

ABSOLUTE TRUSTEE AUCTION

LIVE IN-PERSON

FRIDAY
APRIL
@ 12 NOON 19



BORDER LINES ARE APPROXIMATE

PREVIEW DATES: DRIVE BY INSPECTIONS ONLY

Property Address: 3045 Reed Valley Rd, Castlewood VA 24224

**Auction Address: Russell County Fairgrounds 237 Donnie Dean Dr,
Castlewood VA 24224**

Discover the essence of country living at 3045 Reed Valley Rd, Castlewood, VA 24224! This estate sprawls across approximately 117 acres of beautiful landscapes, featuring a house and several outbuildings. With about 80 acres of open land and the rest covered in tranquil woodland, the property offers rolling hills and serene views. Accessible via deeded access from Reed Valley Rd, it's your chance to own a piece of rural charm. Don't miss out! Buyer's Premium is 10%.



THE
COUNTS

Realty & Auction Group

SALES MANAGER PETE
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434-525-2991 | 828 Main St, Lynchburg VA 24504

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Directions

From the Russell County Fairgrounds, turn left onto Rt. 58 and go 0.9 miles to Frosty Rd. Turn right onto Frosty Rd. and go 0.4 miles to River Rd. Turn left onto River Rd. and go 2.0 miles to Red Oak Ridge Rd. Take a slight right onto Red Oak Ridge Rd and go 0.1 miles to Reeds Valley Rd (Rt. 640). Turn left onto Reeds Valley Rd and go 3.0 miles. The access to the property will be on the left.

From Lebanon, take Rt. 71 S for 4.3 miles to Carterton Rd. Turn right onto Carterton Rd. and go 3.2 miles to Reeds Valley Rd. (Rt. 640). Turn left onto Reeds Valley Rd. for 2.2 miles. The access to the property will be on the right.

AUCTION TERMS AND CONDITIONS:

A 10% buyer's premium will be added to the final high bid to determine the contract price. A \$15,000 deposit in certified funds is required on sale day. The high bidder shall be responsible for all cashier's check fees. Balance is due 30 days from sale day.

Inspection: Property is being sold AS-IS, WHERE IS with all FAULTS with no representations or warranties of any sort. While all information provided is deemed to be reliable, they are not guaranteed and do not constitute a warranty, either expressed or implied. All bidders are responsible for doing their own due diligence to determine if they should bid and/or purchase the property.

Terms: The property is sold in "AS - IS" condition and is not contingent upon bidder's financing, condition of the property, appraisal, or inspection. Bidders shall rely on their own information, judgement, and inspection of the property. Title will convey via Special Warranty Deed, free and clear of all liens. The property taxes will be prorated as of the date of auction. The closing will take place within 30 days of the auction date unless specified otherwise or as soon thereafter as necessary to correct any defects in the title. Day of sale announcements take precedence over any previous printed materials or any other oral statements made.



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Bidder Verification: The identity of all bidders will be verified. Bidding rights are provisional, and if complete verification is not possible, Counts Realty & Auction Group may reject the registration and bidding rights may be terminated.

Default: If the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller, Seller shall retain the earnest money deposit. This provision shall in no way affect the right of the Seller and/or The Counts Realty & Auction group to exercise any legal remedies or recourse available, including without limitation, seeking specific performance or monetary damages. Purchaser agrees to pay all attorney fees, court costs, and other costs of collection/enforcement incurred by the Seller and/or The Counts Realty & Auction Group.

Controlling Law: The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the sale shall be governed by the laws of the Commonwealth of Virginia.

Acceptance of these Terms and Conditions is acknowledged by placing a bid either in person, via telephone, or online.

For the purposes of ensuring compliance with applicable federal regulations restricting "related party" transactions by Farm Credit of the Virginias (Seller), Purchaser represents and warrants to Seller that as of the date of this Contract, Purchaser is not an employee, director, or officer of Seller or an immediate family member (meaning spouse, parent, sibling, child, step child, parent-in-law, sibling-in-law, son-in-law, or daughter-in-law) of any employee, director, or officer of Seller.

If Purchaser is a corporation, partnership, limited liability company, or other entity, Purchaser represents and warrants that none of its manager(s) or owner(s) are related parties of the Seller as described above, unless Purchaser is a public company whose entity is traded on a national recognized exchange, in which case, only a controlling interest shall be considered for purposes of this representation.

If Purchaser is a trust, Purchaser represents and warrants that neither its trustee(s) nor its beneficiaries are related parties of Seller as described above.

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