

REAL ESTATE

ONLINE & LIVE

AUCTION

THURSDAY
JUNE
@ 12NOON

20

29 Lots in Birnam Wood Neighborhood

Prime Parcels in Danville's Prestigious Neighborhood

12 TOTAL PARCELS

**LIVE IN PERSON
BIDDING LOCATION**

**Hampton Inn 1098
Riverside Dr Danville VA
24540**



ONLINE BIDDING OPENS : May 22nd @ 9AM

**INSPECTIONS: THURS. MAY 30 (12-1 PM), THURS. JUNE 6 (12 -1 PM) AND THURS. JUNE 13 (12 -1 PM).
SELF-GUIDED TOURS ARE WELCOME ANYTIME.**

Discover the opportunity to own a piece of Birnam Wood, one of Danville's premier neighborhoods. This auction offers 29 lots, grouped into 12 parcels, featuring wooded, flat to gently rolling terrain. Most parcels front paved public roads, while others provide the chance to develop new pathways. All properties are serviced by public water and sewer, combining convenience with the charm of this prestigious community. Secure your slice of Birnam Wood and invest in a lifestyle of elegance and tranquility.

THE

COUNTS

Realty & Auction Group

**SALES MANAGER PETE RAMSEY
434-258-6611 - PETE@COUNTSAUCTION.COM**



COUNTSAUCTION.COM

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

REAL ESTATE

BIRNAM WOOD SUBDIVISION

AUCTION

BIDDING
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Parcel 1

ONLINE & LIVE BIDDING

Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

PARCEL #1 – 0.7824 ACRES (1 LOT); TAX ID #71679
THIS PARCEL IS LOCATED IN THE SURREY HILLS SUBDIVISION



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Parcel 2

ONLINE & LIVE BIDDING

Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

PARCEL #2 – 0.9357 ACRES (1 LOT); TAX ID #77929



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Parcel 3

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PARCEL #3 – 0.7876 ACRES (1 LOT); TAX ID #77928



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AUCTION

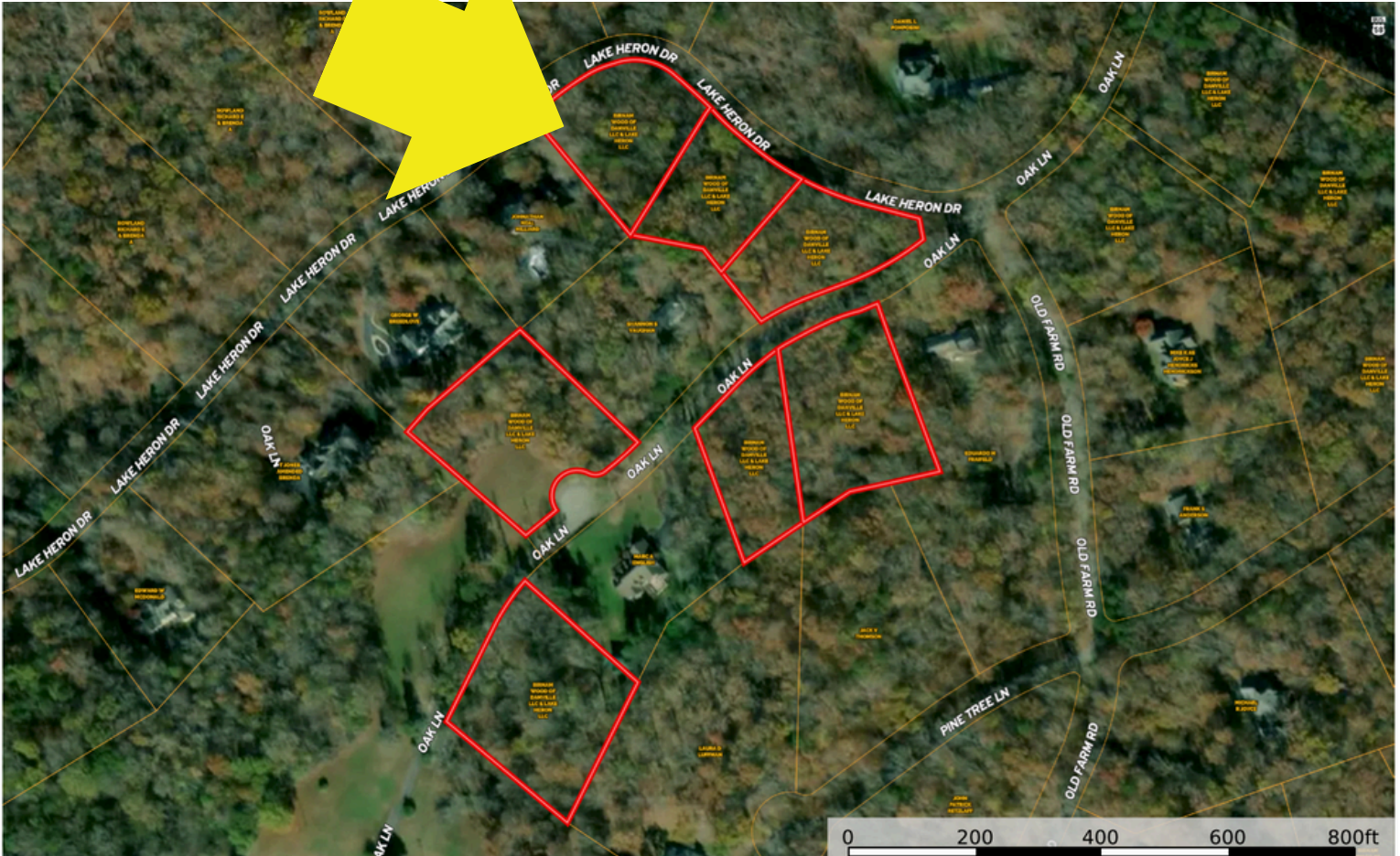
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Parcel 4

