

ABSOLUTE AUCTION

Online
Bidding
Available

Wednesday, Feb.19 at 12:30 PM

22,875 Sq.Ft. Office Facility on 6 Acres + 3.5 Acre Corner Fronting Main St

147 DINKEL AVE • MT. CRAWFORD, VA (ROCKINGHAM COUNTY)



Tract 1: 22,875 Sq.Ft. Office

Tract 1: 22,875 Sq.Ft. Office Facility on 6 Acres

- Former primary office building for Shenandoah Valley Electric Cooperative
- Great location just 2mi from Bridgewater College, 7mi from James Madison University, and 1mi from I-81
- Built in 1989, the facility currently offers:
 - over 40 offices plus additional cubicle / flex space
 - spacious lobby and reception area
 - professional wood panelled board room (36'x46') that can be partitioned
 - 30'x60' secure computer operations center with raised electrical floor and halon fire suppression
 - storage area with loading dock and 8'x8' overhead door
- Plenty of electric power available. Back-up power is supplied by a Kohler diesel generator on an automatic transfer switch as well as battery back-up for critical areas
- Entire building is wet sprinkled
- HVAC is provided by an electric heat pump system
- Public water and sewer
- 6 acre landscaped campus with 90 asphalt parking spaces
- Located on Dinkel Ave just outside the town limits of Mount Crawford
- Zoned B1 General Business
- Remaining office furniture and equipment included
- Last listed for \$3,600,000. Appraised Aug'16 for \$3,470,000. Tax assessed at \$3,155,600. Sells at auction to the highest bidder!



Tract 2: 3.51 Acre Corner

Tract 2: 3.51 Acre Corner on Main St (US-11)

- Prime corner within the town limits of Mount Crawford
- Zoned R1 but ideal for residential or commercial development
- 443' of frontage on Main St and 411' on Cantermill Lane
- Nice, level, and open lot that adjoins Tract 1
- Entrance off Main St
- Sidewalk along Main St
- Adjoins Saddlebrook Plantation subdivision
- Great location just 2 miles from Bridgewater College and 7 miles from James Madison University
- Public utilities available
- Appraised Aug'16 for \$467,000. Tax assessed at \$421,400. Sells at auction to the highest bidder!



Board Room

AGENT ON SITE

- Thu, Jan.30 from 12-2PM • Wed, Feb.5 from 12-2PM
- Tue, Feb.11 from 4-6PM • Mon, Feb.17 from 12-2PM
- 11:30AM day of sale • or by appointment
- Agents call for showing instructions

DIRECTIONS TO PROPERTY

- From Harrisonburg, take I-81S 6mi to Exit 240 for VA-257W toward Mt Crawford. 1mi on left just past Exxon.
- From Staunton, take I-81N 14mi to Exit 240 for VA-257W toward Mt Crawford. 1mi on left just past Exxon.

REAL ESTATE AGENTS: 2% Commission Available
Call or visit our website for form.

REAL ESTATE TERMS: 10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Full terms online.



