



### Property Information

<b>Auction Type:</b>	Online Only Real Estate Auction - Subject to Owner Confirmation	
<b>Property Location:</b>	3.81 ± Acres on River Rd. & 19.21 ± Acres on River Rd., Lancaster, VA 22503	
<b>Date &amp; Time:</b>	Online Bidding will begin on Monday, November 30, 2020 @ 2:30 PM The bidding closes on Thursday, December 3, 2020 @ 2:30 PM	
<b>Property Type/Zoning:</b>	R1	
<b>Tax Parcel ID #:</b>	4 Lots: 31E-1-39, 31E-1-40, 31E-1-36, 31E-1-36A 8 Lots: 31-32A, 31-32C, 31-32D, 31-32I, 31-32E, 31-32F, 31-32G, 31-32H	
<b>Tax Assessment:</b>	<u>Assessed Land 4 Lots: \$317,500</u>	<u>Assessed Land 8 Lots: \$171,400</u>
<b>Annual Taxes:</b>	4 lots: \$2,000.25/year (2020)	8 lots: \$1,079.82/year (2020)

#### **Notes:**

1. Ownership will be conveyed by Warranty Deed.
2. At the close of the sale, and seller confirmation, the successful bidder will be emailed or given the contract package to execute and return to Motleys. The winning bidder will be required to submit an earnest money deposit totaling \$5,000,00 by 5:00 PM the day after the sale. The deposit must be in the form of a wire transfer, cash, cashier's check, or certified check (from a US bank), made payable to Motleys Asset Disposition Group. In certain cases, the remaining balance of the 10% buyer's premium is due within 3 business days of the sale if it is not fulfilled with the initial \$5,000 deposit. Closing/Settlement will take place 60 days after the auction.
3. Broker Participation of up to THREE Percent (3%) **\*\*SEE BROKER PARTICIPATION FORM!!\*\*** Brokers must pre-register 24 hours to the auction, listing their client and according to their buyer to the auction and through the contract signing and closing process.
4. There is a 10% buyer's premium which will be added to the highest bid to determine the final contract price.
5. Photos and terms available at motleys.com
6. All auction properties are sold "AS IS, WHERE IS" with all of it's faults.
7. For specific questions call Ernie Rogers 804.334.4558

**ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED!**