). If you plan to bid on any combination of parcels, we strongly suggest that you be on site to participate in the bidding live.

Auction Location

Auction will be off site at the Best Western Plus Crossroads Inn & Suites, 135 Wood Ridge Terrace, Zion Crossroads, VA 22942 w/Live Real Time Online Simulcast Bidding for Your Convenience!!

TRACT 1

- 27.1 +/- mostly wooded acres
- Tax Map: 70-56 (portion of); Zoned A2
- Frontage on Shannon Hill Rd.
- Approx. 1,300' of frontage on South Anna River
- Homesite; great recreational property w/tons of wildlife; adjoins large agricultural tracts & has some acres in flood plain; potential family division rights; approved drainfield site.
- Earnest money deposit: \$10,000

TRACT 2

- 17.4 +/- mostly wooded acres w/a portion open
- Tax Map: 70-56 (portion of); Zoned A2
- 400' +/- of frontage on Shannon Hill Rd.
- Great home site w/approved drainfield site
- Potential family division rights
- Earnest money deposit: \$7,500

TRACT 3

- 108.7 +/- partially wooded acres w/open field
- Tax Map: 70-56 (portion of); Zoned A2
- Large amount of frontage of Shannon Hill Rd. & Ambler Rd.
- 3 division rights remaining
- Approved drainfield site
- Earnest money deposit: \$20,000

TRACT 4

- 3.0 +/- acres
- Tax Map: 70-56 (portion of); Zoned A2
- Frontage on Ambler Rd.
- Building parcel w/approved drainfield site
- Potential family division rights
- Earnest money deposit: \$5,000

TRACT 5

- 3.3 +/- acres
- Tax Map: 70-56 (portion of); Zoned A2
- Frontage on Ambler Rd.
- Mostly open lot w/approved drainfield site
- Potential family division rights
- Earnest money deposit: \$5,000

TRACT 6

- 167.5 +/- acres
- Tax Map: 71-91 (residue of); Zoned A2
- Frontage on Ambler Rd.
- 3 division rights remaining
- Open/wooded lot w/approved drainfield site
- Earnest money deposit: \$25,000

TRACT 7

- 150.0 +/- acres
- Tax Map: 70-57 (residue of); Zoned A2
- South Anna River frontage
- Can be sold in conjunction w/any of the following Tracts: 1, 2, 3, 6 & 8
- Some acreage has flood plain
- Potential family division rights
- Earnest money deposit: \$15,000

TRACT 8

- 88.4 +/- acres
- Tax Map: 70-57 (portion of); Zoned A2
- South Anna River frontage
- Approved drainfield site
- Some acreage in flood plain
- Potential family division rights
- Served by a 50' easement
- Earnest money deposit: \$10,000

TRACT 9

- 716.9 +/- open/wooded acres
- Tax Map: 71-91 (portion of); Zoned A2
- Road frontage
- 3 wetland restoration areas (See Wetland Restoration Map in "Documents" Section of the auction web page)
- Large amount of South Anna River frontage
- This tract joins the state road at the cul-de-sac

- Some acreage in flood plain
- Approved drainfield site
- Potential family division rights
- EPA remediation/requirement are and will be handled by the seller (access may be required to accomplish this). Seller will indemnify new owners of any and all past wetland disturbance issues.
- NOTE: Across the entire 1,600-acre property, there is a total of 11.156 acres under restrictive covenants per a recorded consent decree (attached in the "Documents" tab of the auction webpage). This includes 5.662 acres of wetland and 5.494 acres of preservation area surrounding the wetland. Totaling 11.2+/- acres. These areas cannot be disturbed in any way. The affected acreage is entirely within the 716-acre parcel (Tract 9).
- Earnest money deposit: \$75,000

