



REAL ESTATE AUCTION

122 Flannery Road

Beckley, WV 25801

Entrusted Auctions

Corporate Office: (304) 207-0808

WVAL#2111

On the web at: www.entrustedauctions.com

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

Why use Entrusted Auctions to sell your property?

Entrusted 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.



Property Location: 122 Flannery Road w/two vacant parcels
Beckley, WV 25801

PROPERTY INSPECTION DATE: April 2 3:00 PM – 6:00 PM or by private appointment
Please contact Jarrod Hines for more information or a private preview of the property at
(540) 250-2964

LIVE AUCTION DATE: APRIL 23, 2020 2:00 PM

Description: CALLING ALL HOME BUYERS AND INVESTORS!! - Unique one level floor plan, with tons of room for expansion in the large full basement. Enormous workshop. Also includes two adjacent vacant parcels totaling 0.86 acres, providing room for expansion or future development. Plenty of space for expansion, development or play.

SUGGESTED STARTING BID: \$65,000.00

PARCEL WITH HOUSE AND WORKSHOP

Year built - 1973
3 BR
1 full bath, 1 half bath
Gross Living Area-approx. 2,170 sq. ft.
Total acreage (house lot) +/- 0.62 acres
Dining area
Breakfast nook
Single-car attached garage
Public water and septic
Heat-heat pump, gas logs
Air Conditioning-central air

Foundation: Full basement
Parcel ID: 116001004400000000
Map 6001 Parcel 44
Deed Book: 497 Page: 167
Legal Desc.- PT LOT 12 SEC 4 PINEY VIEW
FARMS
Municipality: Raleigh County
Zoning: 101 Res 1 Family
Tax Appraised Value - \$66,240.00
County Appraisal Value-\$110,400.00
Recent Appraisal Value - \$141,000.00

WORKSHOP/GARAGE IS APPROXIMATELY 3,100 sq. ft.

VACANT PARCEL #1

Total acreage (vacant lot) +/- 0.52 acres
Parcel ID: 116001004500010000
Map 6001 Parcel 45 Subparcel 1
Deed Book: R129 Page: 2419
Legal Desc.- SUR PT LOT 12 SEC 4 PINEY VIEW
FARMS

Municipality: Raleigh County
Zoning: 100 Residential Vacant Land
Tax Appraised Value - \$4,920.00
County Appraisal Value-\$7,100.00

VACANT PARCEL #2

Total acreage (vacant lot) +/- 0.34 acres
Parcel ID: 116001004500020000
Map 6001 Parcel 45 Subparcel 2
Deed Book: 5037 Page: 7209
Legal Desc.- SUR PT LOT 12 SEC 4 PINEY VIEW
FARMS

Municipality: Raleigh County
Zoning: 100 Residential Vacant Land
Tax Appraised Value - \$4,260.00
County Appraisal Value-\$7,100.00

Broker Participation: Pre-registered broker participation is welcomed and compensated

Earnest Money: A non-refundable \$5,000.00 deposit is due immediately after confirmation of the final bid in the form of a cashier's check made payable to you, or cash.

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.

