

ABSOLUTE TRUSTEE
AUCTION

TUESDAY, NOVEMBER 17TH @ 12:30PM
1325 / 1329 Commerce Rd, Staunton VA 24401



The Inn @ Westshire Farms

This auction incorporates 2 nicely finished and event ready buildings (Windsor House & Millstone Barn) on 12.2 acres. Property is approximately 2 miles from I-81, easy to get to from major highways.

THE
COUNTS

Realty & Auction Group

828 Main Street, 15th Floor
Lynchburg VA 24503

(434) 525-2991

Previews: 12:30PM - 2:30PM
on Tues 10/27, Tues 11/3, and
Tues 11/10

Other times by appointment

Auction manager for this sale:
Pete Ramsey 434-258-6611

complete details, directions and terms available at

www.countsauction.com

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Past use of this property has been: Wedding / event venue, Bed and Breakfast. Easy to continue the current business plan as a Bed and Breakfast and Event Venue property. For FULL details of the property visit www.countsauction.com

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Terms: Real Estate: 6% Buyer's Premium added to the high bid to determine contract price. Deposit of \$50,000 in certified funds on sale day with a wire transfer to the Trustee in an amount necessary to bring the deposit to 10% of the contract price. Wire transfer must be received by the Trustee no later than 5:00pm EST November 20, 2020. The real estate taxes will be prorated as of sale day. The purchaser will be responsible for paying the Grantor's Tax.

Directions: From I-81, Exit 225 on the north side of Staunton, take Rt 262 South for 1.5 miles. Turn left onto Rt.11 South for 0.1 miles. The property is on the left.