

## **Property Information**

|                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Auction Type:</b>                 | <b>Subject to Owner confirmation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Property Location:</b>            | <b>22073 Clarks Mountain Road, Rapidan, VA 22733</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Date &amp; Time:</b>              | <b>Auction Date: Thursday, August 16th @ 12 p.m. (noon) onsite</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Open House / Inspection Date:</b> | <b>Sunday, August 5<sup>th</sup> from 2:00 p.m. to 4:00 p.m.<br/>Sunday, August 12<sup>th</sup> from 2:00 p.m. to 4:00 p.m.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Property Description:</b>         | <b>19.834 +/- acres, fenced farmland with a huge horse barn and a 2-bedroom, 1-bath, 1,064 +/- sf home</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Year Built:</b>                   | <b>1997/Approximate</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Property Type/Zoning:</b>         | <b>Single-Family Residential, Farm, Zoned Agricultural</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Tax Parcel ID#:</b>               | <b>0180000000017A</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Tax Assessment:</b>               | <b>Total Assessment: \$239,200</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Annual Taxes:</b>                 | <b>\$1,923.17 +/- per year (2017)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Notes:</b>                        | <ol style="list-style-type: none"><li><b>1. Ownership will be conveyed by General Warranty Deed.</b></li><li><b>2. A total deposit of 5% of the contract price is required at the end of the auction. \$5,000 will be Required in the form of cash or cashier's check, with the Difference of the 5% and the \$5,000 cashier's check can be in the form of a personal check with proper ID.</b></li><li><b>3. Closing/Settlement will take place within 30 days of the auction.</b></li><li><b>4. Broker Participation of up to THREE Percent (3%) (SEE BROKER PARTICIPATION FORM!). Brokers must pre-register 24-hours prior to the Auction listing their client and accompany their buyer to the Auction and through the contract signing and closing process.</b></li><li><b>5. There is a 10% Buyer's Premium which will be added to the high bid to determine the final contract price.</b></li><li><b>6. Photos and terms available at: <a href="http://www.ABCole.com">http://www.ABCole.com</a></b></li><li><b>7. All auction properties are sold "As Is, Where Is" with all faults.</b></li><li><b>8. For specific questions, call Ernie Rogers at 804-334-4558 or Barry Cole at 757-785-0317</b></li></ol> |

**ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED!**