OVERVIEW OF ALL THREE PARCEL TRACTS



HOUSE AND LARGE WORKSHOP/GARAGE

Parcel ID: 116001004400000000

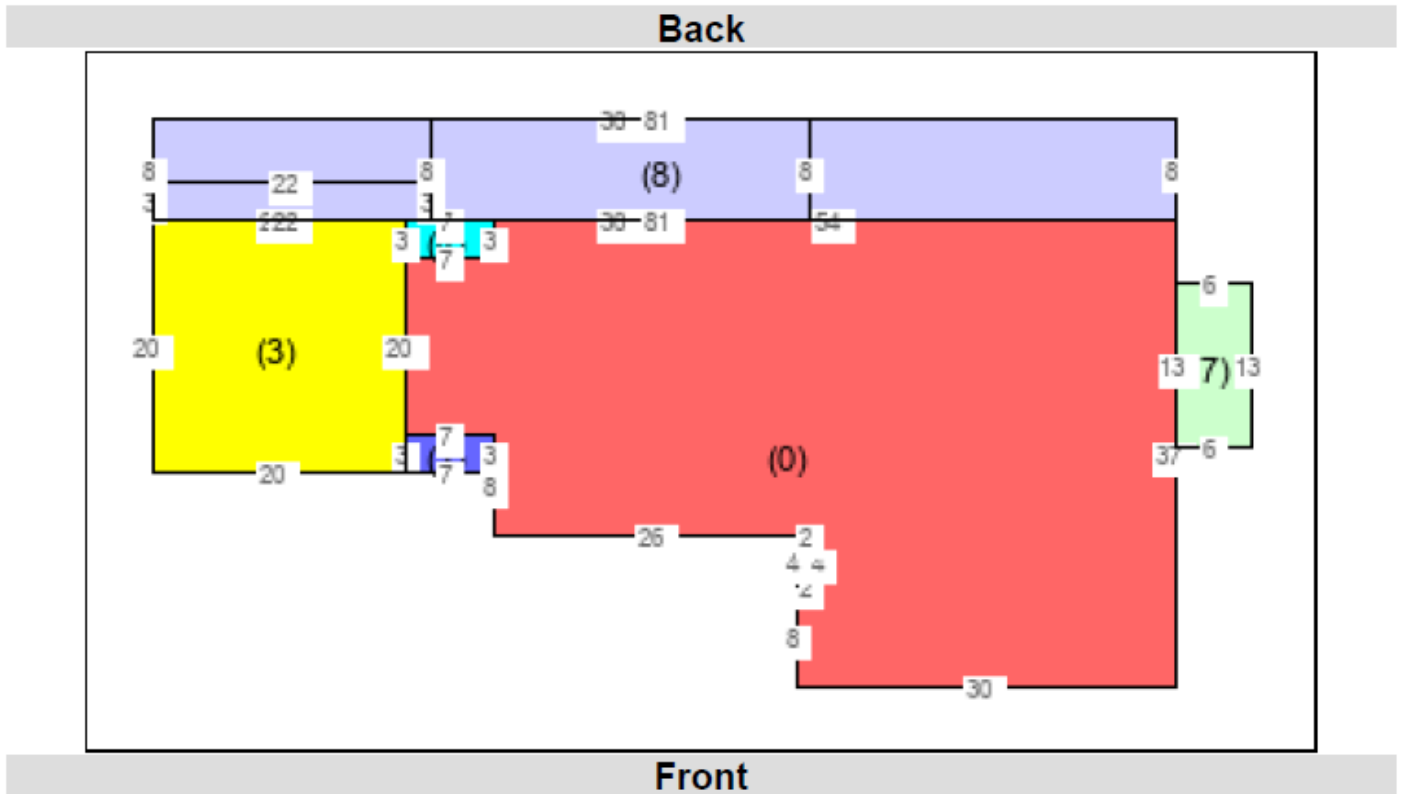


Summary

Parcel ID (Account)	116001004400000000
Tax Year	2019
Neighborhood	1040
District	11 Town
Map	6001
Parcel	44
Sub Parcel	
Special Id	
Tax Class	Class 2
Land Use	101 Residential 1 Family
Calculated Acres	0.62
Property Class	Residential
Assessed Land	\$ 6,660.00
Assessed Building	\$ 59,580.00
Mineral Value	\$ 0.00
Homestead Value	\$ 20,000.00
Total Assessed Value	\$ 66,240.00
Owner's Name	BRUNTY RUTH NAOMA
Owner's Mail Address	102 E FIRST ST
Owner's Mail Address	
Location	122 Flannery Rd
Deed Book	497
Location	
Page	167
Homestead	
Street Name	FLANNERY
Legal Description 1	PT LOT 12 SEC 4 PINEY

Legal Description 2	VIEW FARMS
Legal Description 3	
Year Built	1973
Total Rooms	5
Bed Rooms	3
Full Baths	1
Half Baths	1
Additional Fixtures	2
Total Fixtures	7
Heating	Central A/C
Heating Fuel Type	Electricity
Living Area (SF)	1800
State	WV
City	MAN
Zip Code	25635
Count	1
Pricing Method	F
Total Acres	0.62
Land Price	\$ 11,130.00
Last Sale Price	
Last Sale Apr	
Sales Ratio	
Sale Year	
Last Sale Date	
Price per SqFt	
Sales Ratio	
Appraisal per SqFt	\$ 36.80

Sketch of District 11, Map 6001, Parcel 44 for the Tax Year 2019



Addition List

Line #	Lower	First	Second	Third	Area
<u>0</u>					1800
<u>1</u>		OMP (Open Masonry Porch)			8
<u>2</u>		OMP (Open Masonry Porch)			21
<u>3</u>		MG/BG (Masonry/Brick Garage)			400
<u>4</u>		OFP (Open Fram Porch)			21
<u>5</u>		Wood Deck			66
<u>6</u>		Concrete or Masonry Patio			240
<u>7</u>	Wood Deck				78
<u>8</u>	Wood Deck				648

Search criteria: 'Parcel ID (Account)'='116001004400000000', 'Tax Year'='2019'

VACANT PARCEL

Parcel ID: 116001004500010000



Summary

Parcel ID (Account)	116001004500010000	Legal Description 2	PINEY VIEW FMS
Tax Year	2019	Legal Description 3	
Neighborhood	1040	Year Built	
District	11 Town	Total Rooms	
Map	6001	Bed Rooms	
Parcel	45	Full Baths	
Sub Parcel	1	Half Baths	
Special Id		Additional Fixtures	
Tax Class	Class 2	Total Fixtures	
Land Use	100 Residential Vacant Land	Heating	
Calculated Acres	0.52	Heating Fuel Type	
Property Class	Residential	Living Area (SF)	
Assessed Land	\$ 4,920.00	State	WV
Assessed Building	\$ 0.00	City	MAN
Mineral Value	\$ 0.00	Zip Code	25635
Homestead Value	\$ 0.00	Count	2
Total Assessed Value	\$ 4,920.00	Pricing Method	F
Owner's Name	BRUNTY RUTH NAOMA	Total Acres	0.52
Owner's Mail Address	102 E FIRST ST	Land Price	\$ 8,160.00
Owner's Mail Address		Last Sale Price	
Location		Last Sale Apr	
Deed Book	R129	Sales Ratio	
Location		Sale Year	
Page	2419	Last Sale Date	
Homestead		Price per SqFt	
Street Name	STANAFORD	Sales Ratio	
Legal Description 1	SUR PT LOT 12 SEC 4	Appraisal per SqFt	

