

Property Information

- Auction Type:** Minimum Bid AUCTION of \$160,000
Will sell to the highest bidder at or above a bid of \$160,000 on auction day
- Property Location:** 2911 Jefferson Davis Hwy., Richmond, VA 23234
- Date & Time:** Wed., March 2nd @ 6:30 p.m. - OFFSITE
- Auction Location:** Doubletree Hotel by Hilton at 1021 Koger Center Blvd., Richmond
(this property is next to Johnston-Willis Hospital just off of Midlothian Turnpike – it was formerly a Holiday Inn Express)
- Property Description:** 117 +/- pad trailer park on 9.26 +/- acres with (1) office trailer
- Property Type/Zoning:** Residential: R-MH (Mobile Home)
- Tax Parcel ID#:** Tax Map: S008-0525-001 (City of Richmond)
- Tax Assessment: (2015)** Land: \$180,00 Improvements: \$2,280,000 Total Assessment: \$2,460,000
- Annual Taxes:** \$29,520.00 per year
- Notes:**
1. Ownership will be conveyed by General Warranty Deed.
 2. A Deposit of \$25,000 in the form of cash or cashier's check.
 3. Closing/Settlement is **on or before April 1, 2016**
 4. Auction Broker Participation of up to THREE Percent (3%)
(SEE AUCTION BROKER PARTICIPATION FORM!).
Brokers must pre-register 24 hours prior to the Auction listing their client and accompany their buyer to the Auction and through the contract signing and closing process. Broker compensation prior to the auction is 1% of the price.
 5. There is a 10% Buyer's Premium which will be added to the high bid to determine the final purchase price.
 6. Photos and terms available at: <http://www.UCRiverCity.com> OR at <http://www.TrailerParkAuction.com>
 7. All properties are sold "As Is, Where Is" with all faults.
 8. Pre-Auction "Listed" price is \$499,300.00.

All information contained herein is believed to be correct, but is not guaranteed. All purchasers must independently investigate and confirm any information or assumption on which any bid is based.

This document was updated on 02/16/16 and replaces any and all prior documents of the same name.

