

Property Information

Auction Type:	Subject to Owner confirmation
Property Location:	22073 Clarks Mountain Road, Rapidan, VA 22733
Date & Time:	Auction Date: Thursday, August 16th @ 12 p.m. (noon) onsite
Open House / Inspection Date:	Sunday, August 5th from 2:00 p.m. to 4:00 p.m. Sunday, August 12th from 2:00 p.m. to 4:00 p.m.
Property Description:	19.834 +/- acres, fenced farmland with a huge horse barn and a 2-bedroom, 1-bath, 1,064 +/- sf home
Year Built:	1997/Approximate
Property Type/Zoning:	Single-Family Residential, Farm, Zoned Agricultural
Tax Parcel ID#:	0180000000017A
Tax Assessment:	Total Assessment: \$239,200
Annual Taxes:	\$1,923.17 +/- per year (2017) NOTE: This property is Currently under "Land Use." The taxes paid by the owner are about \$1,450 and the "Land Use" is transferrable to the new owner.
Notes:	<ol style="list-style-type: none">1. Ownership will be conveyed by General Warranty Deed.2. A total deposit of 5% of the contract price is required at the end of the auction. \$5,000 will be Required in the form of cash or cashier's check, with the Difference of the 5% and the \$5,000 cashier's check can be in the form of a personal check with proper ID.3. Closing/Settlement will take place within 30 days of the auction.4. Broker Participation of up to THREE Percent (3%) (SEE 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.5. There is a 10% Buyer's Premium which will be added to the high bid to determine the final contract price.6. Photos and terms available at: http://www.ABCole.com7. All auction properties are sold "As Is, Where Is" with all faults.8. For specific questions, call Ernie Rogers at 804-334-4558 or Barry Cole at 757-785-0317 or visit hppt://19AcreFarmAuction.com

ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED!