

## Property Information

- Auction Type:** Subject to Owner confirmation
- Property Location:** 15343 Everets Road, Windsor, VA 23487
- Auction Location:** Hilton Garden Inn, 100 E. Constance Rd., Suffolk, VA 23434
- Date & Time:** Thursday, Oct. 27<sup>th</sup> @ 6:00 p.m. at Hilton Garden Inn
- Open House / Inspection Dates:** Saturday, October 8<sup>th</sup> from 10:00 a.m. – 2:00 p.m.  
Wednesday, October 12<sup>th</sup> from 10:00 a.m. – 4:00 p.m.
- Property Description:** 126.467 +/- acres (*by survey*) of farm and lakefront property. The property is currently made up of agricultural, wooded, waterfront acreage, a residential parcel with a renovated home, pool, and out-buildings is also part of this offering. The property will be offered in sub-divided parcels, with the opportunity to group parcels to your preference.
- Current Zoning:** RAC (Rural Agricultural Conservation District)
- Tax Parcel ID#:** Tax Map: 56-01-002 (Isle of Wight County)
- Tax Assessment:** Land: \$124,600 Improvements: \$163,600 Total Assessment: \$288,200
- Annual Taxes:** \$ \$2,449.70 +/- per year
- Notes:**
1. Ownership will convey by General Warranty Deed.
  2. A total **deposit of 5%** of the contract price is required at the conclusion of the auction. **Of the 5% deposit, \$5,000 will be required in the form of cash or cashier's check (*payable to yourself*)**, 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.
  3. **Closing/Settlement is on or before November 24, 2016 @ 5:00 p.m.**
  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.
  5. There is a 10% Buyer's Premium which will be added to the high bid to determine the final contract price.
  6. Photos and terms available at: <http://www.ABCole.com>
  7. All auction properties are sold "As Is, Where Is" with all faults.
  8. Pre-Auction offers welcome!
  9. **For specific questions, call Barry Cole at 757-785-0317**

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