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Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

PARCEL #4 – 0.8556 ACRES (1 LOT); TAX ID #71309



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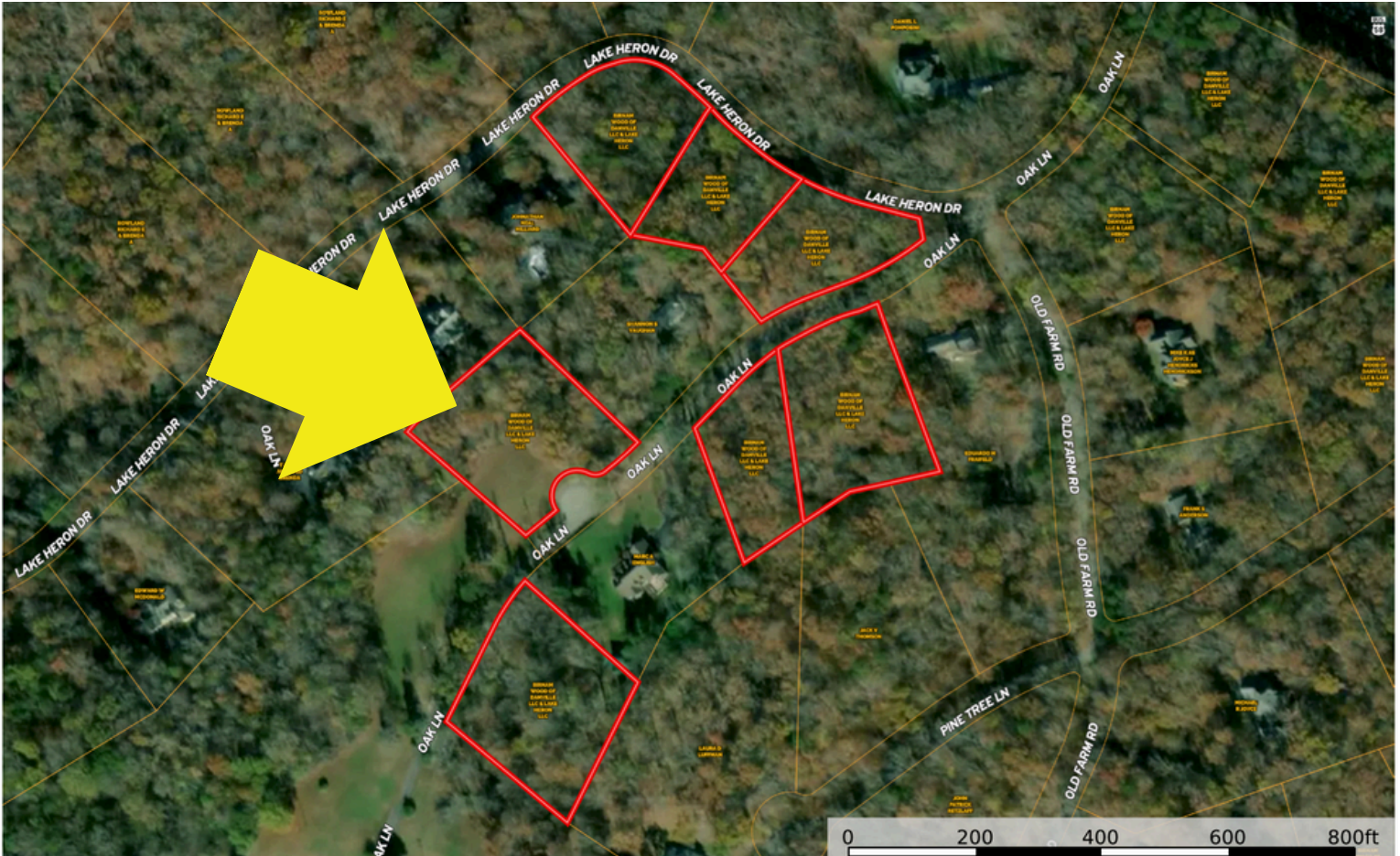
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Parcel 5

