

Sealed Bid Auction

Bids Due Tuesday, Feb.28, 2023 at 12:30PM
at the office of TRF Auctions
101 Annjo Ct, Forest, VA

Sale benefits Habitat for Humanity

Leesville Lake

2 ACRE LOT IN RUNAWAY BAY

Lot 173 Hidden Cove Ln, Lynch Station, VA (Campbell Co.)

**BIDDER PACKAGE
AVAILABLE ONLINE**

- This nice, 2.06 acre, build-ready lot at Leesville Lake is waiting for your new lake home!
- Home site has been cleared and entrance has been installed
- Well has been installed
- Septic permit expired. Must submit new plan. Off-site drain field for 3 bedroom was installed.
- Underground utilities available at street
- Leesville Lake is 3,400 acres in size with 100 miles of shoreline and is a popular destination for anglers (especially for largemouth and striped bass). It is located 35mi south of Lynchburg, 45mi east of Roanoke, and 45mi north of Danville.
- Runaway Bay offers community docks, boat launch, boat storage, park, pavilion, tennis, walking trails, and more
- Campbell County tax parcel 96A-9-173
- HOA fee is \$531/year

Sale benefits Habitat for Humanity.



SEALED BID AUCTION DETAILS

- Bids must be received by 12:30PM EST on Tue, Feb.28, 2023
- Bids can be submitted (3) ways:
 - 1) Electronically using the form on our website
 - 2) By emailing the bidder form to mike@trfauctions.com
 - 3) Delivered to TRF Auctions, 101 Annjo Ct, Forest, VA 24551

DIRECTIONS

From Altavista, 43N 6mi to LEFT on Chellis Ford Rd (630). 2mi to LEFT on Mt Airy Rd (631). 1.5mi to LEFT to stay on Rt.631. 0.7mi to LEFT on Runaway Bay Rd. 0.2mi to LEFT on Thomas Ct. 0.1mi on LEFT on Hidden Cove Ln. 0.3mi to lot on right.

AGENT ON SITE

Thu, Feb.16, 3-5pm | Sun, Feb.19, 1-3pm | Self-guided tours ok

TERMS SUMMARY: Sealed Bids must be received by TRF Auctions on or before 12:30PM EST on Tuesday, Feb.28, 2023. Closing on or about 30 days. 5% buyer's premium. Refer to Bidder's Package for full terms and conditions. Bidder Package available online or by emailing info@trfauctions.com or calling 434-847-7741.



