

Motley's
**REAL ESTATE
AUCTIONS**
PROPERTY INFORMATION PACKAGE

**Ranson, WV – 324 Unit Self-Storage Facility,
Warehouse & Office on 5.9± AC, Income Producing!**

501 NORTH MILDRED ST, RANSON, WV 25438





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PROPERTY INFORMATION

Auction Date: **Tues., May 21, 2013 @ 11 AM**

Auction Location: **Sale Held: Jefferson County Courthouse
100 E. Washington St
Charlestown, WV 25414**

Method: Public Auction/Foreclosure-Absolute

Property Address: **501 North Mildred St,
Ranson, WV 25438**

Property Information: **RANSON, WV - 324 UNIT SELF-STORAGE FACILITY, WAREHOUSE &
OFFICE ON 5.9± AC, INCOME PRODUCING!**

Bids Start – Only \$500,000!

Property Features:

The property consists of an income producing mini-storage facility with a storage warehouse/repair facility including an attached office located on approximately 5.947± acres. The mini storage facility is currently an income producing property including eleven mini-warehouses (A-K) containing 324 self-storage units ranging from 25± SF up to 600± SF, for a total of 29,250± SF of self-storage area. Current zoning is T4 General Urban & T4O General Urban Open and previous zoning was Highway Commercial & Industrial. This site per the county planner has the ability to continue to operate in its past and present capabilities.

The buildings are all pre-formed metal buildings manufactured by Jewell of Dallas, North Carolina. The storage units sit on a concrete pad and the parking lot is paved asphalt. There is also a two-story concrete building, formerly a repair facility, with 3,325± SF, three 14' bay doors, 20' ceilings, and a low eave height of 18'. This can be an additional revenue-generating source. There is a one story addition on the front of the building with 525± SF of air-conditioned space currently being used as the rental office. The property is located on N Mildred St. with great exposure to passing traffic. There is additional area for future expansion.

The property is located in Ranson (formerly Corporation of Ranson), which is a city in Jefferson County, West Virginia. Jefferson County is part of the Washington/Baltimore Metropolitan Area Fringe as defined by the Greater Washington Research Center. Growth in the county is attributed by the influences of the Washington Metropolitan region. Manufacturing, light industry, tourism, government agencies, and agricultural stability have lead to a

healthy economy and a steady growth rate in the area. Recreational attractions in Jefferson County include Charles Town Races and Slots, The Harper's Ferry National Historic Park, as well as many additional historic museums, and landmarks.

- 324 Units / 11 Mini-Warehouses: 29,250± SF
- Office: 525± SF
- Warehouse: Two-story building, 3,325± SF
- Zoned T4 & T4O

Potential Annual Income \$318,540!

Sizes & Rental Rates

- 38 – 5 x 5' units @ \$40/mo. per unit
- 106 – 5 x 10' units @ \$55/mo. per unit
- 111 – 10 x 10' units @ \$80/mo. per unit
- 46 – 10 x 15' units @ \$110/mo. per unit
- 22 – 10 x 20' units @ \$140/mo. per unit
- 1 – 20 x 30' unit @ \$275/mo. per unit
- 1 – 3,325± SF Storage Warehouse @ \$1,900/mo.

The corporation of Ranson is approximately 0.8± mile from Charles Town, 22± miles from Winchester, VA, 62± miles from Washington, D.C., 75± miles from Baltimore, MA, and 145± miles from Richmond, VA.

Tax Assessment:

Parcel 58

Building: \$305,600.00

Land: \$216,500.00

Total: \$522,100.00

Parcel 69

Building: \$392,800.00

Land: \$211,200.00

Total: \$604,000.00

Legal Description:

Parcel 58: 4.63 A (LT 1) WALKER- SKELLEY

Parcel 69: BLK 137 - 1.31 AC

Utilities:

Public Water & Sewer

Zoning:

T4 General Urban & T4O General Urban Open

Deposit Amount: Live bidding: \$100,000.00

If initial deposit is less than 10% of the high bid, then winning bidder's deposit MUST be increased to 10% of the high bid by cashier's check or wired funds within 3 business days.

Closing: The sale of the real estate must close no later than 30 days after the sale.

Broker Participation: Three percent (3%)

A Broker Participation Fee will be paid to brokers who represent the winning bidder on the property. Please see Broker Participation Form for full details.

