



# REAL ESTATE AUCTION

**Commercial Building/Restaurant & 3 BR/3 BA Stone  
Home w/550' +/- of road frontage on 2.8 +/- Acres in  
the Shenandoah Valley/Augusta County, VA  
SELLING to the HIGHEST BIDDER!!**

**2175 & 2193 Hankey Mountain Highway  
Churchville, VA 24421 (Augusta County)**

**Monday, August 4 @ 2:00PM EDT**

***For information: Josh Puffenbarger, Auction Coordinator – (540) 421-5007***

## **Nicholls Auction Marketing Group**

**Offices throughout Virginia and affiliates nationwide to meet your needs.**

VAAF #2908000729 VAAF #2908000769 VAAF #2908000907

**On the web at: [www.nichollsauction.com](http://www.nichollsauction.com)**

**Contact us by E-mail at: [info@nichollsauction.com](mailto:info@nichollsauction.com)**

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### ***Why use Nicholls Auction Marketing Group to sell your property?***

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

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

Our 55+ years' experience is broad-based allowing us to bring together the necessary resources for a successful sale of practically any type of real, as well as personal property. For more information please go to [nichollsauction.com](http://nichollsauction.com) and allow us the privilege to add your name to our growing lists of satisfied clients.



<u>Property Location</u>	2175 & 2193 Hankey Mountain Highway Churchville, VA 24421 -- (Augusta County)
<u>Auction Date &amp; Time</u>	Monday, August 4 @ 2:00PM EDT
<u>Property Tour</u>	Friday, July 25 @ 4pm & Monday, July 28 @ 2pm SHARP!! Please contact Josh Puffenbarger for more information or for showing instructions, and feel free to bring your building inspector (540-421-5007).
<u>Auction Notes</u>	"White's Wayside Diner" & "The Millstone House"--The owners are retiring, and have entrusted us to market & sell the commercial building/restaurant and the adjacent 3 BR/3 BA home to the HIGHEST BIDDER!! Bid & Buy at YOUR PRICE!!  Live On-Site Auction w/Live Real Time Online Simulcast Bidding for Your Convenience!!

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<u>Description</u>	Historic "White's Wayside": Commercial Building/Restaurant  2175 Hankey Mountain Highway, Churchville, VA 24421 (Augusta County)  Well maintained commercial building/restaurant (contents sold at a later date) on .97 +/- acres -- 225' +/- of Rt. 250 frontage & 215' +/- of Stover Shop Rd. frontage -- Dining area, commercial kitchen, 2 offices, 1 full & 2 half bathrooms, laundry area -- Storage building -- Powered by solar panels w/generator backup -- Located directly on Rt. 250, 13 miles to Staunton, 16 miles to I-81, and only a short drive to Harrisonburg, JMU, Shenandoah Valley Airport, Waynesboro & Charlottesville, VA!!
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**You will also have an opportunity to purchase an adjacent move-in ready 3 BR/3 BA home on 1.8 +/- acres w/325' +/- of road frontage!!**

**Established in 1929, White's Wayside Diner was a beloved hidden gem nestled in the Shenandoah Valley — esteemed for its historic ambiance, warm hospitality, homemade bread, and farm-to-table traditions. The owners are retiring, and have entrusted us to market & sell the commercial building and the adjacent 3 BR/3 BA home to the HIGHEST BIDDER!! Bid & Buy at YOUR PRICE!!**

- 2,468 +/- sf. commercial building/restaurant on .97 +/- acres w/225' +/- of Rt. 250 frontage & 215' +/- of Stover Shop Rd. frontage
- The 2,468 +/- sf. building features 1 full & 2 half bathrooms, 28 person seating capacity (dining area), commercial kitchen, 2 offices, laundry area & 2 front porches (all restaurant equipment will be able to be purchased at a later date).
- The majority of the main level has been remodeled and is in excellent condition. You could literally be in business as soon as you close!!
- Heated and cooled w/4 mini-split systems
- Building obtains the majority of its power from solar panels; 14KW backup generator; propane for fryers & cooktop
- Hardwood flooring
- Asphalt parking area; privacy fence to side & rear of the building
- Well (tested monthly for commercial use to the public) & engineered septic system
- Detached storage building
- Although not currently utilized, fiber optic (MGW Lingo) is available
- Located directly on Rt. 250, 13 miles to Staunton, 16 miles to I-81, and only a short drive to Harrisonburg, JMU, Shenandoah Valley Airport, Waynesboro & Charlottesville, VA!!
- Tax Maps: 015-21; Deed Book: 1357/428; Zoned: GA (special use permit in place to operate restaurant); Yearly real estate taxes: \$1,837.68; Building was constructed in 1929 and has exposed log, stucco & wood exterior; **\$10,000 deposit (certified check ONLY)** is due immediately after confirmation of final bid, must be shown at registration and the balance due at closing within 45 days; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$50,000 Suggested Starting Bid!!**

