



22798 Jeb Stuart Hwy. (PO Box 776), Damascus, VA 24236

Real Estate Auction Purchase Agreement
Mitchell Mill Road, Campbell County, VA
August 27, 2016

This is a court ordered auction. This purchase agreement is contingent upon the approval of the Circuit Court of Campbell County, Virginia.

1. Damascus Realty LLC is Agent for the Seller.
2. The successful Bidder(s) will pay a 10% deposit day of sale with approved local check, cash or certified funds from bidders of the accepted high bid(s). This agreement is contingent on the approval of the Circuit Court of Campbell County, Virginia. **Closing shall be within 30 days of court approval and the balance due** at the offices of Kent & Kent, PC., Attorney-at-law, 525 7th St., Altavista, VA 24517, or other seller approved closing agent, and all costs legally chargeable to the Purchaser(s) will be paid by them. In event of non-court approval, Purchaser shall be refunded their deposit(s) and this agreement shall become null and void.
3. By your bidding today, you agree to pay a 10% deposit and execute the Contract of Sale and Purchase, Terms of Sale, Property Disclosure, Disclosure of Brokerage Relationship, and all other forms as required. Failure to close by you can result in forfeit of deposit, specific performance, obligation of expenses of legal fees, fees due Broker, and all expenses associated with the sale of this property. There is no minimum starting bid required on the property. The auction shall be recorded, and if any dispute arises following or during the auction, the Auctioneer's records and decisions will be final in all respects.
4. TITLE: At settlement Seller shall convey the Property to Purchaser(s) by special warranty deed containing customary covenants of title free of all encumbrances, tenancies and liens (for taxes or otherwise), but subject to such restrictive covenants, zoning regulations, right-of-ways and utility easements of record which do not materially and adversely affect the use of the property or render the title unmarketable.
5. Damascus Realty LLC and their representative's and the Sellers make no representation, claims or warranties as to the condition of the property. Property will be purchased "AS IS, WHERE IS", without warranty of any nature expressed or implied. The property is being sold in the condition "AS IS, WHERE IS" and there are no express or implied warranties as to its environmental condition or as to any other conditions now or at the date of settlement, including without limitation, any warranty or habitability or fitness for a particular purpose. Seller and their agents shall not be liable for any damages, whether actual or direct or incidental, including without limitation, damages for loss of use or loss of income occurring by reason of the condition of such property. Any further deterioration or change in such conditions between now and the date of settlement will be at the risk and loss of the Purchaser. The Purchaser(s) and Purchaser(s) alone will be responsible for any damages or injuries incurred by the invitee of the Purchasers by reason of going on the premises.
6. Bidders are invited, urged, and cautioned to inspect the property as to any structural, hazardous, asbestos, mold or any environmental conditions relating thereto prior to submitting a bid. Bidders shall be deemed to have relied solely on their own judgment in assessing the overall condition of all or any portion of the property. There are no express or implied warranties or assurances as to any environmental problems or conditions being made and the purchaser assumes all risk and liability for the same if any exist. Any required reports, surveys, assessments or correction procedures required by Purchaser or Purchaser's lender would be at the Purchaser's expense. Bidders are invited to employ, at their expense, prior to the auction, qualified professionals to inspect the overall condition of the property and to bid accordingly.
7. All information contained herein including surveys and reports provided for your review have been obtained from sources deemed reliable but Damascus Realty LLC and Seller make no warranties, claims or guarantees. These are provided for your review, information and assistance in arriving at your own conclusions.

8. Real estate taxes will be prorated at settlement, with Seller and Purchaser(s) paying their estimated share of Campbell County real estate taxes for 2016 at closing. Taxes, sizes, acreages and square footage set forth for the property are approximations only, based on best information available, but actual taxes, sizes, acreages and square footage may be different.
9. The auction is conducted as a cash transaction and is not contingent upon Purchaser(s) ability to acquire financing.
10. The 117+ acres and the 1+ acres (total 118+ acres) parcels will be offered together and the 167+ acres will be offered separately. Then all parcels 285+ acres will be offered with a starting bid of 5% added to the total of the separate bids.
11. The Seller and Auctioneer have the right to withdraw the property, postpone or cancel the auction at their sole discretion without notice and to modify or add any terms and conditions either prior to or at the auction.
12. This property is being offered for sale to qualified Purchaser(s) without regard to prospective Purchasers' race, color, religion, sex, marital status, or national origin.
13. The bidding will be kept open after the property is struck down, and in case any Purchaser(s) shall fail to comply with any of the above conditions of sale, the premises so struck down, may at Seller's option, be again put up for sale under these same terms of sale, and such Purchaser(s) will be held liable for any deficiency there may be between the sum for which said premises shall be struck down upon the sale and that for which they may be purchased on the resale, and also for any costs or expenses occurring on such resale.
14. The Auctioneer and auction company, Damascus Realty LLC and Sellers assume no responsibility for having any personal belongings or property removed from the property that is left on the premises on the date of closing. If you are the successful Purchaser(s), it will be your responsibility to have any personal property removed at your expense after you have closed on the property if the present owner does not remove the same prior to closing or makes arrangements with you to remove it later.
15. The Auctioneer and auction company, Damascus Realty LLC and Seller assume no liability for injuries or damages incurred by your inspections of the property being sold.
16. Purchasers are hereby notified there are existing farm roads, gravel roads and right-of-ways of recorded surveys on the properties for the benefit of adjacent property owners.
17. By your bidding today, you hereby agree to all of these terms, conditions and obligations. All announcements from the auction block shall take precedence over any previous printed material or any other oral statements made. Additional auction terms may be announced day of auction.

PURCHASER

_____ (seal) Date: August 27, 2016

_____ (seal) Date: August 27, 2016

SELLER

By _____ Date: August 27, 2016
 Gordon M. Kent, Special Commissioner

By _____ Date: August 27, 2016
Thomas L. Phillips, Special Commissioner

Damascus Realty LLC, Broker

By _____ Date: August 27, 2016
Russell McBride, Broke/Auctioneer