Tract 2: 3.51 Acre Corner

TRF AUCTIONS
Torrence, Read, & Forehand

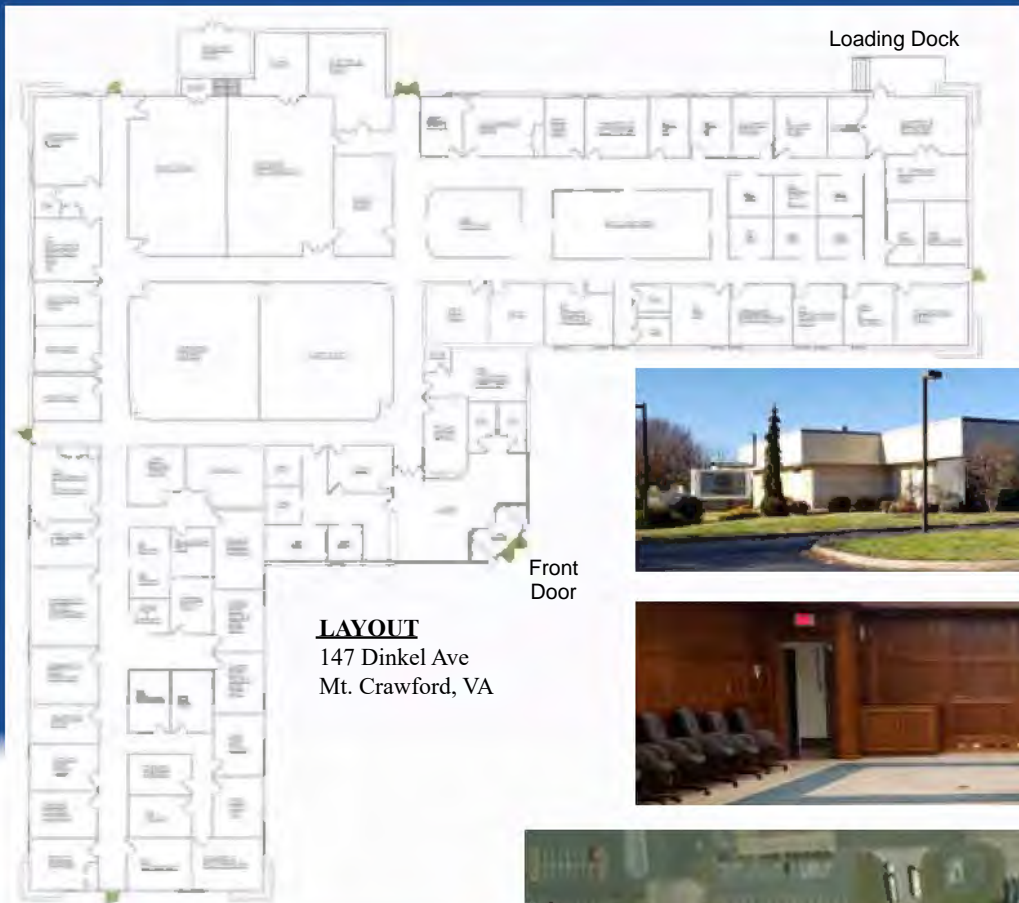
VAAFS01

101 Annjo Court
Forest, VA 24551
info@trfauctions.com

WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call
(434) 847-7741



LAYOUT
147 Dinkel Ave
Mt. Crawford, VA



Located in Rockingham County
Just minutes from I-81, Bridgewater
College, and James Madison University!



Lobby / Reception



Computer Operations Center



Loading Dock



DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com

TECHNICAL SPECIFICATIONS SUMMARY

147 Dinkel Ave, Mount Crawford, VA

Lot:	6.00 acre campus fronting Dinkel Ave in Rockingham County zoned B1
Parking:	approximately 90 asphalt parking spaces with paved drive around the entire facility
Building:	22,875 sq.ft. office building constructed in 1989
Construction:	fluted masonry block construction on concrete slab w/ clear span steel truss roof system
Roof:	original roof; Carlisle Ballasted 45 mil black EPDM single ply roof system w/ tapered expanded polystyrene insulation installed over 1" perlite insulation (avg R-value = 30.28); inspected by Don Largent Roofing on July 26, 2019 (letter available)
Ceiling:	office ceilings are 9' high with acoustic tiles; 11' to bottom of joists
Receiving:	recessed ramp loading dock with 8' x 8' dock high overhead door
Sprinkler:	the entire building is wet sprinkled; the computer center has a halon suppression system
HVAC:	all electric heating and AC; (5) Carrier roof top units (new in 2005), 3 Carrier split systems, 2 Carrier ductless split systems; total 89 tons of cooling
Water:	Rockingham County; 3" supply line
Sewer:	Rockingham County
Electric:	Primary electrical service is 480/277volt three phase fed from SVEC transformer. The electrical consist of 480/277volt distribution panels as well as 480/277volt subpanels for lighting and mechanical equipment. Facility utilizes step down dry type transformers that step power from 480volt to 208Y120 volt. A Kohler diesel standby generator on an automatic transfer switch provides emergency power to the entire facility automatically in the event of an outage. Critical power is maintained by 30KVA UPS (battery back-up).
Internet:	Comcast and Shentel; Comcast Cable most recently used; fiber runs across property and is available per Shentel but is not currently in the building
Economic:	For economic development information, contact Casey Armstrong 540-564-3031 or visit https://sites.vedp.org/rockingham/propertyid/286604 for details about workforce, resources, and potential incentives

Aerial
147 Dinkel Ave
Mount Crawford, VA



< Bridgewater College 2mi

Dinkel Ave

< JMU 7mi



1mi >



Main St

147 Dinkel Ave
22,875 Sq.Ft. on
6 Acres zoned B1
Rockingham County

3.51 Acres
Zoned R1
Town of Mt Crawford

443'

