

# MULTI PROPERTY AUCTION

## April 21 @ 10 AM

Sale Site: 845 E. 2nd St, Chase City VA (Benchmark Community Bank)

### 7 Properties ... 7 Great Opportunities



423 W. Sycamore St, Chase City  
Mecklenburg County



823 N. Main St, Chase City  
Mecklenburg County



245 Evergreen Rd, Clarksville VA  
Mecklenburg County



3729 Henrico Rd, Buffalo Junction VA  
Mecklenburg County



1620 Lee Ave, Victoria VA  
Lunenburg County



6897 Double Bridges Rd, Victoria VA  
Lunenburg County



Lot 33 Beaver Lane, Amelia VA  
Amelia County

**Additional information & preview dates available online!**  
**Live On-Site Auction - Online Bidding Offered**  
**[www.countsauction.com](http://www.countsauction.com)**

**Sale Manager : Pete Ramsey 434-258 -6611**

Full Terms Available Online. 10% Buyers Premium added to high bid(s) to determine contract sales price(s). 10% deposit due on the day of the auction with balance due at closing within 30 days.

*When the bottom line counts*

Talk to *Counts*

[www.countsauction.com](http://www.countsauction.com)

**THE  
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Realty & Auction Group  
800-780-2991



# APRIL 21 @ 10 AM

Sale Site: 845 E. 2nd St, Chase City VA (Benchmark Community Bank)  
**On-Site Auction with Online Bidding Offered**

**423 W. Sycamore St, Chase City**  
 Mecklenburg County



**Previews: 4/5 & 4/14 3 PM to 4 PM**

**1,348', 3 BR, 1 BA**

Home is currently being leased  
 Great Investment Opportunity!

Directions: From E.2nd St & N.Main St., go  
 S on N. Main to E. Sycamore St. - R onto E.  
 Sycamore go .04 miles. Property is on the L

**823 N. Main St, Chase City**  
 Mecklenburg County



**Previews: 4/5 & 4/14 1 PM to 2 PM**

**1,037', 3 BR, 1 BA**

HW floors throughout, partially  
 renovated, detached shed

Directions: From E.2nd St & N.Main St., go  
 N on N. Main for about 0.5 miles - house is  
 on the R

**245 Evergreen Rd, Clarksville VA**  
 Mecklenburg County



**Previews: 4/5 & 4/14 11 AM to 12 PM**

**1,686', 3 BR, 1 BA, fenced yard**  
 great view of lake, HW floor  
 throughout

Directions: From Rt 49 / 15 & Rt 58 go N  
 on Rt 49 / 15 for 1.5 miles to Evergreen Rd.  
 R - onto Evergreen, go 0.2 miles, house on L

**3729 Henrico Rd, Buffalo Junction VA**  
 Mecklenburg County

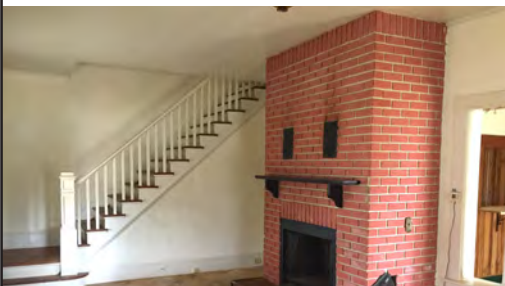


**Previews: 4/5 & 4/14 9AM to 10 AM**

**1,782', 3 BR, 2 BA, 1.54 acres.**

Home has been remodeled, move in ready!  
 Directions: From Rt 58 about 1 mile W of  
 Clarksville, turn S onto Rt 871, go 0.7 miles  
 to Rt. 727. Bear L onto Henrico Rd, go 1.5  
 miles, property is on the R

**1620 Lee Ave, Victoria VA**  
 Lunenburg County



**Previews: 4/7 & 4/12 9AM to 10 AM**

**2,912', 3 BR, 1BA, HW Floors**

Home needs extensive renovations  
 Directions: From Main St, take 5th St for  
 2 blocks to Lee Ave. The property is on the  
 corner of Lee Ave and 5th St.

**6897 Double Bridges Rd, Victoria VA**  
 Lunenburg County



**Previews: 4/7 & 4/12 11AM to 12PM**

**1,716', 2 BR, 2.5 BA, 2.5 acres**

Home HAS BEEN RENOVATED in 2018!  
 Directions: From Victoria, take Rt 662, to  
 NW. Go 3.8 miles on Rt. 662, L onto Rt 666  
 (Mays Rd), go 1.5 miles on Rt. 626. Turn  
 R onto Double Bridges Rd, go 0.2 miles.  
 Property is on the L

**Lot 33 Beaver Lane, Amelia VA**  
 Amelia County



**Previews: 4/7 & 4/12 1PM to 2PM**

**2.010 building lot, Bridgeforth Mill**

Wooded corner lot - great home site!  
 Lot is part of the Bridgeforth Mill  
 homeowners association. The annual HOA  
 fees are \$176. [www.bridgeforthmill.com](http://www.bridgeforthmill.com)  
 for complete HOA documents

Directions: From Rt 360 & Rt 153, go  
 S on Rt 153 for 5.0 miles to Rt 608. R  
 onto Rt 608, go 0.6 miles to Beaver Ln.  
 Turn R onto Beaver Ln, go 0.3 miles.  
 Property is on the L



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Sale Manager :  
 Pete Ramsey 434-258-6611

## MULTI PROPERTY AUCTION: 7 PROPERTIES... 7 OPPORTUNITIES



Great opportunity for Investors, Builders & Home Owners!