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Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

PARCEL #5 – 1.319 ACRES (1 LOT); TAX ID #71314



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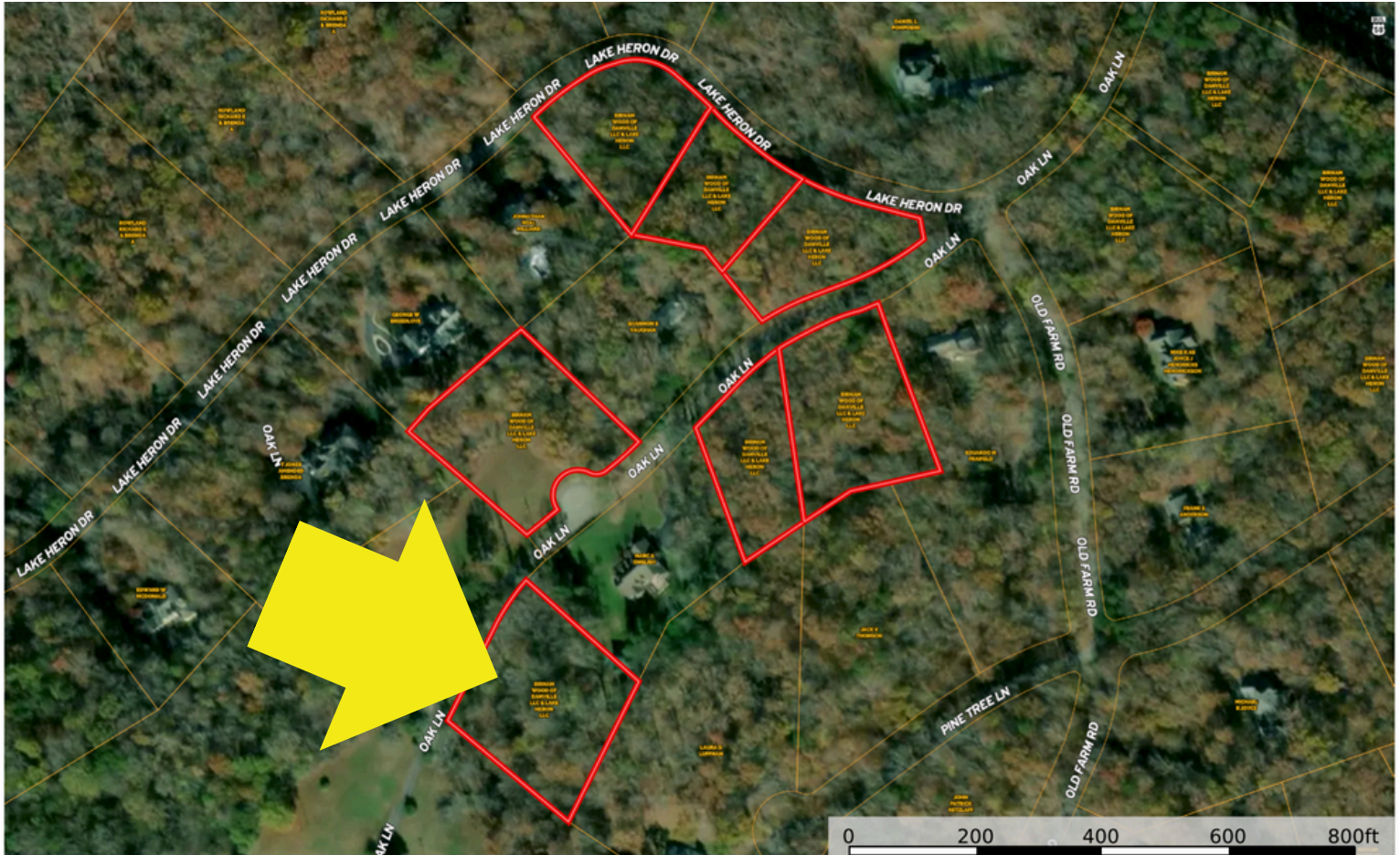
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Parcel 6