411'

Cantermill Ln

Layout
147 Dinkel Ave
Mount Crawford, VA



Map Number: 137-(3)- L2B

Account Number: 32532

Name: BRCS LLC

Addr: PO BOX 207
BRIDGEWATER VA 22812

District: ASHBY

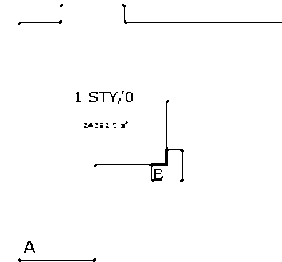
Acres: 6.0000

Desc: MT CRAWFORD COMMERCIAL PARK L 1 S 1

Sketch

911 Address: 147 DINKEL AVENUE

<u>Building Description</u>	<u>Exterior</u>	<u>Interior</u>
Building: 1	Found: CONCRETE	# Rms: 24
Occupy: COMMERCIAL	Walls: BRICKCRETE	Bd Rms:
Stories: 1	Roof: FLAT	# Baths:
Age: 1980 Remodeled: 2005	Roofing: OTHER	# 1/2 Bath: 8
Cond: GOOD		Walls: DRY WALL
Class: 42 COMMERCIAL		Floors: VINYL TILE
Units:		Heat: HEAT PUMP A/C: Y
		Fuel: ELECTRIC
Picture: 42797	<u>Site</u>	Fireplace:
	R/W:	Basement: 0
	Terr:	BaseDesc:
	Water: COUNTY	%Fin:
	Sewer: COUNTY	Fin Qal:
	Gas:	Garage:
	Elect: CONNECTED	#Cars:



<u>Land Use and Value</u>				<u>Zoning</u>
Type	#Acres	Price	Value	Zoning: B1
COMMERC	6.0000	100000	600000	Addtl.Zoning:
				Addtl.Zoning:
				Town Zoning:
				Ag Forestal:
				Special Use:
				Conditional Rezoning:

<u>Other Improvements</u>					<u>Dimensions</u>			
Desc	Size	Cond	Rate	Value	Sect	Type	Story	Area
MISC BLDG	14 X 31	G	25.00	10850	A	B01	1.0	24392
PARKING LOT	1 X 45300	G	1.00	45300	B	OPOR	1.0	432

Last Sale Price: 0 Deed Book/Page: 4784 - 700

<u>Structural Value</u>	<u>Addition</u>				<u>Values/Factors</u>			<u>Assessed Value</u>
External Calculations:	Type	Area	Price	Value	Subtotal			
Structural Element	B01	24392	108.00	2634336	Factor 110%:			Year: 2018
	OPOR	432	18.00	7776				Land: 600000
Bldg:					Phy	Func	Econ	Improvement: 2555600
Basmt:					Depreciation: 14%	0%	0%	Total Value: 3155600
F Bsm:					Total Bldg Value:			
Plumb:					Nhood Factor 0%:			
Heat:					Other Improv Value:			
A/C:					Total Improv Value:			
F P:					Total Land Value:			
Flue:					Total Property Value:			
Blt In:								

Account Number: 32532

Address: PO BOX 207
BRIDGEWATER VA 22812

[illegible]

Year	Land Value	Improv Value	Total Value	Land Use	Status	
Current	600000	2555600	3155600			
2018	600000	2555600	3155600			
2017	600000	2527000	3127000			
2016	600000		600000			
2015	600000		600000			
2014	600000		600000			
2013	600000		600000			
2012	600000		600000			
2011	600000		600000			
2010	600000		600000			
2009	480000		480000			
2008	480000		480000			
2007	480000		480000			
2006	480000		480000			
2005	480000		480000			
2004	480000		480000			
2003	480000		480000			
2002	480000		480000			
2001	210000		210000			
2000	210000		210000			
1999	210000		210000			

2016-Corrected district from 10 (Town Of Mt Crawford) to 2 (Ashby) per Db 3382-pg 747. Parcel is not located in the town limits. Zoning corrected from B1 town to B1 county (dj). 2016-By Shenandoah Valley Electric Cooperative (dj). 2016-By Blue Ridge Christian School Inc (dj). 2016-Parcel taxed as public service until 9/1/16 when it was sold to Blue Ridge Christian School Inc (aka BRCS LLC), then converted to be taxed as real property, supp bill for \$7,296.33 due 12/5/16 (dj).

