



**ABSOLUTE TRUSTEE**

# **AUCTION**

**3955 BLUFTON MILL RD  
FREE UNION VA**

**LIVE IN PERSON  
BIDDING**

**FRIDAY**

**10/4**

**@ 12 NOON**

**94 ACRES IN ALBEMARLE COUNTY VA**

**SELLING IN TWO TRACTS. Tract 1: 72 Acres | 3,733 SqFt Home |  
Pond | Equipment Barn | Barn  
Tract 2: 22 Acres | Pond**

**OFF-SITE BIDDING LOCATION: HOLIDAY INN  
1901 EMMET ST CHARLOTTESVILLE VA 22901**

This absolute trustee auction in Free Union, Albemarle County, VA, features two prime tracts of land. Tract 1 is 72.85 acres with a 3,733 sq ft, 4-bedroom, 3.5-bathroom home, plus a barn, equipment shed, and pond, with 900 feet of road frontage on Blufton Mill Rd (assessed at \$1,494,700). Tract 2 is 22.52 acres of rolling terrain with a pond and 800 feet of road frontage (assessed at \$316,500). Drive-by inspections only; contact the sales managers for more details.

**THE  
COUNTS**

**Realty & Auction Group**

**SALES MANAGERS:**

**PETE RAMSEY 434 258 6611 OR GEORGE  
MCDANIEL 434 546 9235**



**VAAF93 | 828 Main St 15th Floor, Lynchburg VA 24504**



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### **Property Overview:**

#### Tract 1: Size: 72.85 acres

- Features: This charming one-story home, built in 1956, offers 3,733 sq ft of finished space, including 4 bedrooms, 3.5 bathrooms, central air, and forced hot air oil heat. The home features two fireplaces and a spacious 1,320 sq ft patio. The property also includes a 1,440 sq ft barn, a 1,403 sq ft equipment shed, and a serene pond.
- Road Frontage: Approximately 900 feet on Blufton Mill Rd.
- Tax Assessed Value: \$1,494,700

#### Tract 2: Size: 22.52 acres

- Features: Gently rolling terrain with a pond, ideal for a dream home or recreational use.
- Road Frontage: Approximately 800 feet on Blufton Mill Rd.
- Tax Assessed Value: \$316,500

### **Directions to the Property:**

Located on Blufton Mill Rd in Free Union, VA, the property is approximately 12 miles northwest of Charlottesville and easily accessible from Route 601 (Free Union Rd).

- From the intersection of Rt 250 and Rt 29 in Charlottesville, take Rt 601 (Old Garth Rd).
- Go 2.0 miles on Rt 601 to Garth Rd.
- Turn left onto Garth Rd and go 6.9 miles to Rt 671 (Millington Rd).
- Turn right onto Millington Rd and go 1.4 miles to Blufton Mill Rd.
- Turn left onto Blufton Mill Rd and go 1.5 miles. The property will be on the right.

### **Auction Details:**

- Broker Participation: Offered – Contact sales managers for details
- Buyer's Premium: 10%
- Preview Schedule: No previews scheduled; drive-by inspections only. Contact the sales managers for more information.

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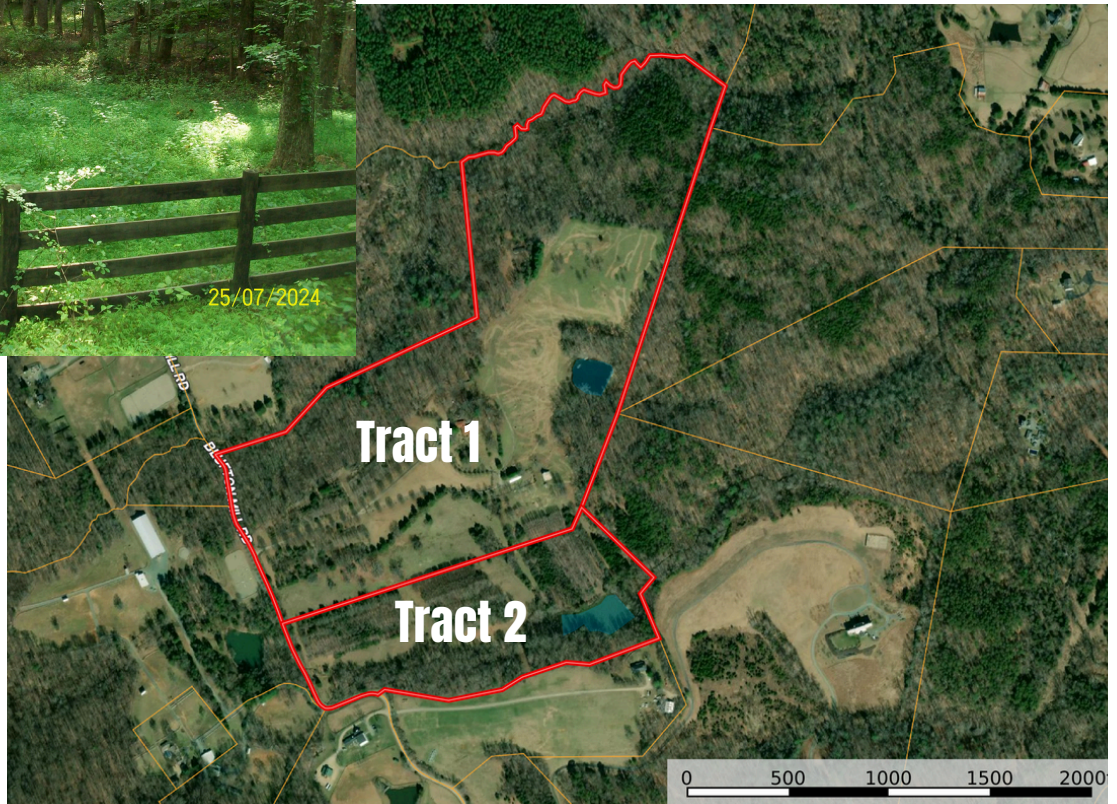


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**Terms & Conditions:** A 10% buyer's premium will be added to the final high bid to determine contract price. A deposit of \$25,000 in certified funds is due on sale day with the balance due in 30 days from the sale date. The high bidder will be required 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.

**Controlling Law:** The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the sale shall be governed and interpreted by the laws of the Commonwealth of Virginia. By making an offer at the sale, whether present in person or by agent, written offer, telephone, online or other means, the participant shall be deemed to have consented to the jurisdiction of the state and federal courts of the Commonwealth of Virginia. Acceptance of the terms is acknowledged by placing a bid.

**Compliance:** For the purpose of ensuring compliance with applicable federal regulations restricting "related party" transactions by Farm Credit of The Virginias, ACA (Bank), Purchaser represents and warrants to Bank that as of the date of this Contract, Purchaser is not an employee, director, or officer of Bank or an immediate family member (meaning spouse, parent, sibling, child, step child, parent-in-law, sibling-in-law, or daughter-in-law) of any employee, director, or officer of Bank.

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 Bank 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 considered for purposes of this representation.

If Purchaser is a trust, Purchaser represents and warrants that neither is trustee(s) nor its beneficiaries are related parties of Bank as described above.

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