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## Description

**"The Millstone House": Multiple Use Immaculate 3 BR/3 BA Home on 1.83 +/- Acres**

**2193 Hankey Mountain Highway, Churchville, VA 24421  
(Augusta County)**

**Beautiful 3 BR/3 BA stone home on .183 +/- acres -- 325' +/- of Rt. 250 frontage -- Primary residence, event center or Airbnb -- 2 outbuildings -  
- Powered by mostly solar panels -- Located directly on Rt. 250, 13 miles to Staunton, 16 miles to I-81, and only a short drive to Harrisonburg, JMU, Shenandoah Valley Airport, Waynesboro & Charlottesville, VA!!**

**You will also have an opportunity to purchase an adjacent commercial building/restaurant on .97 +/- acres w/frontage on 2 roads!!**

**Adjoining the George Washington National Forest, the MillStone House has served as a community resource for many years. It has housed an ice cream parlor, a store, dining facility, a tavern, a private residence, and often served as both a residence and place of business. We have been entrusted to market & sell to the HIGHEST BIDDER!! Bid & Buy at YOUR PRICE!!**

- Immaculate 3 BR/3 BA stone home w/partial basement & beautiful rustic interior design on 1.83 +/- acres in Augusta County, VA
- This home measures 1,901 +/- sf. and features an eat-in kitchen w/dining area (all appliances convey), large open dining room w/hardwood flooring, living room w/hardwood flooring & a wood burning fireplace (new flue liner), very large attic spanning the length of the home, partial basement w/inside entrance.
- 325' +/- of Rt. 250 frontage.
- Well & septic system. There is a reserve septic field w/an easement on the adjacent property that we will be offering as well. Electric water heater
- Heating: oil furnace w/radiator heater & a 2 zone heat pump;  
Cooling: Central AC
- Large patio in rear of home; screened gazebo conveys
- 2 detached outbuildings (one could be a 1 bay garage); gravel driveway
- Powered by mostly solar panels
- Fiber optic (MGW Lingo) is available
- This property has been operating on a special use permit allowing up to 20 guests as an event center or 6 overnight guests as an Airbnb.

- Located directly on Rt. 250, 13 miles to Staunton, 16 miles to I-81, and only a short drive to Harrisonburg, JMU, Shenandoah Valley Airport, Waynesboro & Charlottesville, VA!!
- Tax Maps: 015-20; Deed Book: 1230/669; Zoned: GA (special use permit in place to operate as an Airbnb); Yearly real estate taxes: \$1,157; Home was constructed in 1943 and has stone exterior; **\$10,000 deposit (certified check ONLY)** is due immediately after confirmation of final bid, must be shown at registration and the balance due at closing within 45 days; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$50,000 Suggested Starting Bid!!**

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## Description

**Historic "White's Wayside" & "The Millstone House": Commercial Building/Restaurant & 3 BR/3 BA Stone Home on 2.8 +/- Acres**

**2175 & 2193 Hankey Mountain Highway, Churchville, VA 24421  
(Augusta County)**

**Well maintained commercial building/restaurant & 3 BR/3 BA Immaculate stone home -- 550' +/- of Rt. 250 frontage & 215' +/- of Stover Shop Rd. frontage -- Powered by solar panels w/generator backup -- Located directly on Rt. 250, 13 miles to Staunton, 16 miles to I-81, and only a short drive to Harrisonburg, JMU, Shenandoah Valley Airport, Waynesboro & Charlottesville, VA!!**

**"White's Wayside Diner" & "The Millstone House"--The owners are retiring, and have entrusted us to market & sell the commercial building/restaurant and the adjacent 3 BR/3 BA home to the HIGHEST BIDDER!! Bid & Buy at YOUR PRICE!!**

### **White's Wayside Diner**

- 2,468 +/- sf. commercial building/restaurant on .97 +/- acres w/225' +/- of Rt. 250 frontage & 215' +/- of Stover Shop Rd. frontage
- The 2,468 +/- sf. building features 1 full & 2 half bathrooms, 28 person seating capacity (dining area), commercial kitchen, 2 offices, laundry area & 2 front porches (all restaurant equipment will be able to be purchased at a later date).
- The majority of the main level has been remodeled and is in excellent condition. You could literally be in business as soon as you close!!
- Heated and cooled w/4 mini-split systems

- Building obtains the majority of it's power from solar panels; 14KW backup generator; propane for fryers & cooktop
- Hardwood flooring
- Asphalt parking area; privacy fence to side & rear of the building
- Well (tested monthly for commercial use to the public) & engineered septic system
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- Located directly on Rt. 250, 13 miles to Staunton, 16 miles to I-81, and only a short drive to Harrisonburg, JMU, Shenandoah Valley Airport, Waynesboro & Charlottesville, VA!!