TRACT 10

- 5.2 +/- acres
- Tax Map: 80-54; Zoned A2
- Served by a 50' easement
- Potential family division rights
- Grain storage & drying facility; Total storage: 140,000 bushels; Drying capacity: 15,000 bushels daily; 3 bins; Conveys with Westfield MKX 130-74 auger; 1 owned propane tank; 1 leased propane tank (Southern States); Nearly new equipment!!
- Owner retains the use of grain storage facility until June 2026; however, they are open to a discussion about vacating earlier.
- Earnest money deposit: \$20,000

TRACT 11

- 226.6 +/- acres
- Tax Map: 80-52; Zoned A2
- Served by a 50' easement
- River frontage
- Potential family division rights
- 50'x80'x18' work shop w/high sidewalls, concrete floor, extensive concrete apron/driveway, separate electric meter & separate restroom
- 70'x140' equipment storage building
- 2 homes on this tract
- Earnest money deposit: \$20,000
 - 4 BR/1.5 BA home

- 3,687 +/- sf. two story home featuring an eat-in kitchen (all appliances convey); living room; dining room; great room (ideal for entertaining); attic
- Pine flooring throughout bedrooms; luxury vinyl plank flooring throughout remainder of home
- Front porch; large wrap around rear deck
- Heating & cooling: heat pump & 2 mini-split systems (gas fireplace in bedroom)
- Well & septic; electric water heater
- Wood exterior; gravel driveway
- This home can be occupied immediately & updated at your leisure
- 3 BR/2 BA double wide
- Installed new in 2014; well maintained home
- Eat-in kitchen (all stainless appliances convey); living room; dining room; attic
- Vinyl plank flooring; carpet in bedrooms
- 8'x16' rear deck; gravel driveway
- Heating & cooling: heat pump
- Well & septic; electric water heater

TRACT 12

- 23.8 +/- acres
- Tax Map: 80-53; Zoned A2
- Served by a 50' private easement driveway
- Desirable wooded acreage; nice home site w/approved drainfield site
- Creek on this tract
- Potential family division rights
- Earnest money deposit: \$10,000

TRACT 13

- 30.0 +/- mostly open acres
- Tax Map: 71-91 (portion of); Zoned A2
- Frontage on Ambler Rd.
- Open field--desirable building parcel/small farm w/approved drainfield site
- Potential family division rights
- Earnest money deposit: \$10,000

TRACT 14

- 20.5 +/- mostly open acres
- Tax Map: 71-91 (portion of); Zoned A2
- Frontage on Ambler Rd.

- Open field--desirable building parcel/small farm w/approved drainfield site
- Potential family division rights
- Earnest money deposit: \$7,500

TRACT 15

- 16.1 +/- mostly open acres
- Tax Map: 71-91 (portion of); Zoned A2
- Frontage on Ambler Rd.
- Open field--desirable building parcel/small farm w/approved drainfield site
- Potential family division rights
- Earnest money deposit: \$7,500

TRACT 16

- Combination of tracts 1 – 15.
- 1,600 +/- acres (combination of all 15 tracts) -- 5 +/- miles of South Anna River frontage -- 2 +/- miles of frontage on Ambler Rd. & Shannon Hills Rd. -- 2 Homes -- Several large shops/storage buildings -- Grain bins & drying systems -- 6 miles from I-64 -- 30 miles from Charlottesville & Short Pump, VA!!
- Please see the description of each individual tract that is listed above or on the auction webpage. Additionally, more information about the 1,600 +/- acres being offered is available on the Nicholls Auction Marketing Group website (www.nichollsauction.com) or by contacting Tony Wilson at (540) 748-1359.
- Earnest money deposit: \$250,000

Land Use Program

All rollback taxes and/or continuation in the Land Use program are the responsibility of the buyer.