Amortization for Rate of 4% for 20 Years:

| <u>Total Principal</u> | <u>Monthly Payment</u> |
|------------------------|------------------------|
| \$800,000.00 | \$4,847.84 |
| \$900,000.00 | \$5,453.82 |
| \$1,000,000.00 | \$6,059.80 |
| \$1,100,000.00 | \$6,665.78 |
| \$1,200,000.00 | \$7,271.76 |
| \$1,300,000.00 | \$7,877.74 |
| \$1,400,000.00 | \$8,483.72 |
| \$1,500,000.00 | \$9,089.70 |
| \$1,600,000.00 | \$9,695.69 |
| \$1,700,000.00 | \$10,301.67 |
| \$1,800,000.00 | \$10,907.65 |
| \$1,900,000.00 | \$11,513.63 |
| \$2,000,000.00 | \$12,119.61 |

Cap Rate:

| <u>Annual Income</u> | <u>Value (Purchase Price)</u> | <u>Cap Rate</u> |
|----------------------|-------------------------------|-----------------|
| \$165,641 | \$800,000 | 20.7% |
| \$165,641 | \$850,000 | 19.5% |
| \$165,641 | \$900,000 | 18.4% |
| \$165,641 | \$950,000 | 17.4% |
| \$165,641 | \$1,000,000 | 16.6% |
| \$165,641 | \$1,100,000 | 15.1% |
| \$165,641 | \$1,200,000 | 13.8% |
| \$165,641 | \$1,300,000 | 12.7% |
| \$165,641 | \$1,400,000 | 11.8% |
| \$165,641 | \$1,500,000 | 11.0% |
| \$165,641 | \$1,600,000 | 10.4% |
| \$165,641 | \$1,700,000 | 9.7% |



Tax Assessment Information

**Ranson, WV – 324 Unit Self-Storage Facility,
Warehouse & Office on 5.9± AC, Income Producing!**

501 NORTH MILDRED ST, RANSON, WV 25438

AUCTION DATE: Tuesday, May 21, 2013 @ 11 AM



County Commission of Jefferson County, West Virginia

Jefferson County Sheriff's Tax Office • 112 E. Washington Street • Charles Town, WV 25414
(304) 728-3220

Jefferson County Real Property - Tax Year: 2010

Ticket Number: 0000025078 Account Number:
District: 08 - RANSON CORP Taxpayer I.D.:

| | |
|--|---|
| <p>Owner Name: RANSON LLC In Care of: Address: 811 A N ROYAL AVE FRONT ROYAL VA 22630 Lending Inst:</p> | <p>Property: 4.63 A (LT 1) WALKER-SKELLEY "SOLD TO STATE 11/09/10" **09 REDEEMED FROM STATE 5/21/2012*</p> |
| | <p>Map: 2 Parcel: 0058 0000 0000 Lot Size: Acreage: Book: 1000 Page: 564</p> |
| <p>Tax Class: 4 Homestead Exemption: Back Tax: Exoneration: Prior Delinquents: Special Suspended Disposition: from Sale</p> | |

AMOUNTS DUE: **First Half:** **Suspended from Sale** **Second Half:** **Suspended from Sale** **Total Due:** [More Info](#)

ASSESSMENT:

| Assessment | GROSS | NET | TAX (1/2 Year) |
|--------------|---------------|---------------|----------------|
| Land | 305600 | 305600 | |
| Building | 216500 | 216500 | |
| Total | 522100 | 522100 | 6936.62 |

PAYMENTS RECEIVED:

| | First Half | Second Half |
|-----------------|------------|-------------|
| Net | .00 | .00 |
| Discount | .00 | .00 |
| Interest | .00 | .00 |
| Total | .00 | .00 |
| Date | none paid | none paid |

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County Commission of Jefferson County, West Virginia

Jefferson County Sheriff's Tax Office • 112 E. Washington Street • Charles Town, WV 25414
(304) 728-3220

Jefferson County Real Property - Tax Year: 2010

Ticket Number: 0000025079

Account Number:

District: 08 - RANSON CORP Taxpayer I.D.:

| | |
|--|---|
| <p>Owner Name: RANSON LLC In Care of: Address: 811 A N ROYAL AVE FRONT ROYAL VA 22630 Lending Inst:</p> | <p>Property: BLK 137 - 1.31 AC "SOLD TO STATE 11/09/10" **09 REDEEMED FROM STATE 5/21/2012*</p> |
| | <p>Map: 2 Parcel: 0069 0000 0000 Lot Size: Acreage: Book: 1000 Page: 5</p> |
| <p>Tax Class: 4 Homestead Exemption: Back Tax: Exoneration: Prior Delinquents: Special Suspended Disposition: from Sale</p> | |

AMOUNTS DUE: **First Half:** **Suspended from Sale** **Second Half:** **Suspended from Sale** **Total Due:** [More Info](#)

ASSESSMENT:

| Assessment | GROSS | NET | TAX (1/2 Year) |
|--------------|---------------|---------------|----------------|
| Land | 392800 | 392800 | |
| Building | 211200 | 211200 | |
| Total | 604000 | 604000 | 8024.75 |

PAYMENTS RECEIVED:

| | First Half | Second Half |
|--------------|------------------|------------------|
| Net | .00 | .00 |
| Discount | .00 | .00 |
| Interest | .00 | .00 |
| Total | .00 | .00 |
| Date | none paid | none paid |

