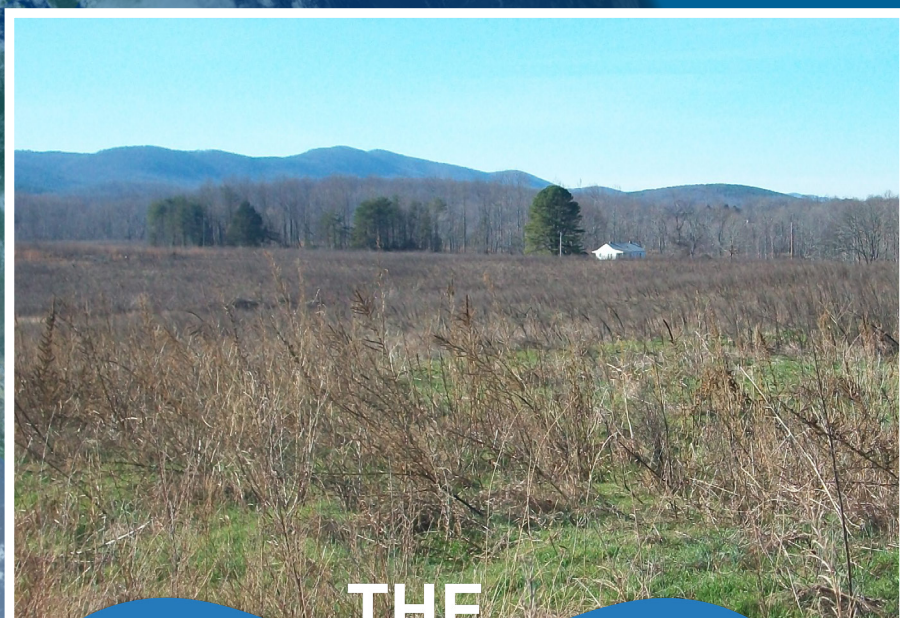


ABSOLUTE TRUSTEE AUCTION

SATURDAY MARCH 14TH @ 10AM

Sago Rd (SR 620) Penhook VA

310± ACRES IN 3 TRACTS



Tract 1: 57.838± Acres

Tax map# 106-27
Approx. 50% Open, 50% Wooded,
Pond

SALE SITE @ ENTRANCE

Tract 2: 135.7± Acres

Tax map# 106-26
Mostly Wooded w/ Pond

Tract 3: 116.68± Acres

Access by Witcher Rd
Tax map# 106-24
Approx. 45% Open Fields, Balance
Wooded w/ Pond & Creek

THE
COUNTS

Realty & Auction Group

828 Main Street, 15th Floor
Lynchburg VA 24503

(434) 525-2991

Previews: 10AM to 11 AM
on Sun 3/1, Wed 3/4 &
Sat 3/7

Auction managers are :

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

Terms: \$10,000.00 deposit on sale day in certified funds with a wire transfer to the Trustee in an amount necessary to bring the deposit to a total of 10% of the contract price. Such additional money must be received by the Trustee no later than 5:00 pm EDT on Wednesday March 18, 2020. The balance of the purchased price is due within 30 days of the sale date. Real estate taxes will be prorated as of the sale date.

complete details, directions and terms available at

www.countsauction.com

ABSOLUTE TRUSTEE AUCTION

SATURDAY MARCH 14TH @ 10AM



TRACT 1 : 57± Acres
Tax Map# 106-27



TRACT 2 : 135± Acres
Tax Map# 106-26



TRACT 3: 116± Acres
Tax Map# 106-24
Access by Witcher Rd

Auction managers Pete Ramsey 434-258-6611 or George McDaniel 434-546-9235

Directions: The property is in the Penhook area of Franklin County on Sago Road (SR 620) between Walker Road (SR651) & Circle Creek Road (SR652). Please refer to the maps of the auction site for more detail. For GPS guidance you can use (460 Sago road Penhook VA 24137 as a reference)

Disclaimer: For the purposes of ensuring compliance with applicable federal regulations restricting “related party” transactions by Seller, Purchaser represents and warrants to Seller that as of the date of this Contract, Purchaser is not an employee, director, or officer of Seller or an immediate family member (meaning spouse, parent, sibling, child, step child, parent-in-law, sibling-in-law, son-in-law, or daughter-in-law) of any employee, director, or officer of Seller. If Purchaser is a corporation, partnership, limited liability company, or other entity, Purchaser represents and warrants that none of its manager(s) or owner(s) are related parties of Seller as described above, unless Purchaser is a public company whose entity is traded on a national recognized exchange, in which case, only a controlling interest shall be considered for purposes of this representation. If Purchaser is a trust, Purchaser represents and warrants that neither its trustee(s) nor its beneficiaries are related parties of Seller as described above.