Property Tour & Information Days

Sept. 10 @ 9am, Sept. 27 @ 9am, Oct. 10 @ 9am, Oct. 20 @ 9 am & Nov. 1 @ 9am. Please contact Tony Wilson for a private tour at (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

A deposit of \$10,000 for parcel 1; \$7,500 for parcel 2; \$20,000 for parcel 3; \$5,000 for parcel 4; \$5,000 for parcel 5; \$25,000 for parcel 6; \$15,000 for parcel 7; \$10,000 for parcel 8; \$75,000 for parcel 9; \$20,000 for parcel 10; \$20,000 for parcel 11; \$10,000 for parcel 12; \$10,000 for parcel 13; \$7,500 for parcel 14; \$7,500 for parcel 15 and \$250,000 for all of the parcels in their entirety is due immediately after confirmation of final bid and the balance due at closing within 45 days.

Deposit must be in the form of a cashier's check or certified check (from a US bank/financial institution) made payable to yourself.

Closing

Closings shall occur within forty-five (45) days of the auction date, provided that any parcel(s) requiring final subdivision approval shall close within forty-five (45) days after such approval and recordation. Parcels not requiring subdivision approval, boundary line adjustment's or parcels purchased together that may convey as a single tract, shall close within the standard 45-day period without delay (unless prior written arrangements have been made by contacting Tony Wilson @ 540-748-1359). Buyer acknowledges that time is of the essence. The purchaser will pay for all of their closing costs associated with the transaction.

All closings are subject to Louisa County approval of any pending divisions or plats. The property conveys subject to all existing easements of record.

Financing

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

Real Estate Salesperson Acknowledgment

Although not required, if a buyer has been working with a real estate agent, the real estate agent must complete the Auction Bidder Representation Form. In order for the real estate agent to be compensated, Auction Bidder Representation Forms must be completed and submitted no later than 6 am on the day of the auction (11/03/2025) (No Exceptions). A registered real estate agent can only represent one buyer at each auction event. The 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?

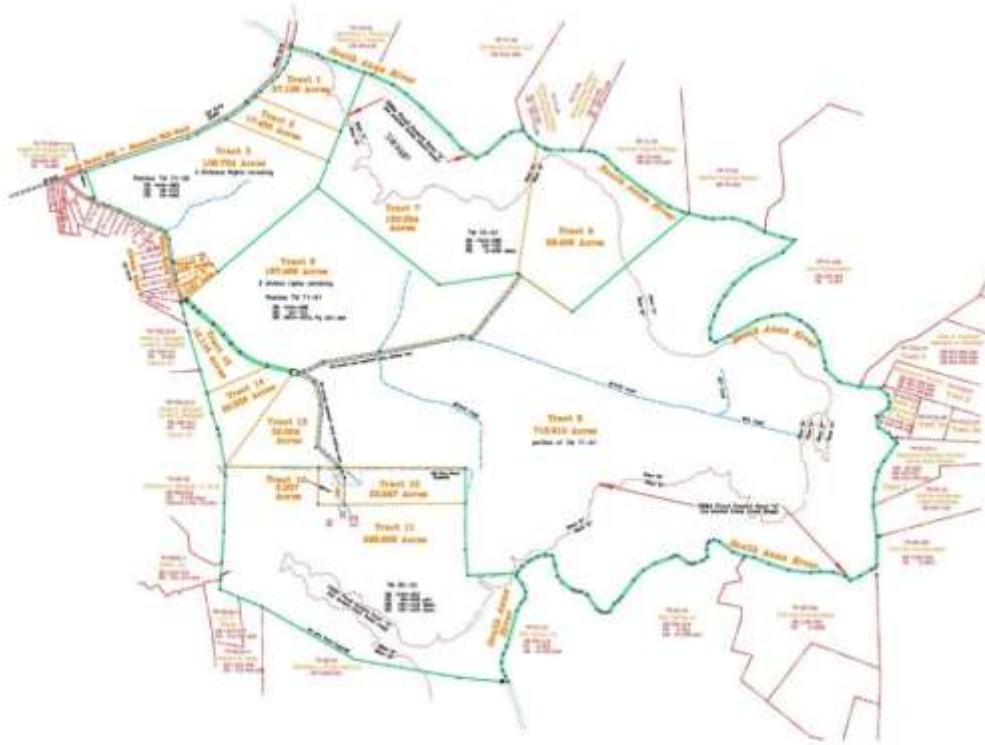
Can't attend the auction, but still want to bid? No problem! Download our app in the Apple App Store, Google Play Store, or use your web browser to register and bid during the live auction.

