

# ON-SITE FORECLOSURE AUCTION

71.6-ACRE FARM WITH STATE-OF-THE-ART AUTOMATED GREENHOUSE BUILT IN 2024  
IN BERRYVILLE, VIRGINIA

AUCTION DATE: MONDAY, JUNE 15, 2026 @ 11:00 AM

C21NM.COM ON-SITE FORECLOSURE AUCTION

CENTURY 21 COMMERCIAL<sup>®</sup>  
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# ON-SITE FORECLOSURE AUCTION - MONDAY, JUNE 15, 2026 @ 11:00 AM

## 71.6 Acres + State-of-the-Art Automated Greenhouse & Equipment in Berryville, Virginia

This foreclosure auction offers 71.6 acres of land in Clarke County together with two recently constructed commercial agricultural buildings and a substantial inventory of business personal property formerly used by Shirley Shah Farm LLC. The property will be offered "as-is, where-is" with no warranties, both together and separately.

### REAL AND PERSONAL PROPERTY OFFERED AT AUCTION

All real estate and non-fixture personal property will be sold at the foreclosure auction, both together and separately.

The property is located at 1070 Wadesville Road, Berryville, Virginia 22611 and is zoned AOC (Agricultural / Open Space / Conservation) and has been previously used for commercial, livestock, recreation, and warehouse purposes. The land consists of a mix of open pasture, tillable acreage, and wooded areas with road frontage on Wadesville Road. The Clarke County tax ID number is 3-A-25, with a tax assessment value as of 2025 is \$1,797,000.

Access is via an approved VDOT road off Wadesville Road. The property includes a former horse-riding ring and viewing stand, offering potential for restoration, redevelopment, or alternative recreational use. The property has a well and a septic system. All bidders are advised to conduct independent due diligence prior to auction during one of the scheduled property inspection dates. The real and personal property conveys in fee simple with no representations or warranties as to condition.

All personal property identified as a fixture will be conveyed with the real estate, including:

**Commercial Greenhouse:** Constructed within the past two years, the state-of-the-art commercial greenhouse is an Atlas Manufacturing Grand Peak Series structure. According to available documentation, the building was engineered by a licensed structural engineer (Naeem Akhter, PE) to IBC-2018 standards, with permits approved by Clarke County. The greenhouse is approximately 10,800 SF and was purpose-built for intensive microgreen and specialty crop

production with automated grow lighting and shade canopy control. It includes the following installed systems: a 200,000 BTU propane heating system; a 6' x 80' and a 6' x 25' evaporative cooling system with wall vents; multiple 56" slant-wall exhaust fans; 18" horizontal airflow fans; and multiple swing doors. The greenhouse has a larger, well-lit side designed for high-quality microgreens and a smaller, darker side ideal for growing mushrooms. Both sides are equipped with Herdio sound systems, hose reels, and multiple large, easy-rolling tray tables for a turn-key operation. The structure sits on an engineered concrete slab.

**Steel Warehouse and Office Building:** Constructed within the past two years, the steel support building was designed to house seeding operations, cold storage, office space, and equipment storage and is approximately 4,800 SF. The building was constructed by Carolina Carports and designed to complement the greenhouse as a single integrated production facility. Both structures are single-story, approximately 12' in height, and built to Virginia Uniform Statewide Building Code (2018) standards.

**Commercial Walk-In Refrigerator:** A custom-fabricated International Coolers walk-in refrigerator unit invoiced in April 2024 at \$23,116.90. The unit measures 12' x 20' x 7' (1,680 cubic feet), and features NSF/ANSI-approved 4" polyurethane R-28 insulated wall and ceiling panels, a 26-gauge white galvanized interior and exterior finish, a 36" x 74" insulated steel door with deadbolt and inside safety release, two 4' LED vapor lights, an NSF/UL-approved R-448A refrigeration system, a mechanical room thermostat, thermostatic expansion valve, liquid line solenoid valve, and a 4-year extended compressor warranty.

