

REAL ESTATE AUCTION

SATURDAY FEBRUARY 03 @ 10AM



Property & Auction Location :
915 Woodson Rd, Lowesville VA 22967

**PREVIEWS: 1/12 (10AM - 12PM), 1/14 (1-3PM),
1/21 (1-3 PM) & 1/27 (10AM - 12PM) OR BY APPOINTMENT**

- 3,354 Sq Ft One-story House
- 5 bedrooms, 4 full baths
- 7+/- Acres
- Located in a beautiful valley, Piney River flows on eastern boundary
- Endless views of the mountains
- Well and Septic
- Whole house 22KW Generac generator installed

VAAF93

THE

COUNTS

Realty & Auction Group

Sales Manager

Pete | 434 258 6611



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7+/- Acres and 5 Bedroom House - Mountain Views

Escape to serenity with this charming 3,354 square feet, one-story home nestled in a picturesque valley with the Piney River meandering through the eastern boundary. Embrace the allure of nature and breathtaking mountain views, featuring Little Priest, The Friar, and Little Friar peaks.

🌲 Property Highlights:

- 3,354 sq ft. one-story house
- 7 acres of flat land
- Piney River stocked with trout annually
- Stunning mountain views
- Well and septic system
- 200 amp electric service
- Two heat pumps (2013 & 2023)
- Encapsulated crawl space
- New roof (2018)
- 22 KW Generac generator fueled by propane
- TV and Wi-Fi connections



🏠 Interior Features:

- Open floor plan for family gatherings
- Large great room with gas log fireplace
- Spacious kitchen with island
- Formal living and dining rooms
- Two covered porches and a deck
- 5 bedrooms and 4 full baths
- Two ensuite bathrooms
- Ideal office/den/playroom
- Handicap ramp for accessibility
- Convenient laundry room



🌳 Outdoor Amenities:

- Endless possibilities on 7 acres
- Flat land planted in grass
- Three sheds (12' x 15', 10' x 12', 8' x 10')



☀️ Perfect for Entertaining and Relaxation!

Explore the potential of this extraordinary property – whether you seek a tranquil family haven or dream of creating your own retreat. Don't miss this opportunity to own a slice of paradise in the heart of nature.

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LIVE & ONLINE BIDDING - HOUSE ON 7+/- ACRES



- 45 minutes south of Charlottesville
- 40 minutes north of Lynchburg.

Attractions nearby are Wintergreen Resort, Crabtree Falls, George Washington and Jefferson National Forest and Appalachian Trail, Rt 151 restaurants and breweries .

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DIRECTIONS: From the intersection of Rt. 56 and Rt. 29 in Colleen, VA, take Rt. 56W (Tye Brook Hwy) for 5.0 miles to Rt. 151 (Patrick Henry Hwy). Turn left onto Rt. 151S and go 0.3 miles to Rt. 778 (Lowesville Rd.). Turn right onto Rt. 778 and go 2.8 miles to Rt. 666 (Woodson Rd.). Turn right onto Woodson Rd. and go 2.0 miles. The property will be on the left. There are multiple ways to reach the property depending on your starting point

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 on line bidder, you will be required to sign an auction contract and return it to The Counts Realty & Auction Group no later than 5:00 pm EST Tuesday February 6, 2024. The 10% deposit must also be received by The Counts Realty & Auction Group no later than 5:00 pm EST Tuesday February 6, 2024. 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 for wiring instructions. Purchaser 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.



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LIVE & ONLINE BIDDING - HOUSE ON 7+/- ACRES

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. One 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 5:00 pm Tuesday, February 6, 2024 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.

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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