

# AUCTION TERMS & CONDITIONS:

**BUYER'S PREMIUM:** A five percent (5%) Buyer's premium will be added to the final bid price and included in the total purchase price.

**PROCEDURE:** The property will be offered in five (5) individual tracts, any combination of two (2) or more tracts, and as one (1) entire tract at the date and time noted in this brochure. There will be open bidding on all tracts and combinations during the auction as determined by the Auctioneers. Bids on tracts, combinations, and the entire tract may compete.

**DOWN PAYMENT:** A ten percent (10%) down payment is required on the day of the auction with the balance due in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check, or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. SO BE SURE TO HAVE ARRANGED FINANCING, IF NEEDED, AND THAT YOU ARE CAPABLE OF PAYING CASH AT CLOSING.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into a Real Estate Purchase Contract at the auction site immediately following the close of the auction.

**DEED:** Seller shall provide a Special Warranty Deed to Buyer(s) at closing.

**EVIDENCE OF TITLE/CONDITION:** Seller agrees to furnish bidders a preliminary owner's title insurance commitment to review prior to the auction. Seller agrees to provide merchantable title to the property subject to matters of record, general conditions of title, and similar or related matters. Buyer(s) will be responsible for purchasing an owner's policy of title insurance if one is desired. All tracts will be sold "AS-IS-WHERE-IS".

**REAL ESTATE TAXES:** Taxes will be prorated to date of closing. If the current year taxes are undetermined, Seller shall credit Buyer(s) at closing based on the most recent ascertainable tax figures.

**CLOSING:** Closing shall take place on or before October 6, 2017.

**POSSESSION:** Possession of land at closing. **ACREAGE:** All tract acreages, dimensions, and boundaries are approximate and have been estimated based on current legal descriptions.

**SURVEY:** Seller will provide a new Survey. **PROPERTY INSPECTION:** Each potential bidder

is responsible for conducting, at their own risk, independent inspections, investigations, inquiries, and due diligence concerning the property. Inspection date has been scheduled and will be staffed with auction personnel. Each potential bidder shall be liable for any property damage caused by any such inspections or investigations.

**AGENCY:** Schrader Real Estate and Auction Company, Inc., Woltz & Associates, Inc. and its representatives (the "Auctioneers") are the auctioneers and exclusive agents of the Seller regarding the sale of the property.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Real Estate Purchase Contract. ANNOUNCEMENTS MADE BY THE AUCTIONEERS AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is sold "AS-IS-WHERE-IS". No warranty or representation, either express or implied, or arising by operation of law concerning the property is made by Seller or the Auctioneers and are hereby expressly disclaimed.

In no event shall Seller or the Auctioneers be liable for any consequential damages. The information contained in this brochure is believed to be accurate but subject to verification by all parties relying on it. Seller and the Auctioneers assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneers. Seller and the Auctioneers reserve the right to preclude any person from bidding if there are any questions, in the sole judgment of Seller or the Auctioneers, as to such person's creditworthiness, ability or willingness to close on the purchase of the property, credentials, fitness, etc. All decisions of Seller and the Auctioneers are final.

**NEW DATA, CORRECTIONS AND CHANGES:** Please arrive prior to the scheduled auction time to review any changes, corrections, or additions to the property information.

**SELLER:** PATH-WV Transmission Company and PATH Allegheny Transmission Company.



23 Franklin Rd, Roanoke, VA 24011

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WV #1000

5% Buyers Premium

| AUGUST 2017 |     |     |     |     |     |     |
|-------------|-----|-----|-----|-----|-----|-----|
| SUN         | MON | TUE | WED | THU | FRI | SAT |
|             |     |     | 1   | 2   | 3   | 4   |
| 5           | 6   | 7   | 8   | 9   | 10  | 11  |
| 12          | 13  | 14  | 15  | 16  | 17  | 18  |
| 19          | 20  | 21  | 22  | 23  | 24  | 25  |
| 26          | 27  | 28  | 29  | 30  | 31  |     |

**Hardy County, West Virginia**  
**Absolute Land AUCTION**  
**533± Acres**  
*offered in 5 Tracts*

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**HARDY COUNTY, WEST VIRGINIA**

**533± Acres**  
*offered in 5 Tracts*



Pasture & Hay Fields  
 Excellent Livestock Enterprise  
 Hunting/Recreational LAND  
 Mountain LOG CABIN  
 Scenic, Pristine Views

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 5% BUYERS PREMIUM



Tract 5

- Pasture & Hay Fields
- Excellent Livestock Enterprise
- Hunting/Recreational LAND
- Mountain LOG CABIN
- Scenic, Pristine Views