#### **"The Millstone House"**

- Immaculate 3 BR/3 BA stone home w/partial basement & beautiful rustic interior design on 1.83 +/- acres in Augusta County, VA
- This home measures 1,901 +/- sf. and features an eat-in kitchen w/dining area (all appliances convey), large open dining room w/hardwood flooring, living room w/hardwood flooring & a wood burning fireplace (new flue liner), very large attic spanning the length of the home, partial basement w/inside entrance.
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- Large patio in rear of home; screened gazebo conveys
- 2 detached outbuildings (one could be a 1 bay garage); gravel driveway
- Powered by mostly solar panels
- Fiber optic (MGW Lingo) is available
- This property has been operating on a special use permit allowing up to 20 guests as an event center or 6 overnight guests as an Airbnb.
- Tax Maps: 015-20 & 015-21; Deed Books: 1357/428 & 1230/669; Zoned: GA (special use permit in place to operate restaurant and Airbnb); Yearly real estate taxes: \$1,837.68 & 1,157; **\$20,000 deposit (certified check ONLY)** is due immediately after confirmation of final bid, must be shown at registration and the balance due at closing within 45 days; **WE GUARANTEE A FREE & CLEAR DEED**
- **Only \$100,000 Suggested Starting Bid!!**

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### **Property Tours**

Property Tours: Friday, July 25 @ 4pm & Monday, July 28 @ 2pm  
SHARP!! Please contact Josh Puffenbarger for more information or for showing instructions, and feel free to bring your building inspector (540-421-5007).

### **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 \$10,000 deposit for the home, \$10,000 deposit for the restaurant or \$20,000 deposit if you purchase both the home and the restaurant is due immediately after confirmation of final bid, must be presented at registration before the auction begins, 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**

Time being of the essence, these sales shall be closed on or before 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 Josh Puffenbarger for financing information (540) 421-5007.

### **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, the Auction Bidder Representation Form must be completed and submitted no later than 6 am on the day of the auction (08/04/25) (no exceptions), and all terms adhered to. 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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**2175 & 2193 Hankey Mountain Hwy., Churchville, VA 24421 -- (Augusta County)**





# 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.

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

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

**Earnest Money:** The buyer, unless prior written arrangements have been made by contacting Josh Puffenbarger (540-421-5007) shall be required to pay a deposit of **\$10,000 deposit for the home, \$10,000 deposit for the restaurant or \$20,000 deposit if you purchase bot the home and the restaurant** which is due immediately after confirmation of final bid and must be presented at registration before the auction begins. 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 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, including the Grantor's tax. Real estate taxes, water and sewer charges, if any, will be prorated as of the date of closing.

**Financing:** Sale of the property is not contingent upon the buyer obtaining financing.

**Conditions of Default:** If any conditions contained herein are not complied with by the buyer, Nicholls Auction Marketing Group may, in addition to asserting all remedies available by law, including the right to hold defaulting buyer liable for the purchase price, either, a) cancel the sale, retaining as liquidated damages any payments made by such buyer, b) resell the property at public auction or privately on seven days' notice to such buyer, or c) take such other action as it deems necessary or appropriated. If Nicholls Auction Marketing Group resells the property, the original defaulting buyer shall be liable for the payment of any deficiency between the purchase price and all costs and expenses, the expenses of both sales, reasonable attorney's fees, commissions, incidental damages and all other charges due hereunder. In any event, the buyer's earnest money deposit will be retained by Nicholls Auction Marketing Group as liquidated damages.

**State Laws:** The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of the state in which the auction is held. By bidding at an auction, whether present in person or by agent, by written bid, telephone or other means, the buyer shall be deemed to have consented to the jurisdiction of the courts of such state and the federal courts sitting in such state.

**Real Estate Brokers/Agents:** When offered, a fee equal to a specified commission will be paid to any qualified broker who is duly licensed in the same state where the property is located, and whose properly registered client successfully buys and closes on the property. To qualify for a commission the licensed broker/agent must first register the prospective bidder on the Nicholls Auction Marketing Group website or on Nicholls Auction Marketing Group's 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-Based Paint and/or Lead-Based 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 \$9,500 (for each property) 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 \$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.
- 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.