

ABSOLUTE TRUSTEE

AUCTION

SATURDAY JUNE 20TH @10AM

132 CARTER DR FERRUM VA 24088

21± ACRES - OUTBUILDINGS - HOUSE



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 6/6 & Sat 6/13
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

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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) not its beneficiaries are related parties of Seller as described above. Additional information & photos available on our website.