**HARDY COUNTY, WEST VIRGINIA**

**533± Acres**  
*offered in 5 Tracts*

**Absolute Land AUCTION**

**WEDNESDAY, AUGUST 23 AT 10:00 AM**



# Absolute Land AUCTION

## 533± Acres

WEDNESDAY, AUGUST 23<sup>RD</sup>  
10:00 AM

Tract 5 offered in 5 Tracts  
HARDY COUNTY, WEST VIRGINIA

**AUCTION LOCATION:** The South Branch Inn, 1500 US Highway 220 North, Moorefield, WV 26836.

**PROPERTY LOCATIONS:**

**Directions to Ashton Woods:** From the intersection of Rt. 55 and Rt. 220 in Moorefield, go north on Rt. 220 for 1.6 miles. Turn right on Cunningham Lane (Rt. 6). Go .8 miles to intersection with Trough Road. Turn left on Trough Road. Go 6.4 miles to second Gate at Ashton Woods (Trough View Road). Go through gate and continue on Trough View Road for .7 miles. Turn left on South Branch Road and go 3.1 miles. Turn right on Nathaniel Mountain Road and go .5 miles.

**Directions to farm:** From intersection of Rt. 55 and Rt. 220 in Moorefield – go north on Rt. 220 for 5.5 miles. Property begins on left.

**TRACT DESCRIPTIONS:**

**TRACT 1: 118± ACRES.** Only minutes north of Moorefield, West Virginia, this tract offers rolling hay and pastureland with a long frontage on Rt. 220. Elevated sites offer long range views of the rural countryside.

**TRACT 2: 129± ACRES.** This tract boast a small stream and pond surrounded by hay and pastureland. Also a small wood lot provides wild-life habitat. Easy access to Moorefield with long road frontage on Rt. 220 make this a great property for farming or recreational activities.

**TRACT 3: 82± ACRES.** This tract of hay and pastureland offers views of the surrounding country side. This is a great opportunity for a small farming operation.

**TRACT 4: 184± ACRES.** This is a great opportunity to own a large tract offering a combination of woodland and open land. Agriculture and recreation combine here to make this a very versatile tract.

**TRACT 5: 20± ACRES with 2 bedroom log cabin** with pristine mountain view. This vacation cabin is a log home located on 20.39 acres in the gated Ashton Woods Subdivision near Moorefield, West Virginia. The mountain side location affords expansive views of the South Branch Potomac Valley from the deck and screened porch. Built in 2009 the home features 2 bedrooms, 2 full baths on a finished basement and has 896 square feet of living space.