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Aerial

**Ranson, WV – 324 Unit Self-Storage Facility,
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Zoning Information

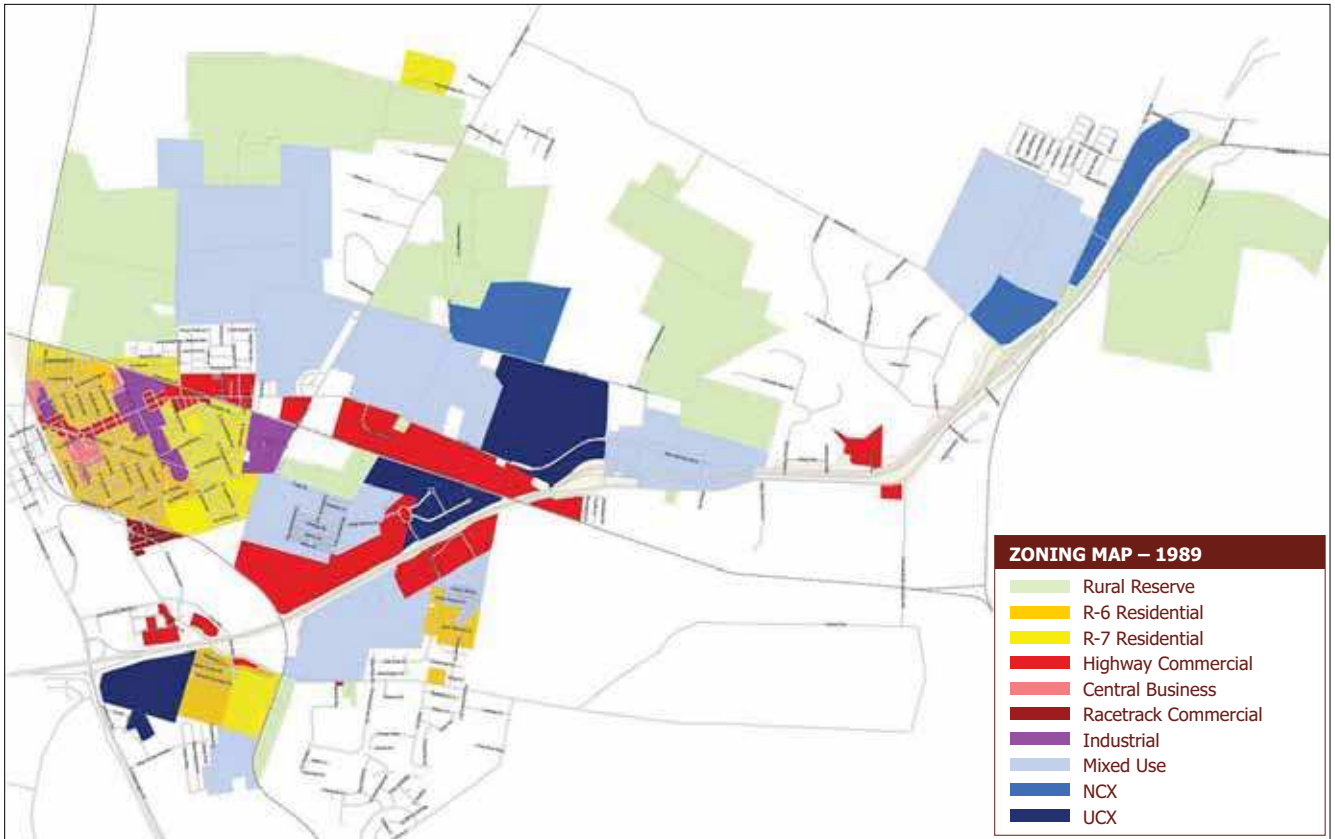
**Ranson, WV – 324 Unit Self-Storage Facility,
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C.2. ZONING MAP - 1989




City of Ranson Zoning Map - 1989

| | EXISTING | EXISTING | PROPOSED |
|--------------------------------|---|---|---|
| | medium- to high-density single family and multifamily development | COMMUNITY UNIT Primarily residential in nature, but provides opportunities for a variety of housing types; to include small commercial uses within walking distance of residential uses |  |
| | R-6 | Mixed Use (MUX) | T4 General Urban |
| LOT | | | |
| Width | 50 ft. min. (single fam); 60 ft. min. (multi-fam) | 16 ft. min. - 125 ft. max. | 16 ft. min. - 96 ft. max. |
| Depth | - | - | - |
| Density | 7.25 DU/ac. | 4 DU/ac. + bonus | 23.9 DU/ac. |
| SETBACK | | by Building Type* | |
| Front Primary | 25 ft. | 5-20 ft. min | 18 ft. max. |
| Front Secondary | 5 ft. | 5-30 ft. min. | 10 ft. max. |
| Side | 5 ft. | 5-30 ft. min. | 0 ft min |
| Rear | 20 ft. (single fam) 30 ft. (multi-fam) | 15-30 ft. min. | 3 ft. min. |
| HEIGHT | | | |
| Principal Building | 35 ft. | none | 48 ft. |
| Accessory Building | 35 ft. | none | 35 ft. |
| FUNCTION | | Required Mixed-Use† | |
| Single Unit | permitted | permitted | permitted |
| Duplex | conditional | permitted | permitted |
| Apartment Building | conditional | permitted | permitted |
| Row House | - | permitted | permitted |
| Accessory Unit | permitted | conditional | permitted |
| Lodging | bed and breakfast/ boarding house | Limited | Limited |
| Office | limited (doctor/ lawyer, dentist, accountant) | Limited | Limited |
| Retail | not permitted | Open; Conditional if serving alcohol | Limited |
| Industrial | not permitted | not permitted | not permitted |
| Education | permitted: elementary/ secondary; conditional: art/dance/music, kindergarten, day care | permitted | permitted |
| Home Occupation | permitted | not permitted | permitted |
| SPECIAL | | | |
| † Required Mixed Use | - | Residential 60-80%; Commercial 20-40% | |
| * Building Type based Setbacks | - | Click here for Setback Table | |

