

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

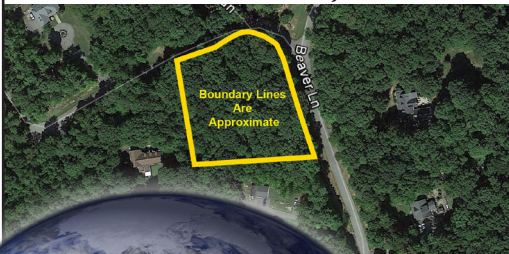


1620 Lee Ave, Victoria VA
Lunenburg County



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

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

**THE
COUNTS**
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



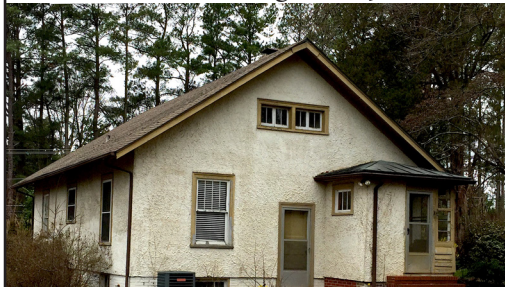
Previews: 4/5 & 4/14 3 PM to 4 PM

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
 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



When the bottom line counts
Talk to Counts

Sale Manager :
 Pete Ramsey 434-258-6611

MULTI PROPERTY AUCTION: 7 PROPERTIES... 7 OPPORTUNITIES



Great opportunity for Investors, Builders & Home Owners!

Motivated Seller

1620 Lee Ave, Victoria VA Lunenburg County property 4 of 7 is home, 3BR, 1 BA

Schedule

Live On-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 23924

Inspection: 04/07/2018 at 09:00 AM EDT 04/07/2018 at 10:00 AM EDT

Location: 1620 Lee Ave
Victoria, VA

Inspection: 04/12/2018 at 09:00 AM EDT 04/12/2018 at 10:00 AM EDT

Location: 1620 Lee Ave
Victoria, VA

Details

2,912' house with 3BR, 1BA with hardwood floors throughout. The house needs extensive renovations.

Sale Manager: Pete Ramsey 434-258-6611

Directions

From Main St, take 5th St. for two blocks to Lee Ave. The property is on the corner of Lee Ave and 5th St.

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



0 LEE AVENUE

Parcel Information

Parcel ID: 033A5-01-29A-3	PRN/Link: 3728
Tax Map: 033A5	Double Circle: 01
Block: 29A	Lot: 3
Parcel Address 1: 0 LEE AVENUE	Parcel Address 2: N/A
Legal Description 1: BLK 29A LOTS 1,2,3	Deed: DB-273-579
Legal Description 2: 33A5-(1)-BK.29A-1,2,3	Will: NONE
District: TOWN OF VICTORIA	Plat: NONE
Topology: LEVEL	Utilities: ALL PUBLIC UTILITIES. ELECTRICITY
Class: SINGLE FAMILY RESIDENCE (URBAN)	

Owner Information

Owner: FREEMAN MICHAEL E,
Owner Address: 1620 LEE AVENUE
Owner City, ST Zip: VICTORIA VA 23974

Current Valuation

Assessment Year:
Exempt:
Current Land: \$5,200
Current Building: \$68,500
Current Improvements: \$900
Current Total: \$74,600

Sales History

Sale Date	Grantor	Sale Price	Instrument
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Land Segments

Segment	Description	Size	Value
1	LOT VALUE (2400 - 9500)	1.000	5200



Main Structures:1

Year Built	Construction Style	Rooms	Bedrooms	Cost Per Sq Ft	Heated Sq Ft	Depreciation Schedule
1930	CONVENTIONAL	8	3	19.11		SOUND VALUE

Building Sections

Section	Year Built	Effective Year	Description	Story Height	Class	Grade	Value
1	1930	1960	SINGLE FAMILY	2.00	1	S	68458

Building Attributes

Attribute Type	Type	Number Of
WALL	DRY WALL	2912.00
PLUMBING	3 FIXTURE BATH	1.00
FLOOR	VINYL	2912.00
ROOF TYPE	GABLE	2912.00
EXTERIOR FINISH	WOOD LAP SIDING	1456.00
FOUNDATION	BRICK	2912.00
FUEL	ELECTRIC	2912.00
ROOF MATERIAL	COMPOSITION SHINGLE	2912.00
FLOOR	CARPET	2912.00
HVAC	HEAT PUMP SYSTEM	1456.00

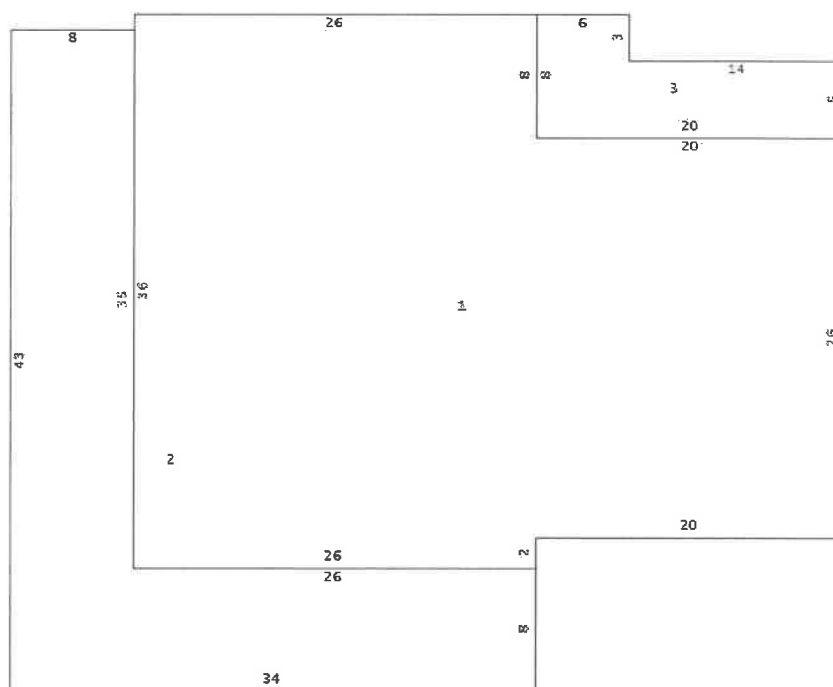
2	1930	1960	OPEN FRAME PORCH	1.00	105	S	0
3	1930	1960	ENCLOSED PORCH	1.00	107	S	0

Building Attributes

Attribute Type	Type	Number Of
EXTERIOR FINISH	WOOD LAP SIDING	116.00

Other Structures

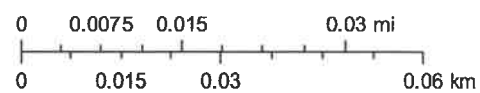
Year Built	Description	Story Height	Class	Grid	Base Rate	Depreciation	Value
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	100
N/A	STORAGE SHED -FRAME	1	9	SOUND VALUE	N/A	SOUND VALUE	800





March 1, 2018

1:1,128



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