

TERMS & CONDITIONS

This Auction is being held by United Country Clinch Mountain Realty and Auction in conjunction with Stone Realty and Auction for Pamela L Davis.

Buyers' Premium: 10% will be added to the bid price to determine the purchase price.

Payment Options: Check and Wire Transfer Payment Instructions: United Country Clinch Mountain Realty & Auction Bidders Agreement:

I (Buyer) agreed to enter into a contract if declared high bidder by the auctioneer on 290 Snyder Ridge Road, Rose Hill, VA 24281-8420, in Lee County, VA, a Live & Only Auction.

I agree that I have read and fully understand the Terms and Conditions of this auction. Terms & Conditions 1) Auction - June 13, 2026, at 10:00 AM EST

2) Buyer's Premium – 10% will be added to the final bid price to arrive at the contract sale price.

3) The winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer. Upon the close of the auction, the winning bidder will be forwarded via email a Contract to Purchase. A signed contract copy must be received by United Country Clinch Mountain Realty & Auction on or before 12:00 NOON, Monday, June 15, 2026, hand-delivered, faxed or scanned, and emailed). This is an Undisclosed Reserve Auction.

4) 10% of the contract purchase price will be due upon acceptance of the Sales Contract. Bidding is not contingent upon financing. The balance of the purchase price will be due at closing. The 10% required at the close of the auction.

5) Closing shall be on or before 5:00 PM, July 13, 2026

6) Possession will be given at closing, subject to the remaining rights of the current tenant, if any.

7) Seller shall pay 2025 and all prior year real estate taxes. 2026 real estate taxes will be prorated to the day of closing.

8) Under no circumstances shall Bidder have any kind of claim against United Country Clinch Mountain Realty & Auction or Stone Realty and Auction, or anyone else if the Internet service fails to work correctly before or during the auction.

9) The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Real estate is being sold "As-Is, Where-Is"

with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.

10) Governing Law and Venue Clause (Live and Online Auctions)

This auction is conducted in accordance with the laws of the State of Virginia. By registering and placing bids online, all bidders acknowledge and agree that any dispute, claim, or legal action arising out of or relating to this auction, the property, or any transaction conducted through the online platform shall be governed by Virginia law. The exclusive venue and jurisdiction for any such legal proceedings shall be in the courts of the county where the property is located. By participating in this auction electronically, the bidder expressly consents to the jurisdiction and venue of said courts.

United Country Clinch Mountain Realty and Auction are agents for the Sellers. Notice given that United Country Clinch Mountain Realty and Auction and Auctioneers have the right in accordance with Virginia State law to bid on this and any other auction for their purpose or on behalf of the Property owners or the estate.

11) Personal property & Farm equipment must be present to buy; the majority will not be offered for online bidding. No Shipping and must be paid for in full before removing it from the sale site.

Currency Type: Cashier's Check or Wire Transfer

Preview Date & Times: By Appointment Only Call Lisa McBride 865-993-5263 or Mobile: 423-748-108

Checkout Date & Times: Please contact the auction company for checkout dates & times.

Location: Latitude 36.673680, Longitude -83.359488

Driving Directions: US 25E to US 58 to US 58 Business to left on Old Fincastle Rd to left on Martin Creek Rd to right on Snyder Ridgt Rd (GPS Friendly)

Homeowner Association Fee: \$ 0.00

2025 Yearly Property Taxes are 1,486.95

This Property is Being Sold by survey Pamela L & Fred M Davis, by Cumberland Partners LLC, on 9/4/2025, offered in tracts, with a regrouping fee of 5%, small grouping, and offered as a whole. 10% buyers premium added to the final bid. The seller authorizes the auction company to suspend the bidding on all tracts, regrouping and offering the property as a whole.

Tract 1, 0.612 Acre

Tract 2, 0.884 Acre

Tract 3, 0.531 Acre

Tract 4, 0.949 Acre

Tract 5, 1.134 Acre

Tract 6, 6.598 Acres with House and barn

FL# 5167

VA Firm # 2907004958