Notes

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940 Ambler Rd., Louisa, VA 23093

NOTE: Auction Will be Off Site at the Best Western Plus Crossroads Inn & Suites
135 Wood Ridge Terrace, Zion Crossroads, VA 22942



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 auction 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.

Auction Premium: The auction premium shall be paid by the Buyer and will be added to the final bid on the property. The auction premium is non-negotiable.

Example:	High bid on property is:	\$100,000
	Add 10% auction premium:	<u>+ \$10,000</u>
	Total on Sales Contract:	\$110,000

Earnest Money: The buyer, unless prior written arrangements have been made by contacting Tony Wilson (540-748-1359) shall be required to pay a deposit **of \$10,000 for parcel 1; \$7,500 for parcel 2; \$20,000 for parcel 3; \$5,000 for parcel 4; \$5,000 for parcel 5; \$25,000 for parcel 6; \$15,000 for parcel 7; \$10,000 for parcel 8; \$75,000 for parcel 9; \$20,000 for parcel 10; \$20,000 for parcel 11; \$10,000 for parcel 12; \$10,000 for parcel 13; \$7,500 for parcel 14; \$7,500 for parcel 15 and \$250,000 for all of the parcels in their entirety** 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.

Closings shall occur within forty-five (45) days of the auction date, provided that any parcel(s) requiring final subdivision approval shall close within forty-five (45) days after such approval and recordation. Parcels not requiring subdivision approval, boundary line adjustment's or parcels purchased together that may convey as a single tract, shall close within the standard 45-day period without delay (unless prior written arrangements have been made by contacting Tony Wilson @ 540-748-1359). Buyer acknowledges and agrees that time is of the essence.

All closings are subject to Louisa County approval of any pending divisions or plats. The property conveys subject to all existing easements of record.

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.

Land Use Program: All rollback taxes and/or continuation in the Land Use program are the responsibility of the buyer.

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 Auction Bidder Representation 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 6:00 A.M. (Eastern) on the day of the auction. Commission is contingent upon, and will only be paid if the Auction Bidder Representation Form is received by Nicholls Auction Marketing Group no later than 6:00 A.M. (Eastern) on the day of 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.
- **Online Buyers: At the close of the auction, and seller confirmation, the successful online 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 parcel 1; \$7,000 for parcel 2; \$19,500 for parcel 3; \$4,500 for parcel 4; \$4,500 for parcel 5; \$24,500 for parcel 6; \$14,500 for parcel 7; \$9,500 for parcel 8; \$74,500 for parcel 9; \$19,500 for parcel 10; \$19,500 for parcel 11; \$9,500 for parcel 12; \$9,500 for parcel 13; \$7,000 for parcel 14; \$7,000 for parcel 15 or \$249,500**

if all of the parcels were 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 within 24 hours. The entirety of the remaining balance is due at closing. Online 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 that is equivalent to each parcels earnest money deposit (\$10,000 for parcel 1; \$7,500 for parcel 2; \$20,000 for parcel 3; \$5,000 for parcel 4; \$5,000 for parcel 5; \$25,000 for parcel 6; \$15,000 for parcel 7; \$10,000 for parcel 8; \$75,000 for parcel 9; \$20,000 for parcel 10; \$20,000 for parcel 11; \$10,000 for parcel 12; \$10,000 for parcel 13; \$7,500 for parcel 14; \$7,500 for parcel 15 and \$250,000 for all of the parcels in their entirety) 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.