



ABSOLUTE TRUSTEE AUCTION

33± Acres Barboursville VA

AUCTION DATE: THURS. JUNE 2 @ 12PM
Property Location: 4574 Belle Vista Dr
Barboursville VA 22923

Sale Site
Albemarle Co.
Circuit
Courthouse



Previews : Thurs 5/19 and Thurs 5/26 12pm to 2pm

THE AUCTION'S ON!

Auction Managers: George McDaniel 434-546-9235 or
Pete Ramsey 434-258-6611

VAAF93

WWW.COUNTSAUCTION.COM

828 Main St, Floor 15, Lynchburg VA 24504 | 434-525-2991



ABSOLUTE TRUSTEE AUCTION

THURS JUNE 2 @ 12PM

Selling 33.03± Acres in Barboursville VA
Tract 1: 30.72± Acres, Tract 2: 2.31± Acres



Sale Site
Albemarle Co.
Circuit
Courthouse

Previews : Thurs 5/19 and Thurs 5/26 12PM to 2PM.



Beautiful property with gently rolling hills and great views of the Appalachian Mountains.
25 mins from downtown Charlottesville
Previously operated as a vineyard
Full details available online

Property Location : 4574 Belle Vista Dr Barboursville VA 22923

Sale Location: Albemarle County Circuit Courthouse, 501 E Jefferson St
Charlottesville VA 22902

Terms: See page 3

Directions: From the intersection of Rt. 250 and Rt. 20 in Charlottesville, go 11.5 miles on Rt. 20 North to Belle Vista Dr. Turn right onto Belle Vista Dr. Watch for auction signs. From the intersection of Rt. 33 and Rt. 20 in Barboursville, go 3.2 miles on Rt. 20 South to Belle Vista Dr. Turn left onto Belle Vista Dr. Watch for auction signs.

Sales Managers : Pete Ramsey (434-258-6611) and George McDaniel (434-546-9235)
Additional Information available on our website, www.counttsauction.com

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ABSOLUTE TRUSTEE AUCTION

THURSDAY JUNE 2 @ 12PM

33.03± Acres in Barboursville VA, 3200 Sq Ft Barn, Mountain Views. Selling in 2 Tracts 1: 30.72± Acres, Tract 2: 2.31± Acres

Previews : Thurs 5/19 and Thurs 5/26 12PM to 2PM



Terms: Tract 1 - A deposit of \$60,000 in certified funds due on sale day or 10% of the winning bid will be due from the high bidder at the sale, with the balance – including the Buyer's Premium of 10% - due upon delivery of a trustee's deed within 30 days of the sale. If the initial deposit is less than 10% of the winning bid, the successful bidder's deposit must be increased to 10% of the winning bid by certified funds or wire funds within three (3) business days.

Tract 2 - A deposit of \$15,000 in certified funds due on sale day or 10% of the winning bid will be due from the high bidder at the sale, with the balance – including the Buyer's Premium of 10% - due upon delivery of a trustee's deed within 30 days of the sale. If the initial deposit is less than 10% of the winning bid, the successful bidder's deposit must be increased to 10% of the winning bid by certified funds or wire funds within three (3) business days.

DISCLOSURE INFORMATION: 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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