

# ABSOLUTE TRUSTEE AUCTION

## SATURDAY JANUARY 06 @ 10AM



**Property Location :**  
**1520 Grassy Mountain Ln Forest VA**

**MOUNTAIN VIEWS FROM THE HOUSE**

**OFF SITE BIDDING LOCATION: Farmington Clubhouse**  
1053 Helmsdale Dr Forest VA 24551

- 3 Bedrooms, 2 Baths
- 1690 Sq Ft
- 20+/- mostly wooded acres
- Contact Sales Managers for Preview Information
- Just off Coffee Rd
- Minutes from Shopping

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Realty & Auction Group

**Sales Managers George | 434-546-9235 or  
Pete | 434 258 6611**



**COUNTSAUCTION.COM**

# 20+/- Acres and 3 Bedroom House - Mountain Views



Directions: From Jefferson Forest High School, go 4.1 miles on Perrowville Rd. (Rt 663) to Coffee Rd (Rt 644). Turn right onto Coffee Rd. and go 0.6 miles to Grassy Mountain Lane. Turn left onto Grassy Mountain Lane and go 0.8 miles to the house.

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## 20+/- Acres and 3 Bedroom House - Mountain Views

### Terms and Conditions

A 10% buyer's premium will be added to the final high bid to determine contract price. \$5000 in certified funds is due on sale day with the balance due at closing in 30 days. The high bidder will be required to sign a contract the day of the sale and pay the deposit. NOTE: By bidding at this sale, the Buyer hereby acknowledges receipt of and agrees to all these Terms and Conditions.

**Due Diligence:** Any reliance on the content of information provided shall be solely at the recipient's risk. All information is believed to be correct but is not guaranteed. Bidders must conduct and rely solely upon their own due diligence. The property is being sold "AS-IS" with all faults.

**Disclosure:** For the purpose of ensuring compliance with applicable federal regulations restricting "related party" transactions by Farm Credit of the Virginians (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 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 consider for purposes of this representation. If purchaser is a trust, Purchaser represents and warrants that neither it trustee(s) nor its beneficiaries are related parties of Seller as described above.

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