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- POINT

—X— FENCE LINE

ROBERT D. & CAROL M. MARTIN
REMAINING PORTION
D.B. 894, P. 46

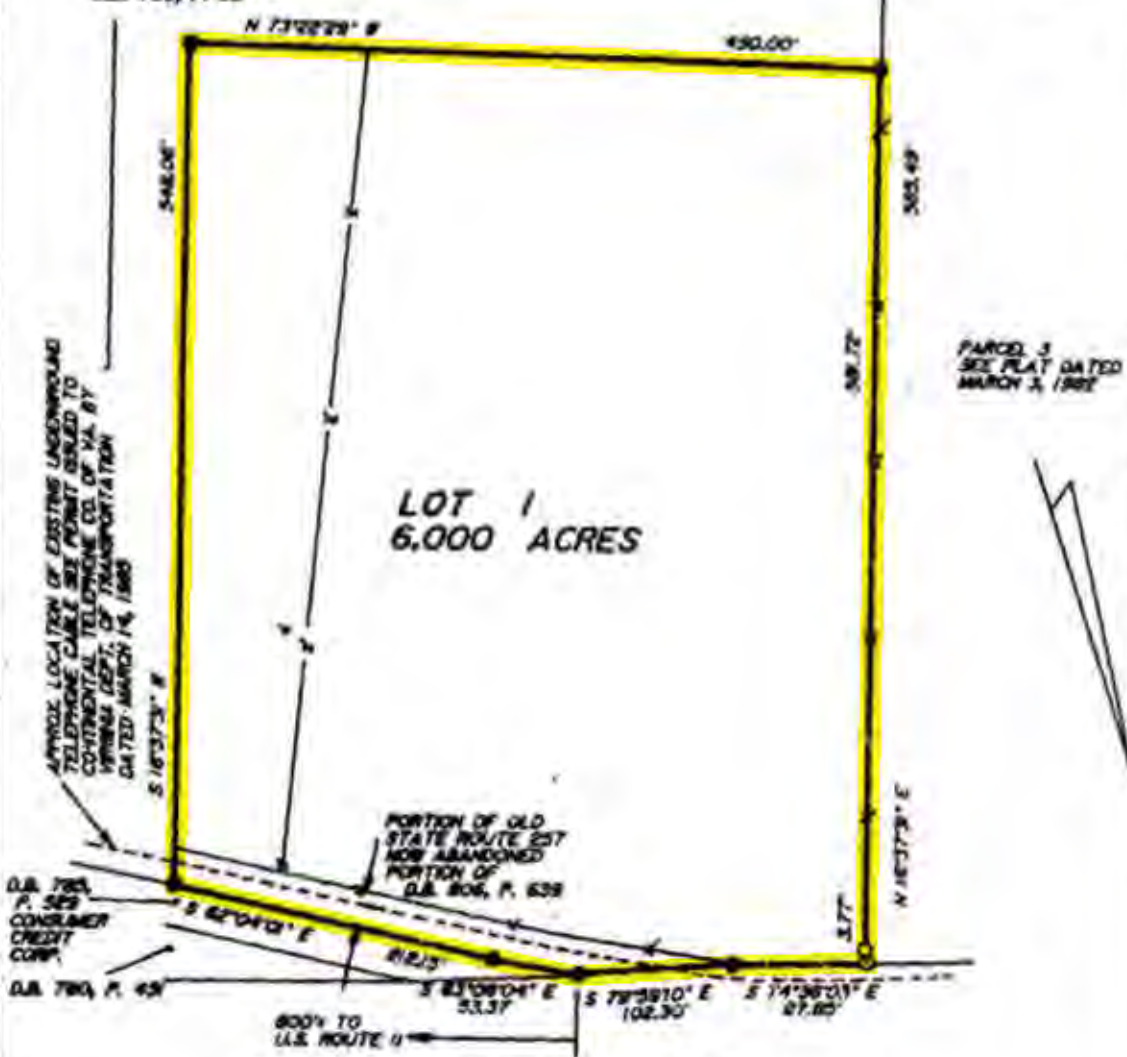
AND
CLYDE PLUSH, MICHAEL R. PLUSH &
BARRY L. PLUSH
REMAINING PORTION
D.B. 790, P. 66

NOTES

- 1) DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
- 2) THIS PROPERTY IS NOT SHOWN IN A FLOOD HAZARD ZONE.
- 3) THIS PROPERTY IS SHOWN ON TAX MAP 157-3-2.



