

INVESTMENT PROPERTY AUCTION

**ONLINE
BIDDING ENDS
SEPT 26TH**

7 PROPERTIES IN VIRGINIA & TENNESSEE

Looking for lucrative real estate investment opportunities?

Don't miss out on our online auction featuring 7 prime properties, with 5 located in scenic Lynchburg, VA, and 1 nestled in picturesque Henry County and 1 in Tennessee.

LYNCHBURG



617 Washington Street Lynchburg VA 24504



2909 Center Street Lynchburg VA 24501



3729 Campbell Ave. Lynchburg VA 24501



407 Grayson St. Lynchburg, VA 24503



2526 Poplar Street Lynchburg, VA 24504

AXTON, VA



0 Morgan Ford Road Axton VA 24054

FAIRFIELD GLADE TN



143 Glenwood Dr.
Fairfield Glade TN 38558



TN 5941
VAAF93

**Sales Manager
George McDaniel 434-546-9235**

7 PROPERTIES IN VIRGINIA AND TENNESSEE



2909 CENTER STREET LYNCHBURG VA 24501

PREVIEW SCHEDULE

**Sunday 9/10 and Tuesday 9/19
12pm to 1pm**

Built in 1926 and recently remodeled. The home offers 1277 sq.ft. 3 bedrooms and one bath. An upstairs room could be converted into another bathroom to give you two full baths and still have 3 bedrooms. Some of the many upgrades include a new roof, new flooring in the kitchen and bath. The Tub has been reglazed. The entire inside of the home has just been repainted. The large deck has been renovated and painted. The home sits at the end of a cul-de-sac and is surrounded by woods. A walk out basement also provides room for storage. Located close the Lynchburg General & the University of Lynchburg.

Directions: From Lynchburg General Hospital take Langhorne road toward Rivermont Ave. Turn left on Hill street and then turn right on Broadway and follow to Center Street. The home will be on your left at the cul-de-sac.



3729 CAMPBELL AVE. LYNCHBURG VA 24501

PREVIEW SCHEDULE

Occupied Shown by Appointment Only

Built in 1926 and offers 884 sq.ft. with 2 bedrooms and one bath. This property has a long-term tenant that would like to stay. Pays \$800.00 per month rent. Great investment property. Conveniently located on Campbell Ave between US 29 & US 460.

Directions: From River Ridge Mall take Candler's Mountain Road to Rt. 460 East towards Richmond. Take the Campbell Ave exit and go left towards Lynchburg, the property will be on your left across from the speedway gas station

THE
COUNTS
Realty & Auction Group
ONLINE ONLY
AUCTION
VIRGINIA & TENNESSEE INVESTMENT PROPERTIES

TN 5941 **Sales Manager George McDaniel 434-546-9235**

VAAF93

**Scan here to visit our
website**



7 PROPERTIES IN VIRGINIA AND TENNESSEE



407 GRAYSON ST. LYNCHBURG, VA 24503

PREVIEW SCHEDULE

Drive by tours available anytime

Vacant lot 0.156 acres located between Rivermont Ave & Bedford Ave. Water & Sewer, zoned R-3

Directions; From main street Lynchburg take Rivermont Ave. towards Boonsboro, turn left on Grayson street and go past Early street and the lot will be on your right.



2526 POPLAR STREET LYNCHBURG, VA 24504

PREVIEW SCHEDULE

Drive by tours available anytime

The lot is 0.288 acres . Zoned R-3 with water and sewer. Vacant Lot

Directions:

Head southeast on Main street turn right on Florida Ave then turn left on Poplar Street the lot will be on your left near the intersection of Poplar St & Loraine St



VIRGINIA & TENNESSEE INVESTMENT PROPERTIES

TN 5941 **Sales Manager George McDaniel 434-546-9235**

VAAF93

Scan here to visit our website



7 PROPERTIES IN VIRGINIA AND TENNESSEE



617 WASHINGTON STREET LYNCHBURG VA 24504

PREVIEW SCHEDULE

**Sunday 9/10 and Tuesday 9/19
1:30pm - 2:30pm**

The home is situated on the corner of Grace & Washington street and is conveniently located close to downtown and is in an area of recently renovated Million-dollar homes. This is a Great investment opportunity. Built in 1820 and offers 2,003 sq ft. The property is zoned R-2, and it is located in the Historic District. This property may also qualify for the Real Estate Rehabilitation and Renovation Program.

Directions:

From Main street turn onto 12th street, travel 3 blocks and turn left on Grace Street then left again on Washington Street and the home is on your left.



0 MORGAN FORD ROAD AXTON VA 24054

PREVIEW SCHEDULE

Drive by inspections welcome anytime

1.045 acre vacant lot zoned A-1

Directions;

From Ridgeway travel south-east on Rt 87 2.4 miles and turn left on Farmbrook road, then turn left on Old Leaksville Road, in 0.2 miles turn right on Morgan Ford Road and go 7.2 miles and the lot will be on your left not far from the intersection of Axton & Morgan ford road.

THE COUNTS
Realty & Auction Group
ONLINE ONLY AUCTION
VIRGINIA & TENNESSEE INVESTMENT PROPERTIES

TN 5941 **Sales Manager George McDaniel 434-546-9235**

VAAF93

Scan here to visit our website



7 PROPERTIES IN VIRGINIA AND TENNESSEE



143 GLENWOOD DR. FAIRFIELD GLADE TN 38558

PREVIEW SCHEDULE

Drive by inspections welcome anytime

Vacant lot. Located in the Fairfield Glade Community. Public water & Sewer Available

Perched atop one of the highest rises between the Smoky and Rocky Mountains, our lush, natural community is a haven for those who love active living.