DISPOSITION

CONFIG.

FUNCTION

| | EXISTING | EXISTING | EXISTING | EXISTING | EXISTING | PROPOSED |
|--------------------------------|---|--|---|---|---|---|
| | provides an area for a central pedestrian-oriented concentration of retailing, personal services, public uses, and office uses. | SPECIAL DISTRICT provide for commercial areas to be located on highways and major thoroughfares; primarily retail trade or service establishments | SPECIAL DISTRICT The racetrack commercial district features the same bulk regulations as the CBD but with specific controls on Uses to support the performance of racetrack functions, and provide for its efficient operation, continuation, and expansion. | SPECIAL DISTRICT Primarily for manufacturing and processing industries, and their accessory uses, supporting storage, transportation and distribution activities and the supporting activities needed for the convenience of employees | medium- to high-density single family and multifamily development |  |
| | Central Business (CB) | Highway Commercial (HC) | Racetrack Commercial (RC) | Industrial District (I) | R-6 | T40 General Urban Open |
| LOT | | | | Landscape Buffer* | | |
| Width | 25 ft. min. | 25 | 25 ft. min. | 150 ft. - 180 ft. | 50 ft. min. (single fam); 60 ft. min. (multi-fam) | 16 ft. min. - 96 ft. max. |
| Depth | - | - | - | 125 ft. | - | - |
| Density | - | - | - | - | 7.25 DU/ac. | 23.9 DU/ac. |
| SETBACK | | | | | | |
| Front Primary | 0 ft. | none | 0 ft. | 0 ft. | 25 ft. | 18 ft. max. |
| Front Secondary | 0 ft. | none | 0 ft. | 0 ft. | 5 ft. | 10 ft. max. |
| Side | 10 ft. if abutting w/ residential | none | 10 ft. if abutting w/ residential | 10 ft. | 5 ft. | 0 ft min |
| Rear | 0 ft. | none | 0 ft. | 10 ft. | 20 ft. (single fam) 30 ft. (multi-fam) | 3 ft. min. |
| HEIGHT | | | | | | |
| Principal Building | 50 ft. | 80 ft. | 50 ft. | 50 ft. | 35 ft. | 60 ft. |
| Accessory Building | - | - | - | 50 ft. | 35 ft. | 35 ft. |
| FUNCTION | | | | | | |
| Single Unit | | conditional | permitted | not permitted | permitted | permitted |
| Duplex | | conditional | permitted | not permitted | conditional | permitted |
| Apartment Building | conditional residential | not permitted | permitted | not permitted | conditional | permitted |
| Row House | | not permitted | | not permitted | - | permitted |
| Accessory Unit | not permitted | not permitted | not permitted | not permitted | permitted | permitted |
| Lodging | not permitted | Open | not permitted | not permitted | bed and breakfast/boarding house | permitted |
| Office | permitted | Open | permitted | not permitted | limited (doctor/lawyer, dentist, accountant) | permitted |
| Retail | permitted | Open | limited; retail with incidental manufacturing or processing of goods; restaurants; horse stables; general and specialty retail | Open | not permitted | permitted |
| Industrial | not permitted | not permitted | limited; incidental manufacturing or processing related to on-site retail | manufacturing, fabrication, and processing | not permitted | conditional |
| Education | permitted | not permitted | not permitted | not permitted | permitted: elementary/secondary; conditional: art/dance/music, kindergarten, day care | permitted |
| Home Occupation | not permitted | not permitted | not permitted | not permitted | permitted | permitted |
| SPECIAL | | | | | | |
| † Required Mixed Use | - | - | - | 8ft. Height along rear and sideyards where abutting any residential district | - | - |
| * Building Type based Setbacks | - | - | - | - | - | - |

DISPOSITION

CONFIG.

