



### Property Information Sheet

**Auction Type:** Public Online & Onsite (At Property) Auction  
**Property Address:** 439 & 455 Railroad Ave., Keysville, VA 23947  
**Date & Time of Sale:** Bidding will begin on Thursday, July 23 at 8:00 AM EDT and closes at approximately July 23 3:30 PM EDT.  
**Property Type:** Historic Mixed-Use Retail & Hospitality  
**Tax Parcel IDs:** 054-B1-03-000-000-0125 , 054-B1-03-000-000-0124

#### **Abbreviated Terms and Conditions:**

1. **Due Diligence & Inspection:** All real property offered for sale is sold **WHERE-IS, AS-IS, WITH ALL FAULTS,** and **WITHOUT ANY CONTINGENCIES,** including but not limited to financing, appraisal, inspection, or condition of the property. All bidders are solely responsible for conducting their own independent investigations, inspections, and due diligence prior to placing any offer or bid.
2. **Registration:** All bidders must register to bid at Motleys.com or, if applicable, onsite the day of the auction.
3. **Required Deposits:**
  - a. **Initial Deposit:** An initial deposit of **\$5,000** is required for approval to bid both online and in-person. The initial deposit of **\$5,000** can be paid by wire transfer, cashier's check, or credit card.
  - b. **Earnest Money Deposit:** The winning bidder will be obligated to pay a deposit equaling the full Buyer's Premium in the amount of 10% of the high bid or \$2,500, whichever is greater within three business days of the auction ending. The deposit must be in the form of a wire transfer or cashier's check.
4. **Buyer's Premium:** There is a 10% buyer's premium which is added to the highest bid to determine the final contract price.
5. **Closing:** The closing will occur within 60 days of the sale, unless otherwise stated in the Purchase Agreement. TIME IS OF ESSENCE WITH RESPECT TO ALL CLOSINGS.
6. **Cooperating Broker Fee:** A Cooperating Broker Fee of 2% will be paid to any eligible broker/agent. Please see the Broker Participation Form.
7. **By participating in this auction, you confirm that you have reviewed and agreed to all Terms and Conditions.**

For specific questions, please call Carly Hancock: **(804) 335-9994** or email at [chancock@motleys.com](mailto:chancock@motleys.com). Additional information can be found at [www.motleys.com](http://www.motleys.com).

**ALL INFORMATION IS DEEMED RELIABLE BUT IS NOT GUARANTEED.**