VICINITY MAP
SCALE 1" = 2000'



FINAL PLAT MT. CRAWFORD COMMERCIAL PARK, SECTION 1

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF ROCKINGHAM, VIRGINIA, RELATIVE TO THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.

ASHBY DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SCALE 1" = 100' JANUARY 7, 1988

COPPER & SMITH P.C.
SURVEYORS ENGINEERS PLANNERS
1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22801





[illegible]

Account Number: 43665

Address: 100 DINKEL AVE
BRIDGEWATER VA 22812

[illegible]

Year	Land Value	Improv Value	Total Value	Land Use	Status	
Current	421400		421400			
2018	421400		421400			
2017	421400		421400			
2016	421400		421400			
2015	421400		421400			
2014	421400		421400			
2013	421400		421400			
2012	421400		421400			
2011	421400		421400			
2010	421400		421400			
2009	298500		298500			
2008	298500		298500			
2007	298500		298500			
2006	298500		298500			
2005	281000		281000			
2004	281000		281000			
2003	281000		281000			

2003-By Dedication, 15.732 ac from 137-(3)-2 to Saddlebrook Plantation Phase 1, (137A-(4)-B1>B3, 1>5,18>28,35>37). 2016-By Saddlebrook LC (dj).

GENERAL TERMS AND CONDITIONS OF SALE

22,875 SF Office Complex & 10 Acres

Wednesday, February 19, 2020 at 12:30 PM

147 Dinkel Ave. Mt. Crawford, VA

Please review this document carefully. In order to register and receive a bidder number, a bidder must sign this document as acknowledgement and acceptance of these General Terms and Conditions of Sale. This document will be incorporated into the Sales Contract.

1. DATE AND TIME OF AUCTION:

Wednesday February 19, 2020 at 12:30 PM

2. LOCATION OF AUCTION:

147 Dinkel Ave, Mt. Crawford VA

3. AUCTION PROPERTY:

22,875 SF Commercial Office Building and 9.35 acres, more or less, including all improvements and appurtenances fronting on Dinkel Ave & N. Main St. in Rockingham County, VA being Tax Parcels 137-3L2B & 137A-4LB3 and also known as 147 Dinkel Ave. Mt. Crawford, VA .

4. TERMS:

Property sells "AS-IS", "WHERE-IS" without warranties of any kind. Potential Buyers must perform such independent investigations with respect to the Property as they deem necessary to verify information provided by Auction Company. **Purchase is not contingent on bidder obtaining financing.**

5. WARRANTY:

All information provided by Auction Company is deemed reliable but is not warranted. The information provided by the Auction Company is subject to verification by all parties relying on it. No liability for its accuracy, error or omission is assumed by the Auction Company.

6. TITLE:

Seller will convey title by General Warranty Deed free and clear of all liens.

7. REGISTRATION:

Bids will be accepted only from registered bidders. Registration begins at 11:30 AM day of sale. Please bring a valid form of identification (i.e. driver's license)

8. ANNOUNCEMENTS:

Announcements made on day of sale take precedence over all prior communications, both verbal and written, concerning the sale of the Property.

9. BUYER'S PREMIUM:

5% buyers premium added to bid price to determine final contract price.

10. DEPOSIT:

Deposit equal to 10% of final contract price (bid price plus buyer's premium) due day of sale by cash or company or personal check with ID.

11. ACCEPTANCE:

Property sells ABSOLUTE to high bidder on day of sale.

12. CLOSING:

Balance of Purchase Price shall be due and payable in collected funds on or about 30 days after the sale.

13. AGENCY:

The auction company and its representatives represent the sellers.

14. LEGAL: Bidder agrees to be subject to the personal jurisdiction of the State of Virginia, to be bound by the laws of Virginia and subject to the appropriate Court jurisdiction. Venue for any disputes will be in the Court of Lynchburg, Virginia and Bidder may be responsible for legal expenses and attorney's fees in the collection of any debts.

15. ACKNOWLEDGEMENT AND ACCEPTANCE:

The Undersigned Bidder acknowledges receipt of a copy of these General Terms and Conditions of Sale, and having read and understood the provisions set forth therein, accepts same and agrees to be bound thereby. Facsimile signatures will be treated and considered as original.

Bidder #

Bidder's Signature

Date