FUNCTION

| | | | |
|--------------------------------|---|-----------------------------|--------|
| 4. Multi-family dwelling | 20,000 sq. ft. MLA | 25 ft. front | 40 ft. |
| Public/Central water and sewer | 2,000 sq. ft. ADU | 12 ft. side (exterior only) | |
| | | 30 ft. rear | |
| 5. Condominium | 20,000 sq. ft. area for the parcel containing the condominium | 25 ft. front | 40 ft. |
| | 2,000 sq. ft. minimum area per condominium unit | 12 ft. side (exterior only) | |
| | | 30 ft. rear | |

* Subject to Section 9.2

NOTE: ALL detached accessory structures under 144 square feet in size - 6' setback.

** The balance square footage between the ADU and the MLA shall not include land set aside in a Sensitive Natural Area, Buffer to a Sensitive Natural Area, land qualifying as Hillside development or a 100 Year Flood Plain.

[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE SEPTEMBER 13, 1990]

(c) Commercial Services in Residential Developments

Commercial services may be included in a residential development providing the commercial uses are intended to serve the residential community proposed and shall relate well to residential areas in terms of pedestrian and vehicular circulation. The gross area for commercial uses shall not exceed 5 acres or 10 percent of the gross tract area, whichever is less. Commercial uses shall not be built or established prior to the residential development except that they may be built in phases consistent with phasing of the residential construction. These uses shall be located within the interior of the project and shall be located within the interior of the project and shall be subject to the Neighborhood Compatibility Hearing process as outlined in Article 7 of this Ordinance. Any proposed commercial use that is served from a road that is located on the perimeter of the project or on a State Road shall be subject to the entire Development Review Process.

[AMENDED BY ACT OF THE COUNTY COMMISSION ON SEPTEMBER 13, 1990]

(d) Access to Commercial or Light Industrial Uses

Commercial or Light Industrial uses (1) will not use adjacent residential roads for through traffic and (2) will connect to principal and major arterial highways as directly as feasible considering access restrictions.

[AMENDED BY ACT OF THE COUNTY COMMISSION ON SEPTEMBER 13, 1990]

Section 5.5 Design Standards for Multi-Family Dwellings

- (a) Common open space shall be oriented to the interior of the development and shall consist of land suitable for passive and active recreational use. No more than 50 percent of land dedicated to recreational use shall be within the 100 year Flood plain.
- (b) Impermeable surface coverage for interior streets, parking areas, and residential structures

shall not exceed fifty (50) percent of the gross land area.

- (c) Asphalt or concrete walkways of a minimum width of four (4) feet shall provide access from bus waiting areas, recreational land, tot lots and parking areas.
- (d) All on-site utilities and dumpsters shall be effectively screened.
- (e) Tot lot or play areas shall be centrally located in areas convenient to residential buildings and at least twenty-five (25) feet from any street right-of-way.

Section 5.6 Industrial - Commercial District

The purpose of this district is to provide locations for manufacturing, processing, and commercial uses which may require extensive transportation and central or public water and sewer services. It is not the purpose of this district to encourage the use of land within the district for retail services; however, it is anticipated that there may be areas or locations where retail services can be reasonably and logically considered due to their relationship with other uses existing within the district, as well as their relationship with the district boundary line or the configuration of the property and the relative scale of the project.

- (a) Principal Permitted Uses
 1. Uses of a light or heavily industrial use
 2. Commercial uses
 3. Industrial related accessory uses including residential dwellings including a mobile home on site for a caretaker or watch keeper.
 4. Adult arcades, adult bookstores, adult cabarets, adult mini motion picture theaters, adult saunas, adult theaters, sexual encounter establishments, sexual paraphernalia stores, massage parlors and any sign advertising the operation thereof, subject to distance requirements set forth in Section 5.6h.
[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE MAY 1, 2003]
- (b) The following uses shall be evaluated by the Development Review System and shall not be located less than 1000 feet from any Residential property line or property listed on the National and State Historic Register/Survey.
 1. Bituminous concrete mixing and recycling plants
 2. concrete and ceramic products manufacture, including ready mixed concrete plants
 3. Petroleum products refining or storage above ground in tanks; provided, that all state and federal laws, as well as National Fire Underwriters Codes, are adhered
 4. Commercial sawmills
 5. Salvage yards, subject to the Jefferson County Salvage Yard Ordinance
 6. Garbage or dead animal reduction or processing
 7. Slaughterhouses, stockyards
 8. Acid or heavy chemical manufacturer, processing or storage
 9. Cement or lime manufacture
 10. Explosive manufacture or storage
 11. Foundries and/or casting facilities

12. Mineral extraction, mineral processing

(c) Height Regulations

No structure shall exceed seventy-five (75) feet in height except as provided in Section 9.2.

(d) Yard Requirements as follows: (These yard requirements are also for an approved commercial or industrial use proposed for any other zone.)