Enjoy spectacular resort amenities all year—with our four distinct seasons, plus milder summers, and winters.

25 + miles of walking, hiking & biking trails

11 scenic lakes

Indoor/outdoor tennis & pickleball

90 holes of championship golf

2 beaches

4 indoor/outdoor pools

An array of onsite dining

2 marinas

Wellness center

Fairfield Glade Resort | Tennessee | Active Lifestyle Community (scan the code to go to website)



Directions:

From Crossville TN take US 70 E 9 miles to Peavine Road, travel 10 miles to a right on Lakeview Dr then turn right on Glenwood Dr and the lot will be on your left 143 Glenwood Drive.



TN 5941 **Sales Manager George McDaniel 434-546-9235**

VAAF93

Scan here to visit our website



Terms and Conditions

NOTE: By bidding at this sale, the Buyer hereby acknowledges receipt of and agrees to all these Terms and Conditions.

A 10% buyers premium will be added to the final bid to determine contract price. 10% deposit required. If high bid is approved by seller, High bidder will be required to sign contract within 48 hours. See additional terms below.

Thank you for your interest in the sale of this property. If you should have any questions or need additional information, please contact George McDaniel 434-546-9235

Terms: All bidders must register to bid online by registering at countsauktion.com. Bidders may execute bids either at countsauktion.com or by downloading the Counts Realty and Auction App. A 10% buyer's premium will be added to the final high bid to determine contract price. As an example, if you bid \$100,000 for a property the contract sale price will be \$110,000. The property is sold in "AS-IS" condition, and is not contingent upon buyer's financing, condition of property, appraisal, inspection, etc. Buyers shall rely on their own information, judgment, and inspection of the property. Title will convey via Marketable Deed from all owners of record and free and clear of all liens. The property taxes will be prorated to the date of closing. The closing will take place within 30 days of the sale unless specified otherwise or as soon thereafter as necessary to correct any defects in title. Time is of the essence with respect to all closings. If you are NOT prepared to make the required Earnest Money Deposit, execute the required documents, and close within the timeframe stated, please do not bid. The sale is subject to owner confirmation.

Bidder Verification: The identity of all bidders will be verified. Bidding rights are provisional, and if complete verification is not possible, Counts may reject the registration, and bidding activity may be terminated. You will need a verifiable address, a verifiable phone number, and a verifiable email address.

Earnest Money Deposit: At the close of the sale, and seller confirmation, the successful bidder will be emailed or given the contract to execute and return to Counts. The winning bidder will be required to submit an earnest money deposit totaling 10% of the contract price by 5:00 PM within 48 hours of the auction. The deposit must be in the form of a wire transfer, cash, cashier's check, or certified check (from a US bank), made payable to Counts Auction Group. Personal checks will be accepted if delivered in person. The remaining balance is due at closing. Purchaser shall be responsible for all wire transfer fees or cashier's check fees. If the successful bidder does not execute and return the contract with earnest money deposit by 5 PM within 48 hours of the auction, the Buyer will be considered in default and subject to legal action. This is a legally binding contract.

Due Diligence: Any reliance on the content of information provided shall be solely at the recipient's risk. All information is believed to be correct but is not guaranteed. Bidders must conduct and rely solely upon their own due diligence. The property is being sold "AS-IS" with all faults.

Default: If the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller, Seller shall retain the earnest money deposit. This provision shall in no way affect the right of Seller and Counts Auction Group to rely upon and to exercise any other legal remedies or recourse available to them, including without limitation seeking specific performance or monetary damages, in the event the closing contemplated herein does not occur due to default by Purchaser. Purchaser further agrees to pay all attorney fees, court costs and other costs of collection/enforcement incurred by Counts and Seller due to a default by Purchaser.

Closing: TIME IS OF THE ESSENCE WITH RESPECT TO ALL CLOSINGS!

Bid Increments: To be determined by the auction company.

Extended Offering Time - Online Participation, When Available: Notwithstanding the scheduled closing time for this sale, if an offer is made at any time during the final five (5) minutes of the scheduled offering time, the offering time will automatically be extended. Subsequent and additional extensions shall be applied to all offers placed during any such extension period until an extension period has expired without additional offers being placed, at which time the offering time, as extended, shall be closed.

Conditions of Default: If successful participant defaults in making settlement, the deposit paid by that defaulting successful participant shall be forfeited, and the property purchased by such defaulting successful participant may either be resold at the risk and expense of such party or Seller may accept the next highest available offer at the sale. Such defaulting successful participant shall be liable personally for any deficiency resulting from the resale of the property it purchased at a lower price as well as for all costs, expenses, and attorneys' fees in connection with such resale. The forfeiture of such deposit shall not limit any rights or remedies of Seller with respect to any such default.

Controlling Law: The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the sale shall be governed and interpreted by the laws of the Commonwealth of Virginia. By making an offer at the sale, whether present in person or by agent, written offer, telephone, online or other means, the participant shall be deemed to have consented to the jurisdiction of the state and federal courts of the Commonwealth of Virginia.

Inspection: All property is being sold "WHERE-IS, AS-IS," "WITH ALL FAULTS," with no representations or warranties of any sort except the general warranty to be included in the deed to the real property. Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Counts disclaims all responsibility for physical condition. All buyers are responsible for prior inspection of properties on which they make an offer, and by making an offer(s) are deemed to have so inspected the property to their satisfaction. Placing an offer, whether in person, or by agent, or other means, constitutes an agreement by participant to these conditions of sale

Contact Information:

George McDaniel gmdaniel@countsauktion.com 434-546-9235

Acceptance of the terms is acknowledged by placing a bid.

Scan here to visit our
website



Sales Manager George McDaniel 434-546-9235

WWW.COUNTSAUKTION.COM

TN 5941

VAAF93