ONLINE & LIVE BIDDING

Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

PARCEL #6 – 1.395 ACRES (1 LOT); TAX ID #78250



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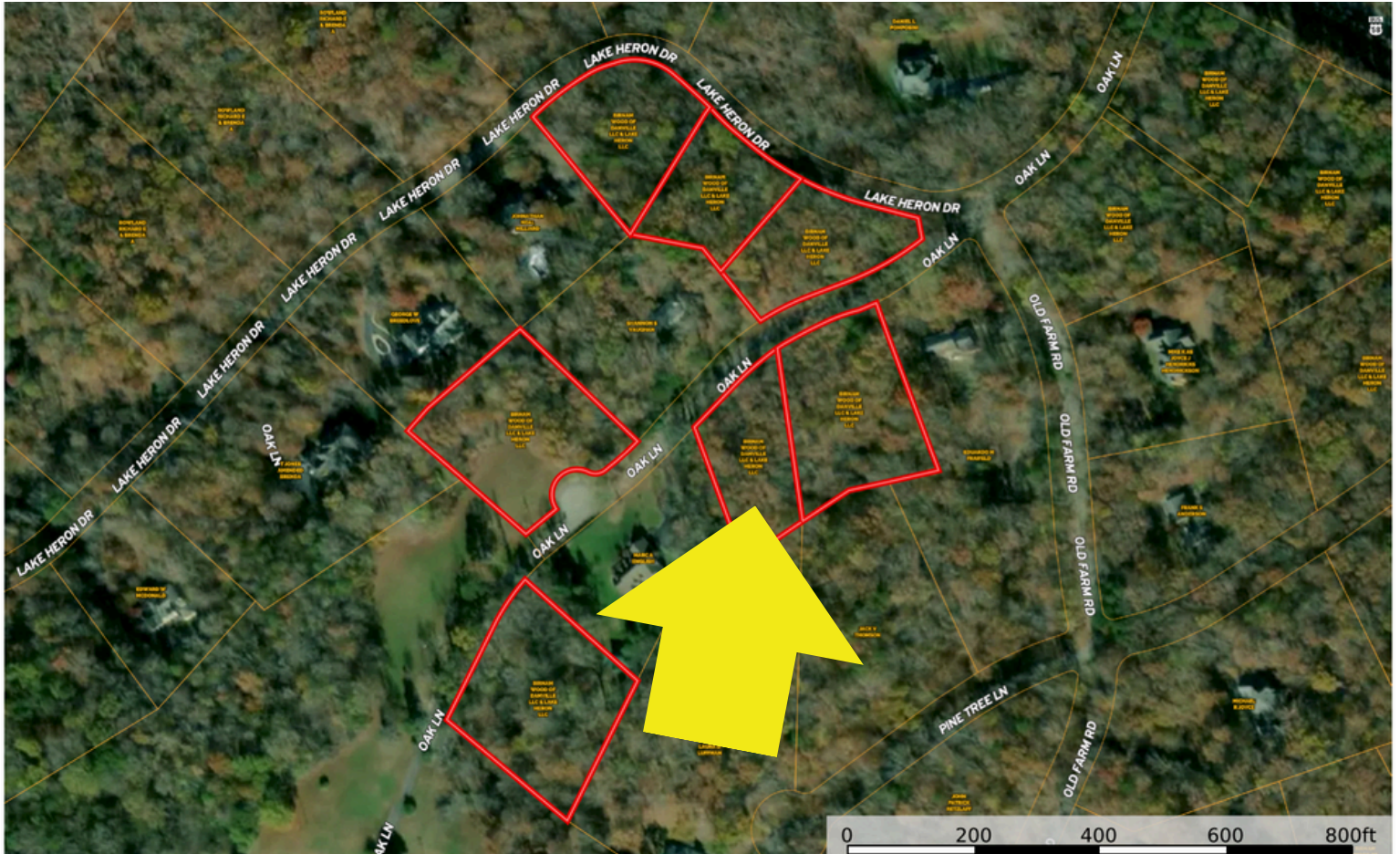
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Parcel 7