**Non-Fixture Personal Property:** The following personal property identified as a non-fixture will be offered at the auction separately and together with the real estate. Please refer to the non-fixture personal property list for details.

A summary of the **non-fixture personal property** includes:

**Harvesting Machine:** a Hamill APS 24" Microgreens Harvester (Model APS, Serial No. 1170) with takeaway conveyor and cutting head assembly, originally invoiced in January 2024 at \$87,870 (USD) from Hamill APS Inc. of Niagara Falls, Ontario. This is a commercial-grade automated harvesting machine with a stainless-steel sanitary frame.

**Farm Equipment:** A variety of farm equipment and tools, including larger individual items such as a 72" John Deere AutoConnect mid-mount mower deck and a Danuser EP-615 hydraulic post hole digger with 12" bit, both purchased new from Virginia Tractor in April 2024. There are 2 metal shipping containers, 14 pre-fabricated concrete wall blocks, and a variety of older vehicles and equipment such as a Chevy 1500 pickup truck, John Deere 175 tractor, Gardenway mulcher, Champion 6875 generator, Kenmore BBQ grill, a trencher, a gas lamp/heater, and other outdoor tools and supplies.

Plus, a broad inventory of existing personal property formerly used in the operation of Shirley Shah Farm LLC is included with the non-fixture personal property offering, including such items as a commercial stainless steel prep tables (NSF-grade, 72" x 30", qty. 3); a standard refrigerator; metal storage shelving; metal and plastic trolleys and utility carts; office furniture including a 10' conference table, conference chairs, multiple executive desks, ergonomic office chairs, computer and IT equipment, 16 indoor/outdoor security cameras, and Starlink router; a rolling tool cabinet; power washers; portable diesel fuel tank; growing trays and growing media; and miscellaneous hand tools, cleaning equipment, and office supplies.

#### TERMS OF SALE

This is a foreclosure auction – entire property, including real property and all existing personal property, will be sold "as-is, where-is" with no warranties expressed or implied. The auction will be conducted on-site at the property. The auctioneer reserves the right to offer the real property and personal property three ways, with the Substitute Trustee making the final determination which bid or bids should be accepted:

Offering #1 - Real Estate + Fixtures Only

Offering #2 - Non-Fixture Personal Property (bulk only)

Offering #3 - Real Estate + All Personal Property Together

No bidder is deemed to be the successful bidder until the Substitute Trustee makes the final determination who the successful bidder(s) shall be.

Prospective bidders must conduct their own due diligence, including inspections, review of documents, title search, and full auction terms/conditions.

While the information in the description was obtained from reliable source(s), we are not guarantying its accuracy. You are strongly encouraged to verify all information. A 1% broker cooperation commission offered, subject to auction company guidelines.

The foreclosure auction is scheduled for Monday, June 15, 2026, at 11 am. The Auction will be held at the property, 1070 Wadesville Road, Berryville, Virginia 22611. Please plan on arriving well before the auction for inspection and to register to bid. No online bidding will be available. No Buyers Premium charged on the real estate or personal property.

The real estate closing will be pursuant to the terms of the Substitute Trustee's Notice of Sale.

The Non-Fixture Personal Property will only be offered in its entirety. Unless an acceptable sales tax-exempt certificate is provided to the auctioneer before the auction, the successful bidder will be required to pay an additional 6% Virginia sales tax with their purchase. Payment shall be by cash, personal or company check, or wire transfer. No credit cards will be accepted. Payment must be made in full before any non-fixture personal property can be removed. Removal must be no later than Friday, June 19, 2026 at 5pm EST. No exceptions. When removal is scheduled, it must occur on one day at one time, which will require the successful bidder to make the necessary labor and transportation arrangements. All Non-Fixture Personal Property must be removed by the successful bidder.