www.TRFAuctions.com

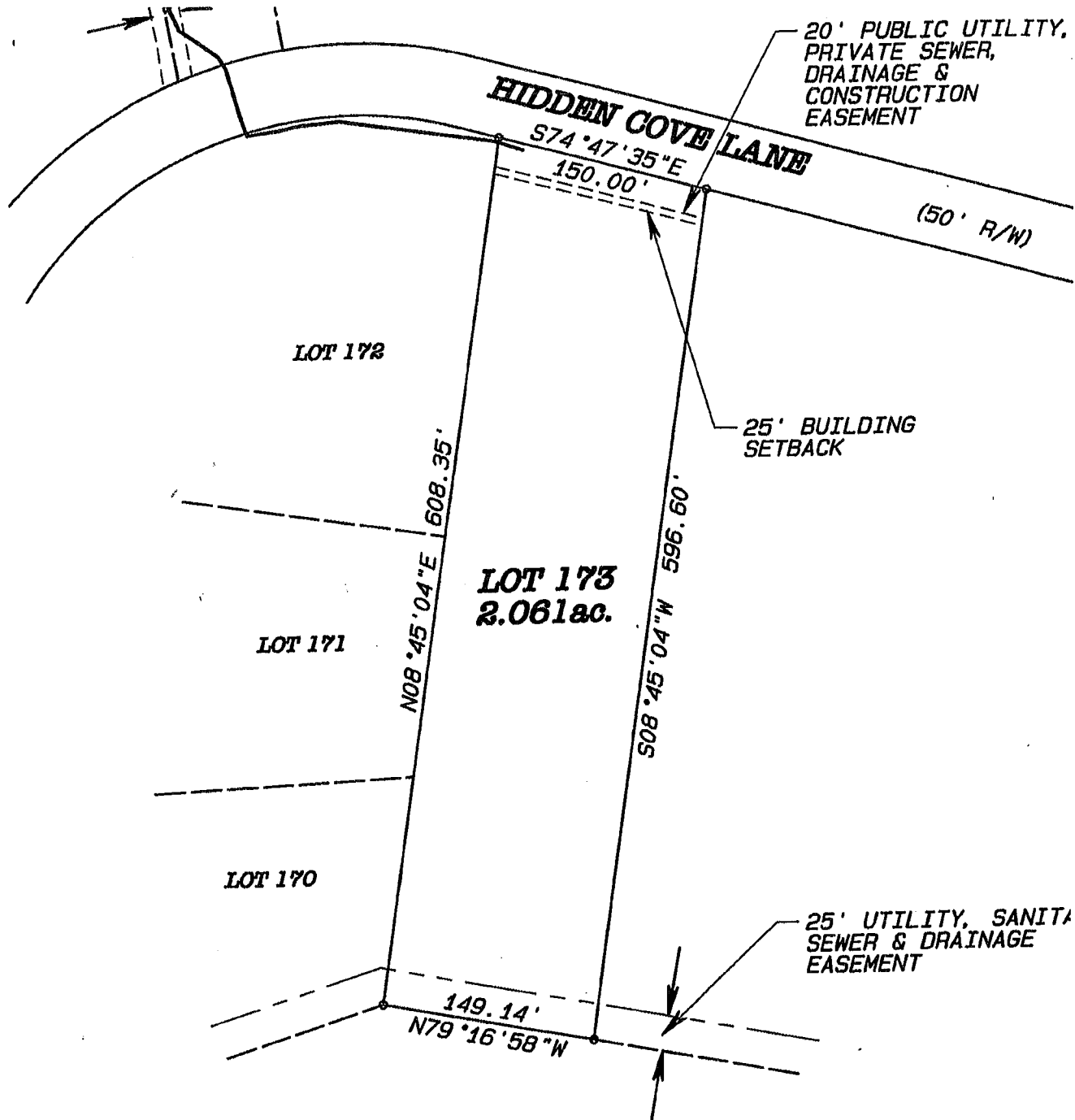
434.847.7741

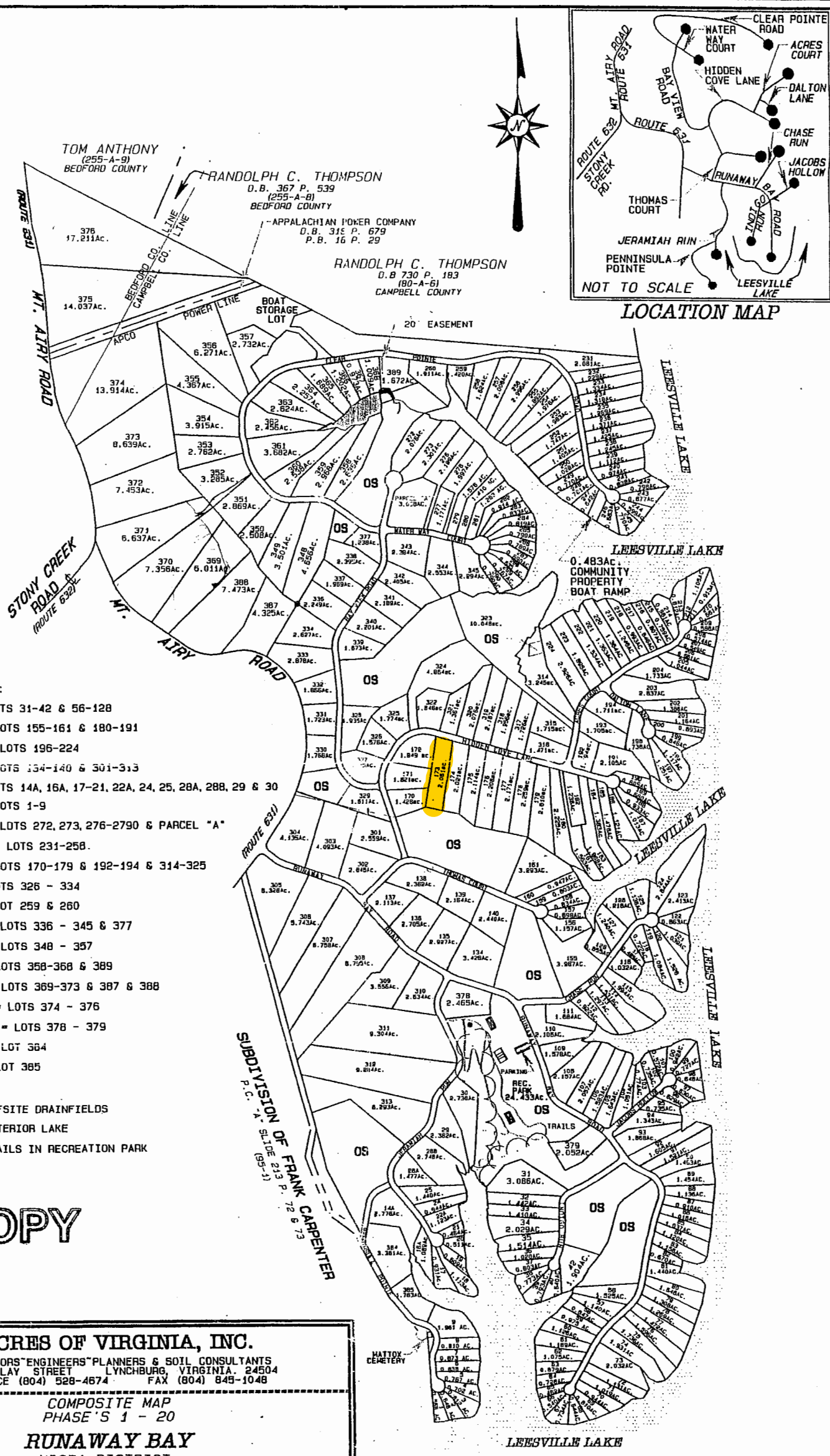


Sale Site Phones for Auction Day:

434.660.5159 | 434.610.3182 | 434.610.2597

Torrence, Read, & Forehand Auctions | 101 Annjo Ct, Forest, VA 24551 | info@trfauctions.com | VAA501





PHASE LEGEND:

- PHASE I - LOTS 31-42 & 56-128
- PHASE II - LOTS 155-161 & 180-191
- PHASE III - LOTS 196-224
- PHASE IV - LOTS 134-140 & 301-313
- PHASE V - LOTS 14A, 16A, 17-21, 22A, 24, 25, 28A, 288, 29 & 30
- PHASE VI - LOTS 1-9
- PHASE VII - LOTS 272, 273, 276-2790 & PARCEL "A"
- PHASE VIII - LOTS 231-258.
- PHASE IX - LOTS 170-179 & 192-194 & 314-325
- PHASE X - LOTS 326 - 334
- PHASE XI - LOT 259 & 260
- PHASE XII - LOTS 336 - 345 & 377
- PHASE XIV - LOTS 348 - 357
- PHASE XV - LOTS 358-368 & 389
- PHASE XVI - LOTS 369-373 & 387 & 388
- PHASE XVII - LOTS 374 - 376
- PHASE XVIII - LOTS 378 - 379
- PHASE XIX - LOT 384
- PHASE XX - LOT 385

LEGEND:

- OS - OFFSITE DRAINFIELDS
- INTERIOR LAKE
- REC./ - TRAILS IN RECREATION PARK

ACRES OF VIRGINIA, INC.

