



FORECLOSURE AUCTION

JUNE
16
12PM

7 RIVER LANE SPERRYVILLE VA

OFF-SITE BIDDING

Rappahannock Co. Courthouse | 238 Gay St Washington VA 22747

30K Sq Ft Building on 3.35 acres

Currently used for retail, this versatile property could be easily converted into storage, light manufacturing or even condos (subject to Rappahannock Co. regulations.) Tax Assessment : \$879,800
Exterior inspections only.



CONTACT: PETE RAMSEY | 434-258-6611
COUNTSAUCTION.COM
434-525-2991

10% Buyers Premium added to high bid, Broker Participation: 2%, Deposit: \$35,000 or 10% of high bid price in certified funds. FULL DETAILS AVAILABLE ON LINE INCLUDING REQUIRED FORECLOSURE SALE TERMS AND CONDITIONS



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Boundary lines are approximate



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Terms: A deposit of \$35,000 or 10% of the high bid price in certified funds, whichever is less, is due on sale day. The balance is due at closing within 30 days of the auction date. Real estate taxes will be prorated as of the auction sale date.

Broker Participation: 2%, Brokers must register their clients no later than Thursday June 15 at 12:00pm. Please contact our office or the sales manager for additional details.

Directions: From the intersection of US Rt 522 and Waterpenney Ln (Rt 1002) in Sperryville, turn south onto Sons Ln and go 0.1 miles to River Ln. Turn right and go to the end of the road. The building will be on the left.



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