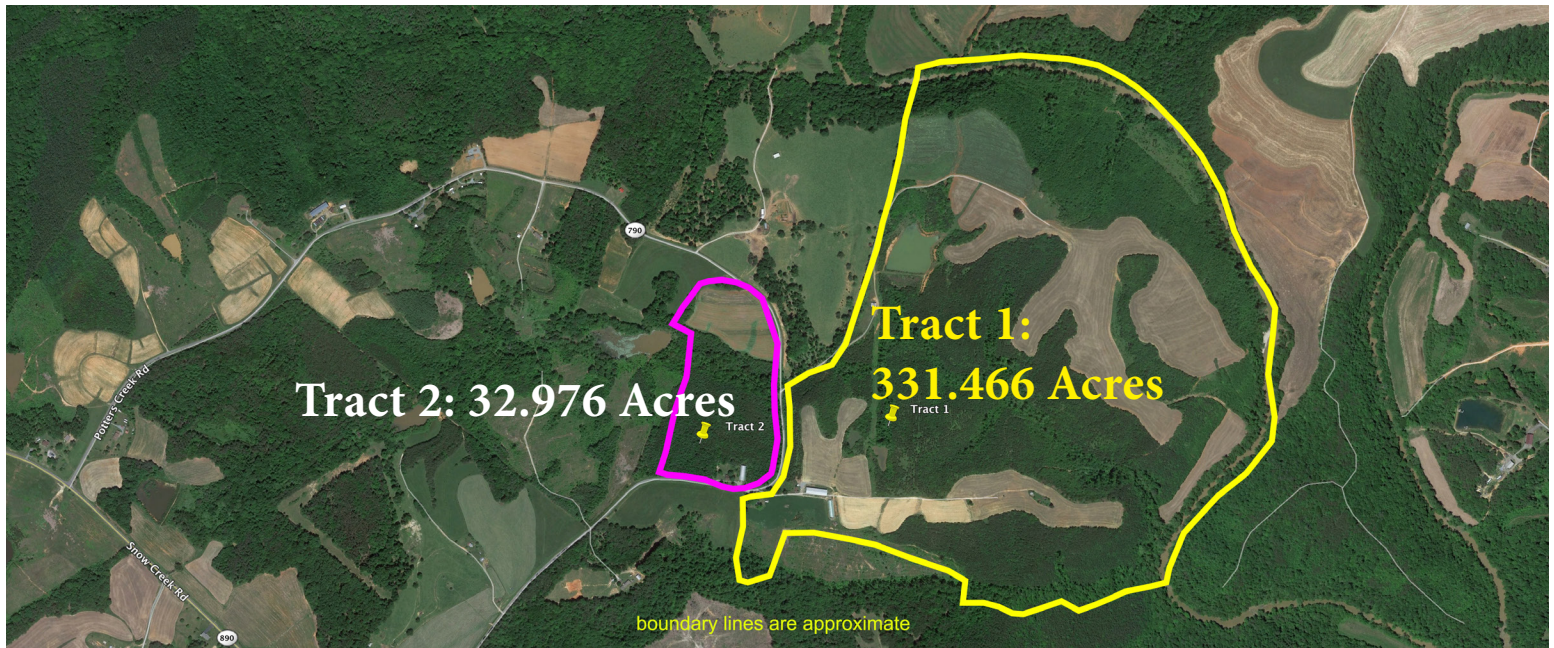


ABSOLUTE TRUSTEE **AUCTION**

Saturday June 2nd @ 10AM

1743 Potters Creek Rd, Penhook VA

Previews: Wed 5/16, Sat 5/19, Sun 5/20 & Sat 5/26 10AM to 11AM



364.442± Acres in 2 Tracts

Both tracts have road frontage on Potters Creek Rd

Tract 1: 6700' frontage on Pigg River, Tract 2: 2BR, 1BA house

Additional information & terms available online!

www.countsauction.com

Sale Managers Pete Ramsey 434-258-6611 or George McDaniel 434-546-9235

When the bottom line counts

VAAF93

Talk to Counts

www.countsauction.com



800-780-2991

SATURDAY JUNE 2ND @ 10 AM

Property and Auction Location: 1743 Potters Creek Rd (Tract 1)



Tract 1 : 331± Acres

- 100 acres open, great for crops & / or pasture
- Balance of acreage is 12 to 15 year old planted pines
- 3 ponds ranging from 0.25 to 2.5 acres
- Property has 3 wells, 45' x 50' barn, 35' x 135' green house
- 6700' of frontage on Pigg River; several access points

Previews: Wed 5/16, Sat 5/19, Sun 5/20 & Sat 5/26 10AM to 11AM

Self guided tours welcome anytime

1743 Potters Creek Rd, Penhook VA

Tract 2 : 32± Acres

- 7 acres open, tillable land
- Balance of acreage is 12 to 15 year old planted pines
- House is on this tract, 2BR, 1BA
- Property also has 40'x 125' metal Quonset type shed, great for equipment storage.



TERMS: 10% Buyer's Premium added to high bid(s) determining the contract sales price(s). \$20,000 in certified funds on sale day with a wire transfer to the Trustee in an amount necessary to bring the deposit to a total equal to 10% of the contract price. Such additional money must be received by the Trustee no later than 5:00 pm EDT on Wednesday June 6, 2018. The balance of the purchase price is due within 30 days of the sale date. **(EMPLOYEES, DIRECTORS & OFFICERS OF FARM CREDIT OF THE VIRGINIAS, ACA, AND THEIR IMMEDIATE FAMILIES & COMPANIES IN WHICH THEY HAVE AN INTEREST ARE NOT ELIGIBLE UNDER FEDERAL REGULATIONS TO PURCHASE THIS PROPERTY)** This is a sale by a Trustee under a Deed of Trust pursuant to the request of the secured party. The property is being sold in "AS IS" condition, without any representations or warranties of any kind or character, including, but not limited to the condition of the real estate or the title to the real estate to be conveyed. Announcements made on the day of sale take precedence over any pre-printed terms of sale. Full terms available online @ www.countsauction.com

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Realty & Auction Group

800-780-2991

Sale Managers

**Pete Ramsey 434-258-6611 or
George McDaniel 434-546-9235**

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