



ONLINE BIDDING ONLY

BEDFORD COUNTY AUCTIONS

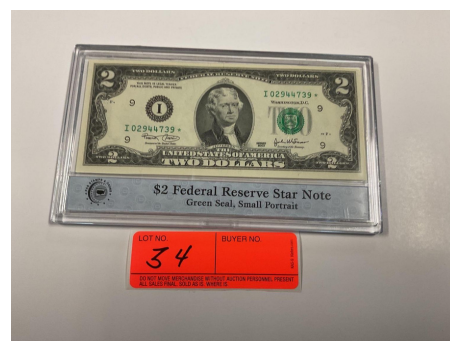
ESTATE OF SHIRLEY C NICHOLS

Personal Property Online Only Auction

**Bid Online Now through
April 19 @ 12PM**

The sale includes various items, including jewelry, coins, silver, Club Cadet, golf cart, professional cookware and more.

Lots 1-509A (minus lot 2) located at 1161 Deer Creek Dr,
Lots 510-517 & #2 located at 7178 Virginia Byway Bedford



COUNTSAUCTION.COM

**Sales Manager: Rick Manley
540-874-5965**

828 Main St, Lynchburg VA 24504 | 434 -525-2991 | VAAF93

Full terms available online. 13% Buyers Premium added to the high bid to determine final sales price. Pick up 10am to 4pm on 4/21 and 4/22.



**APRIL 29TH @ 10AM
BEDFORD WELCOME CENTER**



**LIVE IN PERSON
BIDDING**

BEDFORD COUNTY AUCTIONS

ESTATE OF SHIRLEY C NICHOLS

2 Houses, 2 Buildings Bedford County

Home 1: 1161 Deer Creek Dr Bedford

2,991 Sq Ft on 6 Acres, 3 Bedrooms, 2.5 Baths, Four Seasons Room + More!

Home 2: 7178 Virginia Byway Bedford

1.5 Acres with a 1,260 Sq Ft Ranch, 3 Bedrooms, 1.5 Baths, and Storage Building.

Two Buildings on 3.62+/- Acres : Virginia Byway Bedford

Newly Surveyed 3.62 acre build lot Rt. 43 Bedford. 2 Buildings, Shared well and approved drain field.

Building 1 is approx.. 1,345 sqf, 12 foot ceiling, 12 foot door, concrete floor, water, electricity, open span building

Building 2 is approx.. 1,100 sqf, cinder block with stucco, concrete floor, water, propane heat, one overhead door.

PREVIEWS: SAT 4/8 10AM TO 2PM



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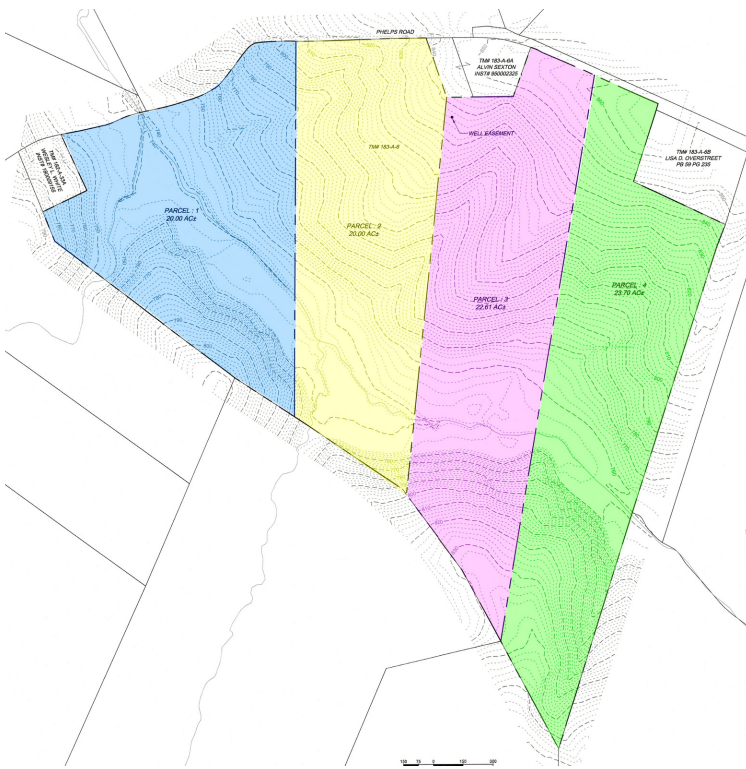


**APRIL 29TH @ 10AM
BEDFORD WELCOME CENTER**



**LIVE IN PERSON
BIDDING**

BEDFORD COUNTY AUCTIONS



**92+/- ACRE FARM -
OFFERED IN 4 TRACTS**

PHELPS RD, BEDFORD VA

Tracts range 20 to 25 acres each
Premier Bedford County Farm

Spectacular Views 92 ± Acres over 2000
feet of road frontage.

Open with several pastures, fenced and
wooded areas, bold creek, and fantastic
building sites.

A "True Gem" of Bedford County close to
Bedford, Lynchburg and Roanoke.

PREVIEWS: SAT 4/8 10AM TO 2PM

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TERMS

BEDFORD COUNTY AUCTIONS

ESTATE OF SHIRLEY C NICHOLS PERSONAL PROPERTY

ITEM REMOVAL & PICK UP:

Pick Up from 10:00am - 4:00pm on April 21st and April 22nd.

Lot #s 1-509A (minus lot # 2) will be located at 1161 Deer Creek Sr. Bedford, VA 24523. Lot #s 510-517 and lot # 2 will be located at 7178 Virginia Byway Bedford, VA 24523.

Terms and Conditions

1. ABSOLUTE AUCTION – All items will be sold to the highest bidder regardless of price.
2. This is an online only auction.
3. A Buyer's Premium of 13% will be added to the high bid to determine the final sales price of each lot.
4. Virginia sales tax will be added to the final sales price unless a tax-exempt certificate is provided.
5. Payment by credit/debit card only.
6. Credit/debit cards of the high bidders will be charged April 19th.
7. The card used to register will be the card charged after the auction if you are the high bidder on any items.
8. Charge-backs are prohibited.
9. All items are sold as is where is with no warranties.
10. Three lots will close per minute starting at 12:00 pm EST on Wednesday, April 19th. There will be Extended Bidding Time available on all lots. Should a bid be received within 1 minute of the scheduled closing time of a block of lots (3 lots) on any of the 3 lots, the bidding on those three lots will be extended for an additional 1 minute. This will continue until such time as there are no bids for 1 minute on any of the lots within that block. At that time, all 3 lots within the block will close and the sale will be final for those 3 lots. This method will continue on all lots until the sale is concluded.
11. Packing and shipping will be handled by Packaging Store (540-772-0999) or VA203@gopackagingstore.com. Please contact Packaging Store for quotes and shipping arrangements. Charges will be billed directly to the high bidder by Packaging Store.
12. Packaging and shipping charges will be the responsibility of the high bidder.
13. Pick Up from 10:00am - 4:00pm on April 21st and April 22nd.
14. Lot #s 1-509A (minus lot # 2) will be located at 1161 Deer Creek Sr. Bedford, VA 24523. Lot #s 510-517 and lot # 2 will be located at 7178 Virginia Byway Bedford, VA 24523.
15. **Bring your own help and packing materials, as these will not be provided.**

REAL ESTATE

Real Estate: 10% Buyers Premium added to the high bid to determine the final sales price. 10% deposit due on the day of sale. Sold as is. Closing in 30 days.

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