

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. 27th @ 6:00 p.m. at Hilton Garden Inn
Open House / Inspection Dates:	Saturday, October 8th from 10:00 a.m. – 2:00 p.m. Wednesday, October 12th from 10:00 a.m. – 4:00 p.m.
Property Description:	126.467 +/- acres (<i>by survey</i>) 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:	<ol style="list-style-type: none">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 (<i>payable to yourself</i>), 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. <u>Closing/Settlement is on or before November 24, 2016 @ 5:00 p.m.</u>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.com7. 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!