ONLINE & LIVE BIDDING

Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

PARCEL #7 – 0.7685 ACRES (1 LOT); TAX ID #71329



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Parcel 8

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PARCEL #8 – 1.223 ACRES (1 LOT); TAX ID #71330



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Parcel 9

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Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

**PARCEL #9 – 5.103 ACRES (3 LOTS); TAX IDS #71346,
71347, 71348**



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Parcel 10

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Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

**PARCEL #10 – 11.389 ACRES (6 LOTS); TAX IDS
#71350, 71349, 71367, 71368, 71369, 71370**



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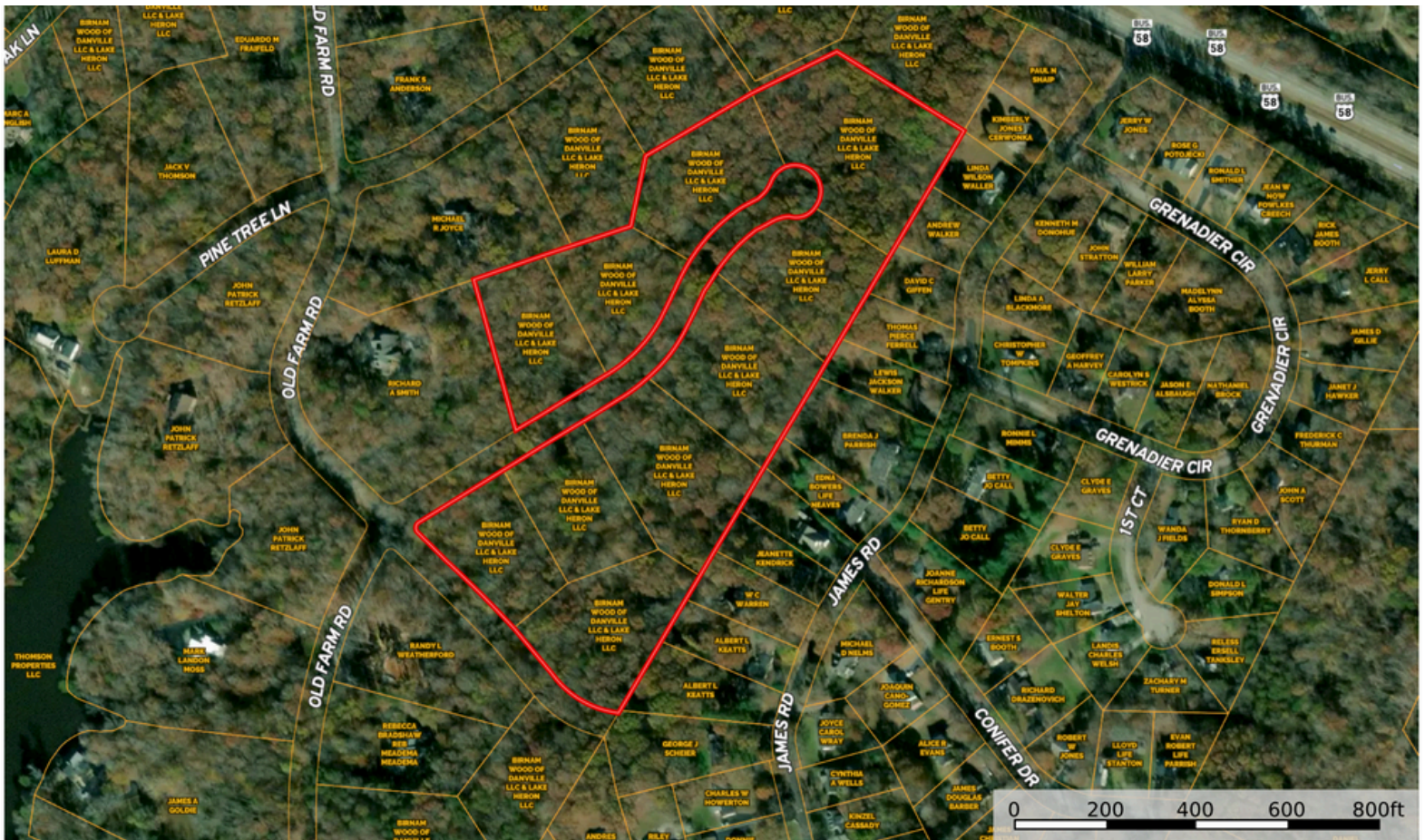
Parcel 11

