

**REAL ESTATE AUCTION**

**600 Oak Level Road**

**Stanleytown, VA 24168**

**Farmer Auctions**

Corporate Office: (540) 384-0100

VAL#4007 VAF1007

On the web at: [www.farmer-auctions.com](http://www.farmer-auctions.com) and [www.farmerauctionsonline.com](http://www.farmerauctionsonline.com)

Contact us by E-mail at: info@farmer-auctions.com

*Why use Farmer Auctions to sell your property?*

Farmer Auctions will customize and execute a results oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. Our auctions are conducted in combination with both live and internet auction formats. This results not only in full and current market value, but preserves opportunities for greatest price, while limiting risk of lower price. Individual sellers also benefit from the convenience of controlled viewings, standardized terms and conditions, reduced risk, and a known sale and closing date.

Our experience is broad-based allowing us to bring together the necessary resources for a successful sale of practically any type of real estate. For more information please visit www.entrustedauctions.com and allow us the privilege to add your name to our growing list of satisfied clients.

Farmer Auctions Driven by Service, Proven by Results



**Property Location:**  600 Oak Level Road

   Stanleytown, VA  24168

**Description:  MOTIVATED SELLER. A GOLDEN OPPORTUNITY for one lucky buyer. Private location surrounded by 24 acres of land. Plenty of space. Hardwood floors. Sold subject to motivated seller confirmation.**

Year built – 1953

2.5 stories

 16 total rooms

 7 bedrooms

 5 full baths, Two ½ baths

Total approx. sq. ft. – 6,479

Total acreage = approx. 24.2 acres

Beautiful brick construction

Formal living room

Large dining room

Large study/office

Kitchen w/butler’s pantry

Gorgeous sun room

Hardwood floors

Three-car garage

Paved circular driveway

Well and septic

Heat – heat pumps

Cooling-air conditioner

Basement

Parcel ID: 003395000

Tax ID: 28.5(102)000/000G

Deed Book: 00335/0551

Municipality: Henry County

Zoning: A1

Recent Appraised Value - pending

Tax Appraised Value - $632,900.00

Suggested starting bid - $200,000.00

Seller is MOTIVATED TO SELL!!

**Date & Time:**  **LIVE AUCTION** – **JANUARY 30 1:00 PM**

**Property Inspection:** Dec. 28 2:00PM-5:00PM, Jan. 17 2:00PM-5:00PM or by private appointment

Please contact Jarrod Hines for more information or a private preview of the property at

(540) 250-2964

**Broker Participation:**  Pre‐registered broker participation is welcomed and compensated

**Earnest Money:**  A non-refundable $7,500 deposit is due immediately after confirmation of final bid in the form of certified funds made payable to you.

**Closing:**  Closing is to take place on or before 30 days from date of auction.  Buyer

acknowledges and agrees that time is of the essence.

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**INFORMATION FOR BUYERS THAT REQUIRE FINANCING TO PURCHASE**

**All buyers that require financing to purchase this property MUST follow the steps below in order to be allowed to bid on this property:**

1. Notify your lender (bank, mortgage company, etc.) that the property is being sold “AS-IS”.
2. Notify your lender (bank, mortgage company, etc.) that the terms of the loan cannot require a home inspection.
3. Notify your lender that the property must close within 30 days of the date of the auction.
4. Get pre-approved for a loan.
5. Obtain a pre-approval letter, written on the letterhead of the lender, clearly showing the maximum amount you are approved to borrow.
6. Present the pre-approval letter to the auctioneer or a member of the auction staff.

**Auction Specific Financing Information**

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**Broker/Agent Participation Terms**

**Auction Date:**   Jan. 30 1:00 PM

**Property Address:**  600 Oak Level Road, Stanleytown, VA  24168

Referral compensation of 10% of the 10% Buyer’s Premium charged or 10% of any negotiated commission will be paid

to any properly licensed real estate broker whose Buyer/Bidder is the successful purchaser for this property, and who

actually closes and pays the total Contract Price and Closing Costs for this property.  It is understood and agreed that the Broker referral compensation structure will be based on the stated terms and conditions of sale.

**To earn the foregoing referral compensation:**

1. Participating broker must register his/her buyer/bidder by filling out the broker/agent registration form in full on the Farmer Auctions website and must file the registration from the website or email it to info@farmer-auctions.com no later than 5:00 pm EST, on the day preceding the live auction. Referral compensation is contingent upon, and will only be paid if the broker/agent participation form is received by no later than 5 pm on the day preceding the auction. The form may also be mailed to our office or hand delivered to: Farmer Auctions, 1713 East Midland Road, Salem, Virginia 24153
2. Unless participating online, participating broker/agent must attend the scheduled home tour with his/her client or schedule a private tour and attend the private tour with his/her client.
3. Unless participating online, participating broker/agent must accompany his/her buyer to the auction or be present with client
4. Brokers/agent that intend to assist clients with online bidding must be present with their client as the auction closes on the final day of the auction (date to be determined) and, if they are the high bidder, they and their client must speak directly with the auctioneer following the end of the auction.
5. Brokers/agents that assist a winning online bidder, must ensure that the real estate contract of purchase is executed immediately following the close of the auction. Earnest money from a winning online bidder, must be remitted in the form of a credit card payment or cashier’s check immediately following the close of the auction. A 3% service fee will be added to the total earnest money deposit if a credit card is used.
* Broker/agent agrees that broker/agent will not claim any exceptions to the foregoing procedures.
* Broker/agent agrees that no oral registration will qualify broker/agent for referral compensation, and no broker

forms will be  accepted at the auction site.

* Broker/agent agrees that if the buyer’spremium is reduced due to negotiations between buyer and seller the

referral compensation to the broker/agent shall be 10% of total commission earned.

* Broker/agent agrees that broker’s/agent’s referral compensation will be due upon closing of the purchase by his

 Buyer/Bidder with all consideration paid in full.

* Broker/agent agrees that he/she shall hold harmless and indemnify Farmer Auctions, its affiliates or assigns,

 including its reasonable attorney’s fees, from any and all claims with regard to such commission.

* Broker/agent must attach a copy of these terms, executed by the broker/agent below, with each registration.
* Broker/agent is not eligible for commission if he/she is the purchaser.
* Broker/agent may also not represent immediate family members.
* Broker/agent may not represent other brokers/agents.

I agree to the terms set forth herein.

**Signed:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **Printed Name:**  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Broker’s Initials**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**BROKER PARTICIPATION ACKNOWLEDGMENT FORM**

DATE:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  REMIT TO:  Farmer Auctions – 1713 East Main Street, Roanoke, VA 24153.

E‐mail:  info@farmer-auctions.com

Name of Broker/Agent:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name of Company:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone Number & Email Address:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address of Auction Property:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bidder Contact Information: Phone:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Broker/Agent Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date \_\_\_\_\_\_\_\_\_\_\_\_\_

Real Estate License No. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Bidder’s Signature:  \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date \_\_\_\_\_\_\_\_\_\_\_\_

\*Bidder/Buyer acknowledges that he/she understands the Broker Participation Terms, and if Bidder/Buyer is the successful purchaser at the auction and successfully closes the transaction, said broker will receive referral compensation from the sale.  Referralcompensation is contingent upon, and will only be paid if the broker participation

form is received by Farmer Auctions no later than 5 pm on the day preceding the auction.

**ALL BROKER PARTICIPATION FORMS MUST BE RECEIVED**

**NO LATER THAN 5:00 PM (EST) THE DAY PRIOR TO THE AUCTION**