

WOLTZ
& ASSOCIATES
INC.
BROKERS & AUCTIONEERS

23 Franklin Road, SW
Roanoke, Virginia 24011
540-342-3560 or 800-551-3588
Fax: 540-342-3741
Email: hannah@woltz.com

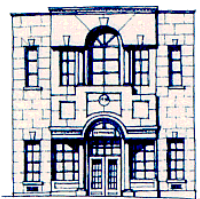
2-Round Sealed Bid Auction

Instructions for submitting bids

Property Tax ID# 27B(1)F / RPC#18298

6.4± Acres and Grain Storage & Drying Operation in Botetourt County, Virginia.

1. Each bidder will fill out a Round One Purchase Offering bid form.
2. This may be delivered by hand, emailed or overnighted to the offices of Woltz & Associates, Inc., 23 Franklin Rd. Roanoke, VA 24011. And **must** be received on or before April 9, 2025 at NOON, ET. It must be accompanied by a scanned Bidders Packet with purchaser's initials on the front cover acknowledging the title, purchase agreement and terms of sale.
3. The top **three** bidders will be notified of the high bid and will be given a chance to raise their bid or maintain their current bid. Round Two Purchase Offering forms must be submitted by NOON, ET April 10, 2025 by emailing hannah@woltz.com with the Round Two form and initialed Sale Terms.
4. Once the highest bid is accepted, that bidder will be notified by phone call and email. The purchaser must then Doc U Sign the sealed bid real estate purchase agreement and initiate a wire transfer or bring a check to Woltz & Associates, Inc. for their deposit.



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Round One Purchase Offering

Property Tax ID# 27B(1)F / RPC#18298

6.4± Acres and Grain Storage & Drying Operation in Botetourt County, Virginia.

Bid Confirmation for 6.4± Acres and Grain Storage & Drying Operation Sealed Bid

Date: April 9, 2025 Time: 12:00pm/NOON, ET

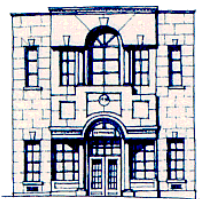
Bid		\$ _____	
Buyer's Premium	+	\$ _____	10% of the bid
Contract sales price	=	\$ _____	Bid plus Buyer's Premium added together
Deposit		\$ _____	10% of Contract Sales Price

Buyer acknowledges and agrees to the terms of the sealed bid auction and agrees to execute the sealed bid real estate purchase agreement by Doc U Sign immediately following confirmation of acceptance if the undersigned is the successful bidder. Bidders must acknowledge the bidder's packet by initialing and including with offer.

Purchaser _____

Email _____

Cell Phone _____



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Round Two Purchase Offering

Property Tax ID# 27B(1)F / RPC#18298

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Bid Confirmation for 6.4± Acres and Grain Storage & Drying Operation Sealed Bid

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Purchaser _____

Email _____

Cell Phone _____

A1038 - Terms & Conditions of the Auction

1. **This Auction is being conducted subject to the Terms and Conditions of Sale and the Sealed Bid Auction Real Estate Purchase Agreement.**
2. **BIDDER'S INFORMATION PACKET:** Detailed Bidder's Information Packets containing the Sealed Bid Auction Real Estate Purchase Agreement and bidding instructions are available from our office via email, fax or mail order.
3. **A Bid Packet MUST be obtained** and documents filled out with a deposit to submit a bid.
4. **AUCTION SALE AND BIDDING:** The property is hereby offered by sealed bid auction subject to Seller confirmation. To participate and bid in the auction, your fully executed Sealed Bid Auction Real Estate Purchase Agreement (contained in the Bidder's Information Packet) must be received by the Auction Company on or before 12:00 PM ET, April 9, 2025.
5. **BID BASIS:** Bidding is by lump sum bid, not per acre.
6. Initial bids are due at the offices of Woltz & Associates, Inc., 23 Franklin Road, Roanoke, VA 24011 by NOON, ET on April 9, 2025.
7. Bids will be opened at Noon and the top three bidders will be notified by phone call and email of the highest bid and those **THREE ONLY** will be allowed to increase their bids if they choose by Noon on April 10, 2025. If the top three bidders wish to issue a higher bid this will be done by email of the Round Two Purchase Offering to hannah@woltz.com by NOON, ET on April 10, 2025. If they choose not to increase their offer, their original offer will stand. **All bids are final.**
8. **BUYER'S PREMIUM:** A Ten percent (10%) buyer's premium must be added to the high bid to determine the total Purchase Price.
9. **TIE BIDS:** In the event of any tie bids, Seller may accept the bid of Seller's choice, or Seller may elect to allow the tie bidders to make their best and final offer with five (5) business days' notice.
10. **The property is being sold "AS IS, WHERE IS"** with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise.
11. Your bidding and purchase of the property is **NOT CONDITIONAL UPON FINANCING**. Be sure you have arranged financing, if needed, and are capable of paying cash at closing.
12. Bidders inspecting property enter at their own risk.
13. **REAL ESTATE DEED AND SETTLEMENT:** The balance of the purchase price is due at settlement on or before May 28, 2025. The real estate will be conveyed by general warranty deed free and clear of liens, subject, however, to any rights of way, easements, agreements, and restrictions of record.
14. **THE REAL ESTATE COMPANY AND ITS REPRESENTATIVES REPRESENT THE SELLER.**
15. The information contained on the website is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by the Seller or the Real Estate Company. **Boundaries on aerial photography are approximate.**

16. The accepted sealed bid will require a 10% deposit either by check in hand or wire initiated to Woltz & Associates, Inc. Escrow account by 3:00pm on April 10, 2025. For wiring instructions, please email hannah@woltz.com or call 540-342-3560.
17. Detailed information is available at woltz.com/auctions/1038/