SURVEYORS-ENGINEERS-PLANNERS & SOIL CONSULTANTS
404 CLAY STREET LYNCHBURG, VIRGINIA 24504
OFFICE (804) 528-4674 FAX (804) 849-1048

COMPOSITE MAP
PHASE'S 1 - 20

RUNAWAY BAY
VISTA DISTRICT
CAMPBELL COUNTY, VIRGINIA

DATE: August 14, 2002

COMM.NO. 98532/RUNCOM4-SYSTEM-0

County of Campbell, Virginia

Parcel ID: 96A-9-173
Property Address: ,
Tax ID #: 800042093

Owner: ALTAVISTA AREA CAMPBELL COUNTY
Owner(Secondary): HABITAT FOR HUMANITY INC
Mailing Address: PO BOX 232
 ALTAVISTA, VA 24517

Summary

Property Descriptions

Legal Description: RUNAWAY BAY
 LOT 173 PHASE 9
Neighborhood No: 23007
Property Class: 72

Land Information

Area: 2.0600

Location Information

Plat: N/A
Voting Precinct: OTTER RIVER
Polling Place: Calvary Baptist Church
Election District: ALTAVISTA
Fire District: ALTAVISTA VFD
EMS District: ALTAVISTA LSC

School Zones

Elementary School: Altavista
Middle School: Altavista
High School: Altavista

Zoning

Zone: Residential - Single Family, Conditional

Properties may have multiple Location Information, School Zones or Zoning. Please refer to the Map for additional information

Ownership History

Sale Date	Sale Amount	Document No	Deed Bk / Pg	Seller's Name
11/03/2022	\$0	220006779		PERRI CARMEN J & KATHLEEN C AND
06/02/2005	\$42,000	050004082		HOCH BENJAMIN A & LESLEY B
08/01/2001	\$20,592	010005376		

Assessment

Date	Land Value	Improvement Value	Total Value
01/01/2023	\$19,200	\$0	\$19,200
01/01/2019	\$36,000	\$0	\$36,000
01/01/2015	\$36,000	\$0	\$36,000
01/01/2011	\$41,400	\$0	\$41,400

Property Tax

20221205	20220819	\$94	\$94	\$0
20221205	20220819	\$0	\$0	\$0
20220812	20220627	\$0	\$94	-\$94
20220812	20220520	\$94	\$94	\$0
20211206	20211213	\$0	\$187	-\$187
20201207	20201119	\$0	\$187	-\$187
20191205	20191029	\$0	\$187	-\$187
20181205	20181130	\$0	\$187	-\$187

Campbell County, VA

Legend

-  County Boundary
-  E9-1-1 Addresses
-  Street Names
-  Lot Numbers
-  Parcels
-  HiddenRoadCenterline



Title: Parcels

Date: 1/18/2023

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Campbell County is not responsible for its accuracy or how current it may be.

SEALED BID OFFER FORM

Sealed Bid Auction of Runaway Bay Lot 173, Lynch Station, VA

Bids due Tuesday, Feb.28, 2023 at 12:30 PM EST

PROPERTY:

2.06 acres fronting on Hidden Cove Lane in Lynch Station, VA described as Runaway Bay Lot 173 Phase 9 and referenced as Campbell County parcel ID # 96A-9-173. Property is part of Runaway Bay Subdivision and subject to the Covenants, Conditions, and Restrictions of Runaway Bay Homeowners Association which is made available in the Bidder's Package, online, or by request.

BID AMOUNT:

For the property above, I am submitting a Bid of \$

BUYER'S PREMIUM:

A **5% BUYER'S PREMIUM** will be added to my Bid to determine the final Contract Price.

ESCROW PAYMENT:

Winning bidder will submit the Escrow Payment, payable by cash, personal check, company check, certified funds, or wire transfer to TRF Auctions in the amount of 10% of my Bid Price within 2 business days after being notified.

By signing below, I acknowledge that:

- 1) I have read and agree to the Sealed Bid Offer Form and General Terms and Conditions of Sale.
- 2) I understand a **5% BUYER'S PREMIUM** will be added to my Bid to determine the final Contract Price.
- 3) I have reviewed and agree to sign the Purchase Contract and remit the Escrow Payment within 2 business days if my bid is accepted.

