

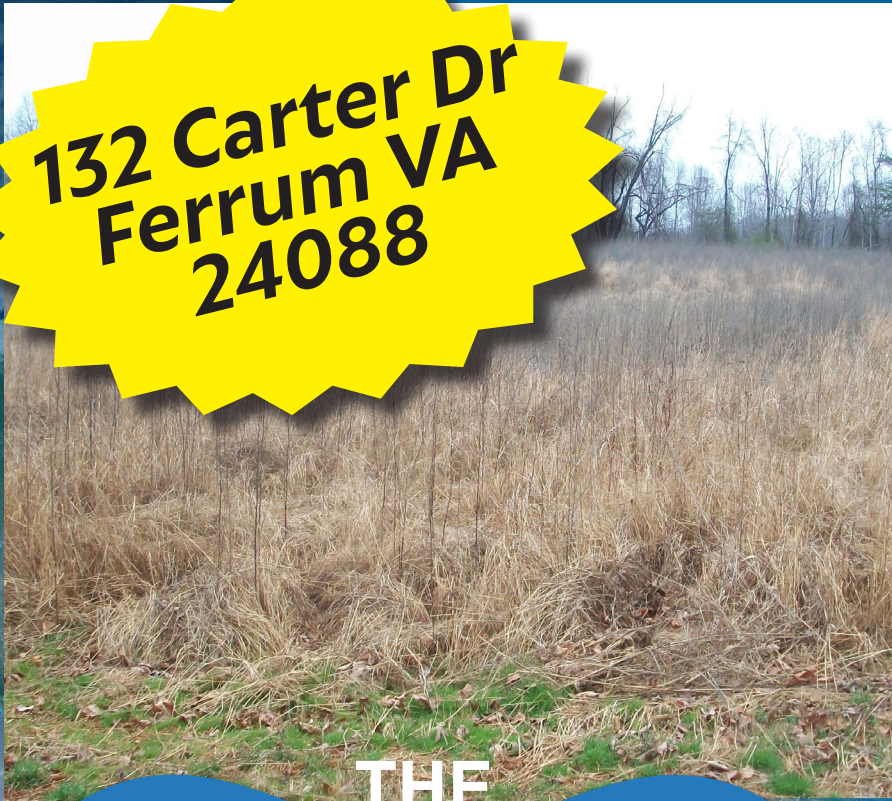
**ABSOLUTE TRUSTEE**

# **AUCTION**

**SATURDAY OCTOBER 17TH @10AM**

**21± ACRES - OUTBUILDINGS - HOUSE**

**132 Carter Dr  
Ferrum VA  
24088**



**21± ACRES:** Land suitable for pasture and / or crops. Some wooded areas

**Outbuildings:** Metal clad pole shed approximately 75'L x 15'D x 13'D, several small outbuildings on property

**House:** 1,760 sq feet, 3 bedroom, 1 bath

THE  
**COUNTS**

**Realty & Auction Group**

828 Main Street, 15th Floor  
Lynchburg VA 24503

**(434) 525-2991**

**Previews:** 10AM to 11 AM  
on Sat 10/3 & Sat 10/10  
self guided tours of land welcome

Auction managers are :

**Pete Ramsey 434-258-6611 or  
George McDaniel 434-546-9235**

complete details, directions and terms available at

**[www.countsauction.com](http://www.countsauction.com)**

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**Directions:** From Ferrum, take Rt. 623 ( Ferrum School Rd/Ingramville Rd) for 2.5 miles to Rt. 778 (Republican Church Rd). Turn left onto Republican Church Rd and go 1.6 miles to Carter Dr. Turn left onto Carter Dr and go 0.2 miles. The property will be on both sides of the road.

**Terms:** 10%BP, \$10k deposit on sale day in certified funds. The balance will be due within 30 days of the auction date. Real Estate taxes will be prorated as of the auction date. For the purposes of ensuring compliance with applicable federal regulations restricting “related party” transactions by 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 owners(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 its trustee(s) nor its beneficiaries are related parties of Seller as described above. Additional information & photos available on our website.