You are strongly encouraged to attend one of our preview tour dates:

Tuesday, June 2, 11 am – 1 pm

Tuesday, June 9, 4 pm – 6 pm

Monday, June 15, 10 am – 11 am (auction begins at 11 am)

To learn more about this auction, please visit [RealMarkets.com](https://RealMarkets.com). Please refer to the Substitute Trustee's Notice of Sale for complete terms and conditions of the auction, including the deposit requirement. Please refer to the Non-Fixture Personal Property list for a detailed list of what is included in Offering #2.

For additional information regarding this offering, please contact: Stephanie Young, Senior Sales Associates, RealMarkets, a CENTURY 21 Commercial New Millennium team, 571-223-9775 or Stephanie@RealMarkets.com or Stephen Karbelk, Team Leader and Auctioneer, RealMarkets, a CENTURY 21 Commercial New Millennium team, 571-481-1037 or Stephen@RealMarkets.com. Stephen Karbelk, Auctioneer, VA Lic #2907002576.

### Highlights:

- State-of-the-art automated commercial greenhouse— 10,800 SF climate- and lighting-controlled facility built in 2024
- Warehouse for business operations— 4,800 SF conditioned space for harvesting, packaging, shipping, and office support, built in 2024
- Strong Investment Appeal— Capitalize on turnkey microgreens operation or pursue potential redevelopment of the land
- Flexible AOC Zoning— Agricultural / Open Space / Conservation zoning gives multiple options for redevelopment and additional income streams
- Prime 71.6 acres in Clarke County, Virginia — a mix of open pasture, tillable acreage, and wooded areas, in addition to the greenhouse and warehouse
- Property includes a former horse-riding ring and viewing stand, offering potential for restoration, redevelopment, or alternative recreational use
- Offered three ways – Real Estate Only, Non-Fixture Personal Property, and Real Estate + Non-Fixture Personal Property Together.

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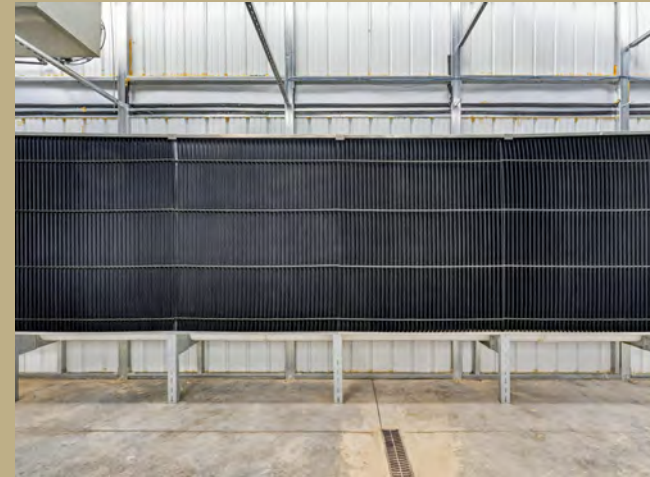
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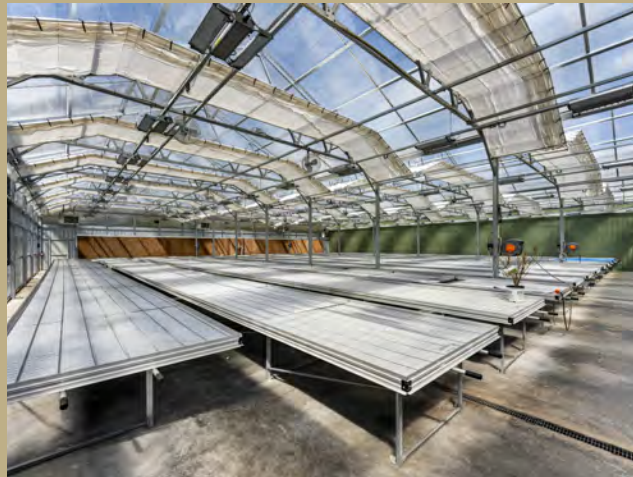
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# AUCTION CONTACTS

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