ONLINE & LIVE BIDDING

Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

PARCEL #11 – 17.060 ACRES (10 LOTS); TAX IDS

**#71354, 71353, 71355, 71356, 71357, 71358, 71359,
71360, 71361, 71362**



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Parcel 12

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Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

PARCEL #12 – 3.591 ACRES (2 LOTS); TAX IDS #71371, 71374



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AUCTION **BIDDING**
JUNE **20**
@ 12NOON
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Prime Parcels in Danville's Prestigious Birnam Wood Neighborhood

AUCTION TERMS AND CONDITIONS:

A 10 % buyer's premium will be added to the final high bid to determine the contract price. A 10 % deposit is required. If you are the high bidder bidding onsite, you will be required to sign an auction contract immediately after the conclusion of the auction and pay the 10% deposit. This deposit may be in the form of cash or check. No credit cards are accepted. If you are an online bidder, you will be required to sign an auction contract and return it to The Counts Realty & Auction Group no later than Monday, June 24, 2024 @ 4:00 pm. The 10% deposit must also be received by The Counts Realty & Auction Group no later than Monday, June 24, 2024 @ 4:00 pm. This payment may be in the form of cash, check, cashier's check, or wire transfer. Credit card payment will not be accepted. Please contact our office (434-525-2991) for wiring instructions. The high bidder shall be responsible for all wire transfer fees or cashier's check fees.

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: All online bidders must register to bid online by registering at countsauction.com. Bidders may execute bids either at countsauction.com or by downloading the Counts Realty & Auction Group app. 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 marketable title, free and clear of all liens. The property taxes will be prorated as of the date of closing. 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.

Bid Increments: Once the live portion of the bidding starts, the auctioneer determines the bid increments as well as the pace of bidding.

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.

Online bidders: Registration will require a \$1,000 hold be placed on your credit card so you can be approved to bid. Once you have registered online, please call Counts Realty & Auction Group at 434-525-2991 so we can process your credit card information and approve you for bidding. At the conclusion of the sale and you are not the high bidder, the credit card hold will be released and will be available in 3 to 7 business days. If you are the high bidder on the property, Counts Realty & Auction Group will contact you to make arrangements for Contract signing and deposit payment. If you fail to execute the contract and return it along with the required deposit by Monday, June 24, 2024 @ 4:00 pm to the Counts Realty & Auction Group, you will be considered in default and subject to legal action. Your credit card will be charged \$1,000.

Technical Issues: Neither The Counts Realty & Auction Group nor the company providing the bidding platform shall be held responsible for missed bids or the failure of the software and/or internet connection to function properly.

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.



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