Signature _____

Date: _____

Name (print): _____ (Required)

Address: _____ (Required)

City, State, ZIP: _____ (Required)

Phone: _____ (Required)

Email: _____ (Required)

Mail or Deliver Bids to: TRF Auctions Attn: Mike Torrence, 101 Annjo Ct, Forest, VA 24551

Email: mike@trfauctions.com

Phone Inquiries: (434) 847-7741

All bids must be received no later than 12:30 PM EST on February 28, 2023.



GENERAL TERMS AND CONDITIONS OF SALE

Sealed Bid Auction of Runaway Bay Lot 173, Lynch Station, VA

Please review this document carefully. In order to submit a bid, a bidder must sign this document as acknowledgement and acceptance of these General Terms and Conditions of Sale.

1. BID DEADLINE / SALE DAY:

Bids must be received no later than Tuesday, February 28, 2023 at 12:30 PM EST

2. BID SUBMISSION:

Bids must include:

- The Sealed Bid Offer Form signed and dated by Prospective Purchaser.
- This General Terms and Conditions of Sale sheet signed and dated by Prospective Purchaser

Bids that are unsigned, incomplete, or late are subject to rejection.

Bids should be mailed or hand delivered to **TRF Auctions, 101 Annjo Ct, Forest, VA 24551.**

3. BID OPENING:

Auctioneer will open the Bids at the office of TRF Auctions when the Bid Deadline closes. The name of the highest bidder will be announced.

4. ACCEPTANCE: Any and all Bids are subject to approval by Seller no later than 5 PM EST on Sale Day. Successful

Bidders will be notified immediately and agree to sign the Purchase Contract and remit the Deposit within two business days.

5. AUCTION PROPERTY:

2.06 acres fronting on Hidden Cove Lane in Lynch Station, VA described as Runaway Bay Lot 173 Phase 9 and referenced as Campbell County parcel ID # 96A-9-173. Property is part of Runaway Bay Subdivision and subject to the Covenants, Conditions, and Restrictions of Runaway Bay Homeowners Association which is made available in the Bidder's Package, online, or by request.

6. TERMS: Property sells "AS-IS", "WHERE-IS" without warranties of any kind. Potential Buyers must perform such independent investigations with respect to the Property as they deem necessary to verify information provided by Auction Company. **Purchase is not contingent on bidder obtaining financing.**

7. WARRANTY: All information provided by Auction Company is deemed reliable but is not warranted. The information provided by the Auction Company is subject to verification by all parties relying on it. No liability for its accuracy, error or omission is assumed by the Auction Company.

8. TITLE: Seller will convey title by General Warranty Deed.

9. BUYER'S PREMIUM: A Five Percent (5%) Buyer's Premium is added to the Bid to determine the final Contract Price.

10. DEPOSIT: Deposit equal to 10% of the Bid Price must be submitted within 48 hours of notification of Bid acceptance.

Acceptable forms of payment include cash, company or personal check, certified funds, or wire transfer.

11. CLOSING: Balance of Purchase Price shall be due and payable in collected funds on or about 30 days after the sale.

12. AGENCY: The auction company and its representatives represent the sellers.

13. ADDITIONAL PROVISIONS: Auctioneer reserves the right to withdraw the Property at any time, cancel or postpone the Sealed Bid Auction, and amend or modify these General Terms and Conditions of Sale prior to the Bid Deadline.

14. LEGAL: Bidder agrees to be subject to the personal jurisdiction of the State of Virginia, to be bound by the laws of Virginia and subject to the appropriate Court jurisdiction. Venue for any disputes will be in the Court of Lynchburg, Virginia and Bidder may be responsible for legal expenses and attorney's fees in the collection of any debts.

15. ACKNOWLEDGEMENT AND ACCEPTANCE:

The Undersigned Bidder acknowledges receipt of a copy of these General Terms and Conditions of Sale, and having read and understood the provisions set forth therein, accepts same and agrees to be bound thereby. Facsimile and digital signatures will be treated and considered as original.

Bidder's Signature

Date