[AMENDED BY ACT OF THE COUNTY COMMISSION ON SEPTEMBER 13, 1990]

1. Front yard building setback
 - Commercial sites - 25 feet
 - Industrial sites - 50 feet
2. Side yard building setback
 - Commercial sites greater than 1.5 acres - 50 feet
 - Commercial sites 1.5 acres and smaller - 25 feet
 - Industrial sites - 50 feet
3. Rear yard building setback
 - Commercial sites greater than 1.5 acres - 50 feet
 - Commercial sites 1.5 acres and smaller - 25 feet
 - Industrial sites - 50 feet
4. Parking, Driveway and Internal Access Drive Front Setbacks
 - Commercial sites greater than 1.5 acres - 15 feet
 - Commercial sites 1.5 acres and smaller - 15 feet
 - Industrial sites - 25 feet
5. Parking, Driveway and Internal Access Drive Side and Rear Setbacks
 - Commercial sites greater than 1.5 acres - 10 feet
 - Commercial sites 1.5 acres and smaller - 4 feet
 - Industrial sites * - 25 feet

* Driveways and Internal Access Drives Only Parking must abide by buffer requirements.

6. Compliance with Sections 4.11 and 5.8.b 2-10
[AMENDED BY ACT OF THE COUNTY COMMISSION ON JULY 15, 1993]

7. Distance Requirements

- a. Commercial shall comply with Section 4.6(b)
- b. Industrial shall comply with Section 4.6(a)
[AMENDED BY ACT OF THE COUNTY COMMISSION ON JULY 15, 1993]

(e) Lot Area

A minimum lot size of three acres shall be required for any industrial use unless the site is located in an approved Industrial Park.

(f) Site Plan Requirements

All uses must be in compliance with Article 11 of the adopted Subdivision Ordinance and Articles 4, 5, 10 and 22 of this Ordinance.

(g) Commercial and Industrial Design Standards

1. Commercial Design Standards

- a. Landscaping, screening, buffer yards, and setbacks for commercial development are subject to Section 4.11.
- b. Impermeable site coverage (parking areas, building areas and other paved surfaces) shall not be greater than 80% of the gross area of the site.
- c. Adequate provision shall be made for storage and collection of refuse. Refuse containers are subject to Section 4.11e.
- d. Permeable areas of the site shall be planted with ground cover, shrubs and trees.
- e. All off-street parking areas which are paved with an impermeable surface and which have an area of 10,000 square feet and greater shall have a minimum of five (5) percent of the total impervious area of the parking lot.
- f. Lighting shall be provided for all parking areas which will receive night use. Such lighting shall be directed to the parking area and be shielded to prevent adverse glare on adjacent public highways, streets and properties.

2. Industrial Design Standards

- a. Impermeable site coverage (parking areas, building areas and other paved surfaces) shall not be greater than 90% of the gross area of the site.
- b. Adequate provision shall be made for storage and collection of refuse, subject to Section 4.11e.
- c. Permeable areas of the site shall be planted with ground cover, shrubs or trees if subject to Section 4.6.

(h) Design Standards For Jails, Prisons and/or Penal Institutions

[AMENDED BY ACT OF THE COUNTY COMMISSION ON SEPTEMBER 13, 1990]

1. All jails shall have direct access to a primary road as defined by the Jefferson County Comprehensive Plan.
 - a. Such road shall have a level of service no worse than Level C.

2. No residential subdivisions, schools, churches or institution for human care shall be within 2000' of the subject property. However, this does not prevent such use from locating within 2000' of a jail, prison or penal institution.
3. SETBACKS
 - a. Front - 1,000 Feet
 - b. Sides - 1,500 Feet
 - c. Rear - 1,500 Feet

(i) Adult Use Requirements

[AMENDED BY ACT OF THE COUNTY COMMISSION, EFFECTIVE MAY 1, 2003]

Adult arcades, adult bookstores, adult cabarets, adult mini motion picture theaters, adult saunas, adult theaters, sexual encounter establishments, sexual paraphernalia stores, massage parlors and any sign advertising the operation thereof, shall only be permitted in the Industrial-Commercial District under the following conditions:

1. All elements of the use, including parking areas, shall be located at least 1,500 feet from any Rural, Residential-Growth, Village or Residential Growth-Light Industrial-Commercial Zoning District not separated from the subject property by a public road or railroad right-of-way.
2. A proposed adult arcade, adult bookstore, adult cabarets, adult mini motion picture theaters, adult saunas, adult theaters, sexual encounter establishments, sexual paraphernalia stores, massage parlors or any sign advertising the operation thereof, shall not be permitted within 2,500 feet of a lot with an existing adult use or a lot with a sign advertising an adult use.
3. All elements of any use described in Article 5, Section 5.6(h), including parking areas, shall be located at least 1,500 feet from any lot, regardless of its zoning classification, that contains a dwelling unit, a school, a church or house of worship or an institution for human care, regardless it is separated by a public road or railroad right-of-way.

This provision does not apply to any specific existing use that legally qualifies as a nonconforming use; provided, however, that an existing nonconforming use cannot add any of the uses described in Article 5, Section 5.6(h) to their operations as existing at the time of the adoption of this section.

