



FARMER
AUCTIONS

REAL ESTATE AUCTION

131 and 131 ½ Shiny Rock Road

Clarksville, VA 23927

Farmer Auctions

Corporate Office: (540) 384-0100

VAL#4007 VAF1007

On the web at: www.farmer-auctions.com and 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

Property Location: 131 and 131 ½ Shiney Rock Road
Clarksville, VA 23927

Description: MOTIVATED SELLER. A GOLDEN OPPORTUNITY for one lucky buyer. This property boasts a 1.3 acre lot and a large detached garage/barn/workshop. Also included is an entirely separate smaller dwelling (131 ½). Both dwellings were well cared for by the family for many years. Ready for a new owner to love. Sold subject to seller confirmation.

MAIN DWELLING-131 SHINEY ROCK ROAD, CLARKSVILLE,VA

Year built – 1946 (estimated)
3 bedrooms
1 full baths, 1 half bath
Total approx. sq. ft. above grade- 1,906
Total sq. ft. below grade – 904
(estimated)
Total acreage = approx. 1.3 acres
Living room
Family room
Dining room
Eat-In Kitchen
Basement-partial unfinished

Well and Septic (city water available and never connected)
Heat – forced air gas
Cooling-central air
Parcel ID: 22469
Tax Map: 147A10-A-006
Municipality: Mecklenburg County
Zoning: R-1 Low Density Residential
Legal Desc.: Gott Lot-Reams
Recent Market Appraisal -\$158,000.00
Tax Appraised Value - \$149,200.00
Suggested starting bid - \$95,000.00

ADDITIONAL DWELLING-131 ½ SHINEY ROCK ROAD, CLARKSVILLE,VA

Year built – 1946 (estimated)
2 bedrooms
1 full baths
Total approx. sq. ft. above grade- 624
Living room
Well and Septic (city water available and never connected)

Heat – forced air gas
Cooling-central air
Parcel ID: 2469
Tax Map: 147A10-A-006
Municipality: Mecklenburg County
Zoning: R-1 Low Density Residential
Legal Desc.: Gott Lot-Reams

AUCTION INFORMATION

Date & Time: LIVE AUCTION – OCT. 4 2:00 PM

Property Inspection: Sept. 23 1:00PM-4:00PM 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

Auction Procedure: This parcel will be offered individually and then together with 133 Shiney Rock Road, Parcel 22419, Tax Map 147A10-A-005. The property will be sold in the combination in which it realizes the highest bid, either individually or together with the other parcel.

Earnest Money: A non-refundable deposit of \$7,500.00 (for each parcel) in the form of certified funds made payable to the buyer (you) is due immediately after confirmation of the highest bid.

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.

PROPERTY

Parcel Information

Parcel Record Number (PRN) **22469** District **CLARKSVILLE TOWN**
 Account Name **GOTT, IRENE H EST**
 Address1 **333 WOODLAND AVE**
 Address2
 City, State Zip **LYNCHBURG, VA 24503**
 Business Name
 Location Address(es) **131 SHINEY ROCK ROAD**

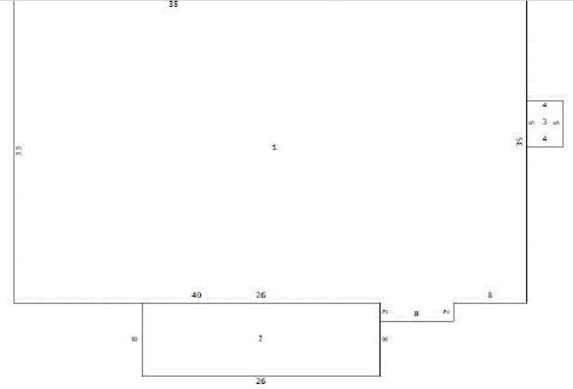
Map Number

Map Insert	Double Circle	Block	Parcel Number
147A10	A		006

Deed **DEED B&P-584-45**
 Will **WF-18-150**
 Plat **PL-DB-584-047**
 Route 723
 Legal Desc 1 LOT-REAMS
 Legal Desc 2
 Zoning R1; RESIDENTIAL LOW DENSITY DISTRICT
 State Class SINGLE FAMILY RESIDENCE (URBAN)
 Topology ROLLING
 Utilities ELECTRICITY, SEPTIC SYSTEM, WELL

Assessed Values

Type	Current Value (2018)	Previous Value (2017-2018)
Land	\$20,000	\$20,000
Main Structures	\$124,800	\$124,800
Other Structures	\$4,400	\$4,400
TOTALS	\$149,200	\$149,200



Main Structure Attributes

Type	Code	# Of
BASEMENTS	INGROUND BASEMENT UNFINISHED	904
CHIMNEYS	1 STORY MASONRY	2
FLOOR	HARDWOOD	1,906
FOUNDATION	BRICK	1,906
FUEL	GAS	1,906
OPENINGS	FIREPLACE OPENINGS	1
PLUMBING	3 FIXTURE BATHROOM	1
ROOF MATERIAL	COMPOSITION SHINGLE	1,906
ROOF TYPE	GABLE	1,906
WALL	DRY WALL	1,906
WALL	PLASTER	1,906

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	ALUMINUM/VINYL	C	1,906	1.00	1.00	0	1970
2-0	100	OPEN MASONRY PORCH			C	208	1.00	1.00	0	1970
3-0	100	OPEN MASONRY PORCH			C	20	1.00	1.00	0	1970

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



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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movement.com/pete.griffin

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: October 4, 2:00 PM

Property Address: 131 and 131 ½ Shiney Rock Road, Clarksville, VA 23927

Referral compensation of 20% of the net 10% buyer's premium charged or 20% of any net negotiated commission will be paid to any property licensed real estate broker whose bidder is the successful purchaser of 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's premium is reduced due to negotiations between buyer and seller the referral compensation to the broker/agent shall be 20% of net 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 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.

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:

Name: _____

Phone: _____

Email: _____

Broker/Agent Printed Name _____

Broker/Agent Signature _____ Date _____

Real Estate License No. _____

Bidder's 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 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**