VACANT PARCEL

Parcel ID: 116001004500020000



Summary

Parcel ID (Account)	116001004500020000
Tax Year	2019
Neighborhood	1040
District	11 Town
Map	6001
Parcel	45
Sub Parcel	2
Special Id	
Tax Class	Class 2
Land Use	100 Residential Vacant Land
Calculated Acres	0.34
Property Class	Residential
Assessed Land	\$ 4,260.00
Assessed Building	\$ 0.00
Mineral Value	\$ 0.00
Homestead Value	\$ 0.00
Total Assessed Value	\$ 4,260.00
Owner's Name	BRUNTY RUTH NAOMA
Owner's Mail Address	102 E FIRST ST
Owner's Mail Address	
Location	
Deed Book	5037
Location	
Page	7209
Homestead	
Street Name	FLANNERY
Legal Description 1	SUR PT LOT 12 SEC 4 PINEY

Legal Description 2	VIEW FARMS
Legal Description 3	
Year Built	
Total Rooms	
Bed Rooms	
Full Baths	
Half Baths	
Additional Fixtures	
Total Fixtures	
Heating	
Heating Fuel Type	
Living Area (SF)	
State	WV
City	MAN
Zip Code	25635
Count	1
Pricing Method	F
Total Acres	0.34
Land Price	\$ 7,050.00
Last Sale Price	
Last Sale Apr	
Sales Ratio	
Sale Year	
Last Sale Date	
Price per SqFt	
Sales Ratio	
Appraisal per SqFt	

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 or pre-qualified for a loan.
5. Obtain a pre-approval or pre-qualification 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.

One of Our Preferred Lenders



CALL BEFORE YOU BID!

7 Day Processing, Upfront Underwriting and first-rate service are the hallmarks of our fresh approach. Find out how we can help you move forward faster by talking to us today.



Pete Griffin

LOAN OFFICER

NMLS#: 1227655

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www.movement.com



1125 Jefferson David Highway, Suite 380, Fredericksburg, VA 22401 | VA-MLO-21348VA | Movement Mortgage, LLC is an Equal Housing Lender. NMLS ID# 39179 (www.nmlsconsumeraccess.org) | 877-314-1499. Movement Mortgage, LLC is licensed by VA # MC-5112. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Borrowers must qualify at closing for all benefits. "Movement Mortgage" is a registered trademark of the Movement Mortgage, LLC, a Delaware limited liability company. 8024 Calvin Hall Road, Indian Land, SC 29707. CPID 3024 | Exp. 4/2017

Broker/Agent Participation Terms

Auction Date: Live Auction: Thursday, April 23, 2:00 PM

Property Address: 122 Flannery Road, Beckley, WV 25801

Referral compensation of 10% of the net 10% buyer's premium or 10% of any net negotiated commission will be paid to any properly licensed real estate broker whose bidder is the successful purchaser of this property, and who actually closes and pays that 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 the 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 Entrusted Auctions website and must file the registration from the website or email it to jarrod@entrustedauctions.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: Entrusted Auctions, 29 Wildwood 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's premium is reduced due to negotiations between buyer and seller the referral compensation to the broker/agent shall be 20% of the net 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 Entrusted 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 is the purchaser.
 - Broker/agent may not represent immediate family members
 - Broker/agent may not represent other brokers/agents
 - Broker/agent may not represent an entity (or any affiliate of which) the broker/agent is a principal, employee, affiliate or immediate family member

I agree to the terms set forth herein.

Broker Signature: _____ **Broker Printed Name:** _____

Agent Signature: _____ **Agent Printed Name:** _____

BROKER PARTICIPATION ACKNOWLEDGMENT FORM

DATE: _____ REMIT TO: Entrusted Auctions – 29 Wildwood Road, Salem, VA 24153.
E-mail: jarrod@entrustedauctions.com

Name of Broker/Agent: _____

Name of Company: _____

Phone Number & Email Address: _____

Address of Auction Property: _____

Bidder Contact Information:

Name: _____

Phone: _____

Email: _____

Broker Signature _____ Date _____

Broker License No. _____

Agent Signature _____ Date _____

Agent License No. _____

Buyer Printed Name _____

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. Referral compensation is contingent upon, and will only be paid if the broker participation form is received by Entrusted 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**