Section 5.7 Rural District

The purpose of this district is to provide a location for low density single family residential development in conjunction with providing continued farming activities. This district is generally not intended to be served with public water or sewer facilities, although in situations where the Development Review System is utilized, it may be. A primary function of the low density residential development permitted within this section is to preserve the rural character of the County and the agricultural community. All lots subdivided in the rural District are subject to Section 5.7d Maximum number of lots allowed. The Development Review System does allow for higher density



Demographic Information

**Ranson, WV – 324 Unit Self-Storage Facility,
Warehouse & Office on 5.9± AC, Income Producing!**

501 NORTH MILDRED ST, RANSON, WV 25438

AUCTION DATE: Tuesday, May 21, 2013 @ 11 AM

Jefferson County, West Virginia

| People QuickFacts | Jefferson County | West Virginia |
|---|-----------------------------|--------------------------|
| Population, 2012 estimate | NA | 1,855,413 |
| Population, 2011 estimate | 54,225 | 1,854,908 |
| Population, 2010 (April 1) estimates base | 53,498 | 1,852,999 |
| Population, percent change, April 1, 2010 to July 1, 2012 | NA | 0.1% |
| Population, percent change, April 1, 2010 to July 1, 2011 | 1.4% | 0.1% |
| Population, 2010 | 53,498 | 1,852,994 |
| Persons under 5 years, percent, 2011 | 6.0% | 5.6% |
| Persons under 18 years, percent, 2011 | 23.4% | 20.7% |
| Persons 65 years and over, percent, 2011 | 12.2% | 16.2% |
| Female persons, percent, 2011 | 50.4% | 50.7% |
| White persons, percent, 2011 (a) | 89.1% | 94.1% |
| Black persons, percent, 2011 (a) | 6.8% | 3.5% |
| American Indian and Alaska Native persons, percent, 2011 (a) | 0.3% | 0.2% |
| Asian persons, percent, 2011 (a) | 1.4% | 0.7% |
| Native Hawaiian and Other Pacific Islander persons, percent, 2011 (a) | 0.1% | Z |
| Persons reporting two or more races, percent, 2011 | 2.3% | 1.4% |
| Persons of Hispanic or Latino Origin, percent, 2011 (b) | 4.8% | 1.3% |
| White persons not Hispanic, percent, 2011 | 84.9% | 93.0% |
| Living in same house 1 year & over, percent, 2007-2011 | 85.8% | 87.7% |
| Foreign born persons, percent, 2007-2011 | 3.4% | 1.3% |
| Language other than English spoken at home, percent age 5+, 2007-2011 | 5.6% | 2.3% |
| High school graduate or higher, percent of persons age 25+, 2007-2011 | 86.3% | 82.6% |
| Bachelor's degree or higher, percent of persons age 25+, 2007-2011 | 28.7% | 17.6% |
| Veterans, 2007-2011 | 4,988 | 166,372 |
| Mean travel time to work (minutes), workers age 16+, 2007-2011 | 39.0 | 25.5 |
| Housing units, 2011 | 22,119 | 881,752 |
| Homeownership rate, 2007-2011 | 77.2% | 74.3% |
| Housing units in multi-unit structures, percent, 2007-2011 | 9.7% | 12.0% |
| Median value of owner-occupied housing units, 2007-2011 | \$237,100 | \$96,500 |
| Households, 2007-2011 | 19,415 | 740,080 |
| Persons per household, 2007-2011 | 2.66 | 2.43 |
| Per capita money income in the past 12 months (2011 dollars), 2007-2011 | \$29,602 | \$22,010 |
| Median household income, 2007-2011 | \$65,285 | \$39,550 |
| Persons below poverty level, percent, 2007-2011 | 9.1% | 17.5% |
| Business QuickFacts | Jefferson County | West Virginia |
| Private nonfarm establishments, 2010 | 861 | 38,676 ¹ |
| Private nonfarm employment, 2010 | 9,800 | 560,450 ¹ |
| Private nonfarm employment, percent change, 2000-2010 | -8.7 | 0.4 ¹ |
| Nonemployer establishments, 2010 | 3,359 | 90,126 |
| Total number of firms, 2007 | 3,743 | 120,381 |
| Black-owned firms, percent, 2007 | 3.9% | S |
| American Indian- and Alaska Native-owned firms, percent, 2007 | 0.8% | S |
| Asian-owned firms, percent, 2007 | 2.2% | 1.3% |
| Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007 | F | 0.0% |
| Hispanic-owned firms, percent, 2007 | 4.0% | 0.7% |
| Women-owned firms, percent, 2007 | 36.8% | 28.1% |

Jefferson County QuickFacts from the US Census Bureau

| | | |
|--|---|--------------------------|
| Manufacturers shipments, 2007 (\$1000) | D | 25,080,573 |
| Merchant wholesaler sales, 2007 (\$1000) | D | 11,036,467 |
| Retail sales, 2007 (\$1000) | 455,710 | 20,538,829 |
| Retail sales per capita, 2007 | \$8,932 | \$11,340 |
| Accommodation and food services sales, 2007 (\$1000) | 71,937 | 2,553,258 |
| Building permits, 2011 | 135 | 2,220 |
| Geography QuickFacts | Jefferson County | West Virginia |
| Land area in square miles, 2010 | 209.64 | 24,038.21 |
| Persons per square mile, 2010 | 255.2 | 77.1 |
| FIPS Code | 037 | 54 |
| Metropolitan or Micropolitan Statistical Area | Washington -Arlington- Alexandria, DC-VA-MD- WV Metro Area | |

1: Includes data not distributed by county.

