



SEALED BID SALE

!!NEW CONSTRUCTION!!

**3 BR/2 BA Home on 0.92±Acre Lot
w/New Home Warranty in Orange County, VA
10075 Tower Road, Unionville, VA 22567**

Sealed bid sale – Submit your offer and terms now.

Submission Deadline:

Monday, November 10 @ 3:00PM EST

Home Tour: Please contact Tony Wilson for showing instructions or more information (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

Contact us by E-mail at: info@nichollsauktion.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 nichollsauktion.com and allow us the privilege to add your name to our growing lists of satisfied clients.



Property Location

10075 Tower Road, Unionville, VA 22567

Date & Time

Sealed bid sale -- Submit your offer and terms now.
Submission Deadline: Monday, November 10 @ 3:00PM EST

Property Tour

Please contact Tony Wilson for showing instructions or more information (540-748-1359)

Sealed Bid Notes

Submit your offer and terms now! Visit the property webpage at www.nichollsauction.com/auctions/detail/bw149675 for the offer submission form.

Description

NEW CONSTRUCTION!! Located just off Rt. 20 in Orange County, VA!!

Brand new 3 BR/2 BA home on .92 +/- acres -- Attached 1 car garage -- New construction homebuyer's warranty -- Conveniently located just off Rt. 20, 2 miles from Rt. 522, 10.5 miles from Rt. 3, and only a short drive to Charlottesville, Fredericksburg & Culpeper, VA!!

PIEDMONT PLAZA: Highly visible & incredible income producing opportunity w/lucrative long term potential!!

- 3 BR/2 BA ranch style home on .921 +/- acre lot in Rhoadesville, VA
- This home measures 1,368 +/- finished sf. with a 325 +/- sf. attached garage and features an eat-in kitchen (all new stainless steel appliances convey), living room, spacious front porch and 114 +/- sf. rear covered porch
- Luxury vinyl plank flooring throughout with high-end finishes including quartz countertops, GE upgraded stainless steel appliances, vaulted ceilings, and a tray ceiling in the primary suite
- Master suite features 3' openings, walk-in closet
- Heating & Cooling: Heat Pump system; Hot Water: Electric
- Drilled Well & Gravity flow septic system

- Attached garage with 1 bay; gravel driveway
- Other Features: front porch, and back porch; 3' openings in bedrooms and bathroom; recessed lighting; one-year new construction homebuyer's warranty; Situated on .921 acres
- Internet Provider: Fiberlync; Electric: Rappahannock Coop
- Conveniently located just off Rt. 20, 2 miles from Rt. 522, 10.5 miles from Rt. 3, and only a short drive to Charlottesville, Fredericksburg & Culpeper, VA!!
- Tax Map: 34-8-1; Zoning: R1; Home was constructed in 2025; **Deposit agreed upon in offer** is due immediately after confirmation of final bid and the balance due at closing; **WE GUARANTEE A FREE & CLEAR DEED**

Property Tour

Please contact Tony Wilson for showing instructions or more information (540-748-1359).

Notes

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

Terms and Conditions

1. **Acknowledgment of Property Information**

By submitting the Offer Submission Form, I acknowledge that I have received and reviewed the Property Information Package, including all available disclosures, reports, and supporting documents, either in person or online. I understand that it is my responsibility to conduct my own due diligence regarding all aspects of the property prior to submitting an offer.

2. **Non-Binding Offer Submission**

I understand and agree that the Offer Submission Form constitutes only an *offer to purchase* and does not create a binding agreement between the buyer and seller. No contract for sale or purchase of the property shall exist unless and until a written Real Estate Purchase Contract has been executed by both parties.

3. **Offer Deadline and Format**

All offers must be received by the deadline stated on the property's official webpage. Offers submitted after the deadline may not be considered. Each offer must clearly state the

proposed purchase amount ("Offer Amount") and indicate whether the buyer intends to purchase with cash or financing.

4. **Seller Review and Discretion**

All submitted offers will be presented to the seller after the submission deadline. The seller reserves the absolute right to accept, reject, or counter any offer, and to negotiate with one or more prospective buyers at their sole discretion. The highest offer is not necessarily the offer that will be accepted.

5. **Selection and Contract Execution**

The seller will have **up to forty-eight (48) hours** from the submission deadline to review and select an offer. Upon selection, the **Real Estate Purchase Contract shall be executed directly following seller selection**. The successful buyer shall then be required to provide the **earnest money deposit within twenty-four (24) hours of ratification** of the Purchase Contract. Failure to execute the contract or submit the required deposit within the stated timeframe may result in forfeiture of the opportunity to purchase, and the seller may proceed with another offer at their discretion.

6. **Contingencies**

I understand that my offer submission is not contingent upon further inspection, appraisal, or financing approval unless such contingencies are expressly included in and accepted as part of the fully executed Real Estate Purchase Contract.

7. **No Buyer's Premium**

There is no Buyer's Premium associated with this sale. The Offer Amount submitted represents the total purchase price to be paid for the property, subject only to standard closing costs as outlined in the Real Estate Purchase Contract.

8. **Agency Disclosure**

I understand that the seller's broker and agents represent the seller in this transaction unless otherwise disclosed in writing. Any cooperating broker representing a buyer must be identified at the time of offer submission.

9. **Equal Opportunity**

This property is offered for sale without regard to race, color, religion, sex, handicap, familial status, or national origin.

10. **Acknowledgment and Agreement**

By signing the Offer Submission Form, I acknowledge that I have read, understand, and agree to the foregoing Terms of Sale and that I am submitting my offer in accordance with these terms and all applicable conditions posted on the property's webpage.