TRACT 1



TRACTS 1 & 2



TRACT 2



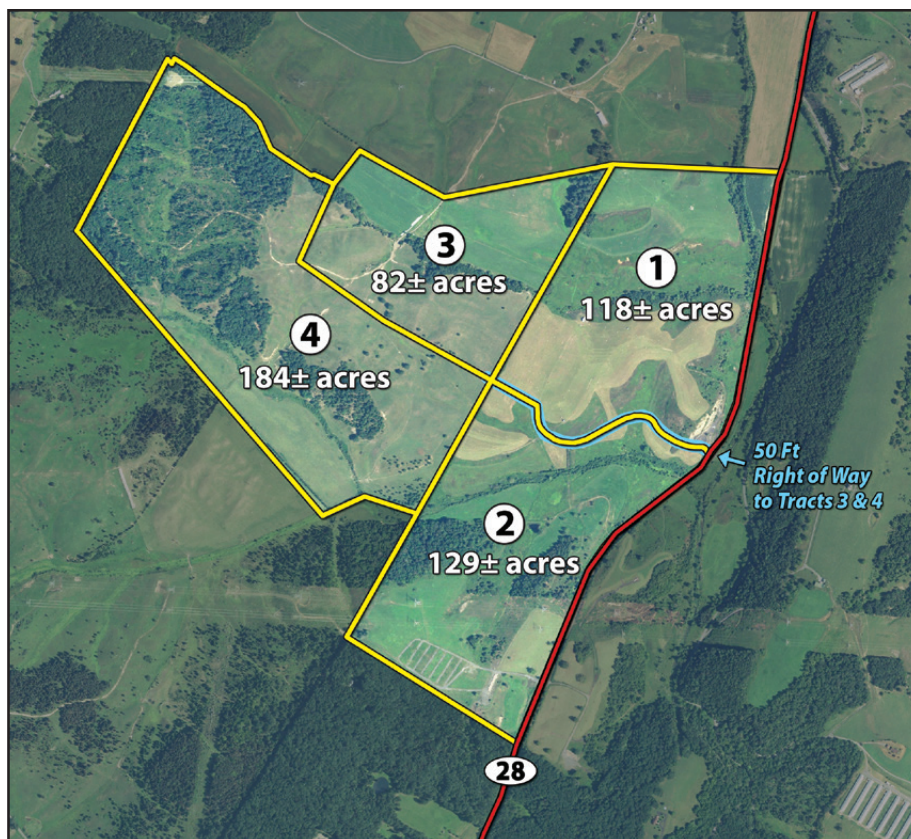
TRACT 1



TRACT 3



TRACT 3



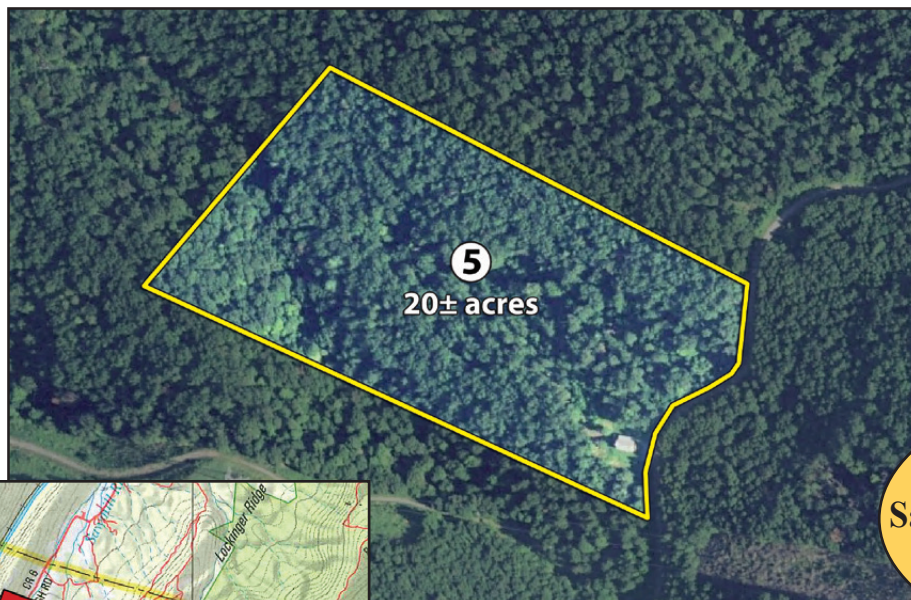
TRACT 4



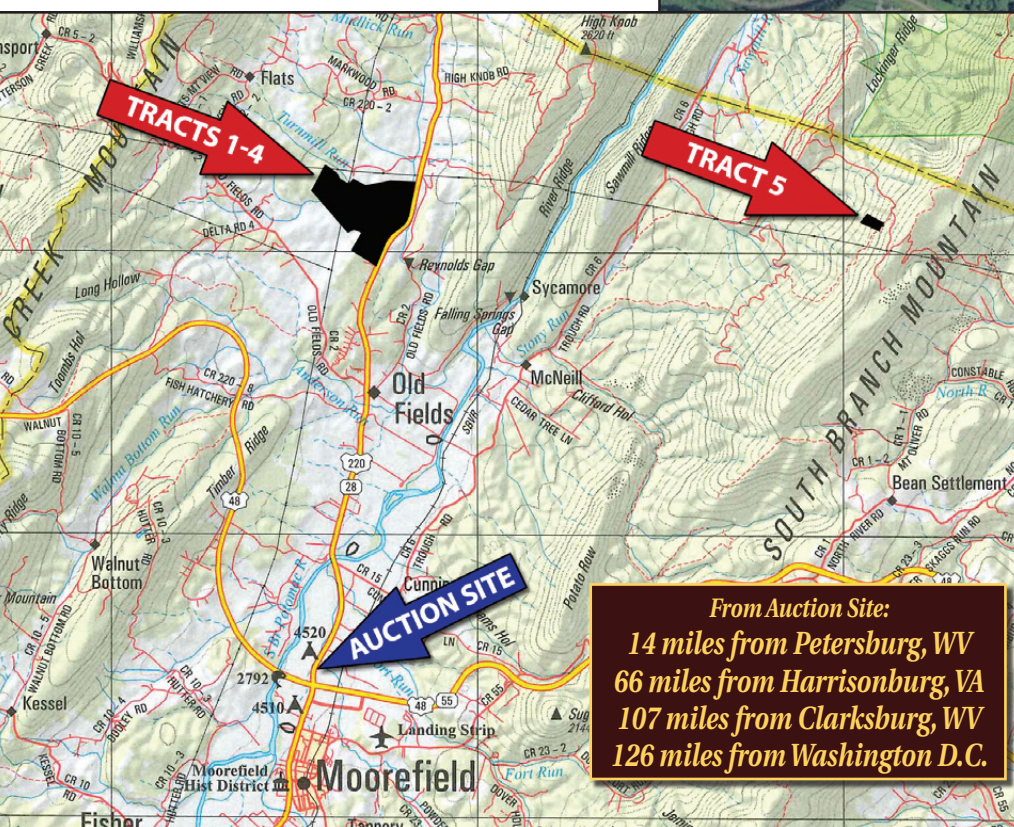
TRACT 4



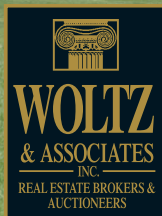
TRACT 5



TRACT 5



From Auction Site:  
14 miles from Petersburg, WV  
66 miles from Harrisonburg, VA  
107 miles from Clarksburg, WV  
126 miles from Washington D.C.



**INSPECTION DATE:**  
Saturday, August 19 • 11am - 2pm  
Meet a Representative on Tract 2 at the Farm. Call ahead for code to security gate for cabin.



TRACT 3