823 N. Main St, Chase City Mecklenburg County property 2 of 7 is a house, 3BR, 1 BA

### Schedule

Live Off-site Auction with Online bidding:	04/21/2018 at 10:00 AM EDT 04/21/2018 at 10:15 AM EDT
Location:	845 E 2nd St Parking lot of Benchmark Community Bank Chase City, VA
Inspection:	04/05/2018 at 01:00 PM EDT 04/05/2018 at 02:00 PM EDT
Location:	823 N Main St Chase City, VA
Inspection:	04/14/2018 at 01:00 PM EDT 04/14/2018 at 02:00 PM EDT
Location:	823 N Main St Chase City, VA

### Details

1,037' house with 3 bedrooms and 1 bath. This house has hardwood floors throughout and has been partially renovated

Sales Manager: Pete Ramsey 434-258-6611

### Directions

From the intersection of E. 2nd St and N. Main St in Chase City, go North on N. Main St for 0.5 miles. The house is on the right.

### Terms

Online Bidding Offered

10% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by the auction company and/or seller. All information provided by the auction company and/or seller is deemed reliable but not warranted. All property is being sold "as is" without representations or warranties of any kind or nature. Please inspect the property before bidding. All sales are final. Announcements made the day of the auction take precedence over all prior releases, verbal and written, concerning this sale. The auction company and its representatives represent the seller.

Online bidding terms: Prior to bidding all online bidders will need to provide a pre-bidding deposit in the amount of \$2,000 (payable by certified funds, cash or credit card). Counts must be in receipt of ALL deposits by 10:00 AM (EDT) THURSDAY 4/19/18. Once the pre-bid deposit is received the bidding platform will be available to all eligible bidders. End of sale 10% deposit for online bidders: High bidders will have until Thursday 4/26 at 5:00 pm to send the remaining balance to equal the 10% deposit of their contract price.

ADDITIONAL ONLINE BIDDING TERMS APPLY, AND YOU SHOULD BE FAMILIAR WITH THE TERMS PRIOR TO REGISTERING FOR BIDDING ONLINE. ONLINE BIDDING TERMS CAN BE DOWNLOADED, PLEASE VISIT THE DOCUMENTS TABS TO DOWNLOAD.

Powered by: AuctionServices.com

## PROPERTY

## Parcel Information

Parcel Record Number (PRN) **21653** District **CHASE CITY TOWN**

Account Name **BENCHMARK COMMUNITY BANK**

Address1 **P O BOX 1824**

Address2

City, State Zip **CLARKSVILLE, VA 23927**

Business Name **BRAGG ENTERPRISES**

Location Address(es) **823 NORTH MAIN STREET**

## Assessed Values

Type	Current Value (2017-2018)	Previous Value (2016-2017)
Land	\$5,000	\$5,000
Main Structures	\$43,400	\$43,400
Other Structures	\$400	\$400
<b>TOTALS</b>	<b>\$48,800</b>	<b>\$48,800</b>

## Map Number

Map Insert **033A05** Double Circle **05** Block Parcel Number **001**

Deed **LR-16-4008**

Will **NONE**

Plat **PL-OLD DB-3-27**

Route 49

Legal Desc 1 LT 1 & PT LT 5 & 6

Legal Desc 2 RYLAND ADDITION

Zoning R2; RESIDENTIAL MEDIUM DENSITY DISTRICT

State Class SINGLE FAMILY RESIDENCE (URBAN)

Topology LEVEL

Utilities **ALL PUBLIC UTILITIES**

## Sales History

Grantor	Sale Price	Instrument	Sale Date
WARD, ALLEN E & WARD, GEROULD A JR	\$48,800	DEED-16-4008	12/14/2016
BRAGG, MARK F & R WATTS JR	\$45,000	DEED-14-1223	04/21/2014
	\$25,000	DEED BOOK AND DEED PAGE (OLD)-319-678	01/01/1985

## Land Segments

Seg	Description	Size	Value
1	LOT VALUE	1.00	\$5,000

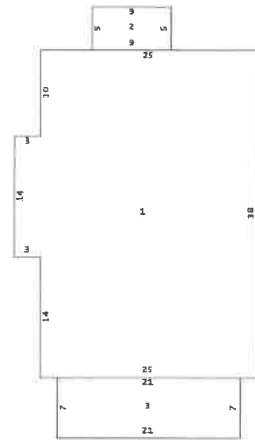
## Main Structures

Main Structure	Rooms	Deprec Schedule	AVERAGE DEPRECIATION
1	7		

Main Structure Photo



Main Structure Sketch



Main Structure Attributes

Type	Code	# Of
BASEMENTS	INGROUND BASEMENT UNFINISHED	900
FLOOR	HARDWOOD	1,339
FOUNDATION	BRICK	1,339
FUEL	OIL	1,339
OPENINGS	FIREPLACE OPENINGS	100
PLUMBING	3 FIXTURE BATHROOM	1
ROOF MATERIAL	COMPOSITION SHINGLE	1,339
ROOF TYPE	GABLE	1,339
WALL	DRY WALL	1,339

Main Structure Sections

Sec	% Cmpl	Description	HVAC	Ext Finish	Grade	Area	Story Hgt	Wall Hgt	Yr Built	Eff Yr
1-0	100	SINGLE FAMILY	CENTRAL AIR CENTRAL HEAT	STUCCO/FRAME	C-5	992	1.35	1.00	1955	1970
2-0	100	ENCLOSED PORCH		STUCCO/FRAME	C-5	45	1.00	1.00	1955	1970
3-0	100	OPEN FRAME PORCH			C-5	147	1.00	1.00	1955	1970

Other Structures

Sec	Description	Grade	Area	Story Height	YearBlt
1	STORAGE SHED - FRAME	SOUND VALUE	216	1.00	0

Data last updated: 02/26/2018