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

D: Suppressed to avoid disclosure of confidential information

F: Fewer than 100 firms

FN: Footnote on this item for this area in place of data

NA: Not available

S: Suppressed; does not meet publication standards

X: Not applicable

Z: Value greater than zero but less than half unit of measure shown

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, American Community Survey, Census of Population and Housing, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits, Consolidated Federal Funds Report
Last Revised: Thursday, 10-Jan-2013 15:21:01 EST



Terms & Conditions

**Ranson, WV – 324 Unit Self-Storage Facility,
Warehouse & Office on 5.9± AC, Income Producing!**

501 NORTH MILDRED ST, RANSON, WV 25438

AUCTION DATE: Tuesday, May 21, 2013 @ 11 AM

TRUSTEE'S SALE OF VALUABLE REAL ESTATE

The undersigned Substitute Trustees, by virtue of the authority vested in them by those certain Deeds of Trust recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, conveyed by Ranson, LLC, a Virginia limited liability company, to: 1) Michael L. Bryan and James B. Crawford, III, Trustees, dated December 23, 2004, and recorded in Deed of Trust Book 1383 at page 682; 2) Michael L. Bryan and James B. Crawford, III, Trustees, dated November 1, 2006, and recorded in Deed of Trust Book 1601 at page 164; 3) Michael L. Bryan and James B. Crawford, III, Trustees, dated December 9, 2008, and recorded in Deed of Trust Book 1742 at page 540, and by correction deed of trust dated May 20, 2009, and recorded in Deed of Trust Book 1775 at page 173; and 4) by an Amended, Consolidated and Restated Deed of Trust to James B. Crawford, III, Trustee, dated May 19, 2011, and recorded in Deed of Trust Book 1850 at page 281, all that certain real property described in said deed of trust; and the beneficiary has elected to appoint Richard A. Pili and David D. Pili as Substitute Trustees by Substitutions of Trustee recorded in the aforesaid Clerk's Office; and default having been made under the aforementioned Deeds of Trust, and the undersigned Substitute Trustees having been instructed by the secured party to foreclose thereunder, will offer for sale at public auction to be conducted at the Jefferson County Courthouse, Charles Town, West Virginia, on

Tuesday, May 21, 2013, at 11:00 AM

the following described real estate, with its improvements, easements and appurtenances thereunto belonging, situate in the Ranson District, Jefferson County, West Virginia, and more particularly described as follows:

All of those two certain tracts or parcels of real estate, with the improvements thereon and appurtenances thereunto belonging, situate, lying and being in Ranson, Jefferson County, West Virginia, more particularly described as follows:

PARCEL 1: Being all of Lot No. 1 of The Subdivision of John J. Skelly Property, containing 4.631 acres, prepared by Ed Johnson & Associates, Inc., dated May 9, 1995, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 13, at Page 41.

PARCEL 2: That certain parcel designated on a plat made by J. Jas. Skinner, S.J.C. on January 4, 1947, attached to and recorded with a Deed in Deed Book 167, at Page 69, and described therein as follows: Beginning at a stake (1) in the west line of Mildred Street, corner with lot purchased by State Road Commission from Henry Weller; thence with said N. 85-50 W. 309 feet to a stake in N & W R.R. right of way east line (2); thence with same S. 25-10 W. 187 feet to a stake (3); thence by a new line with Weller and original line with Mercer S. 86-50 E. 374 feet to a post (4); corner with Mercer in west line of Mildred Street; thence with same N. 5-15 E. 165.5 feet to a point of beginning, containing 1.31 acres.

AND BEING the same real estate which was conveyed to Ranson, LLC, a Virginia limited liability company, by deed dated December 23, 2004, from Joseph V. Cepelka and Donna H. Cepelka, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Deed Book 1000 at

The above-described property will be sold subject to any covenants, restrictions, easements, leases and conditions of record, and subject to any unpaid real estate taxes.

The subject property will be sold in "AS IS" condition. The Substitute Trustees shall be under no duty to cause any existing tenant or person occupying the subject property to vacate said property.

TERMS: \$100,000.00 certified funds as an initial deposit payable to Richard A. Pill, Substitute Trustee. If the initial deposit is less than 10% of the high bid, then the winning bidder's deposit must be increased to 10% of the high bid by cashier's check or wired funds within 3 business days of the sale. The balance is due and payable within 30 days of the day of sale, time being of the essence.


David D. Pill, Substitute Trustee


Richard A. Pill, Substitute Trustee

P. O. Box 440, 85 Aikens Center, Martinsburg, WV 25404
Phone (304) 263-4971 or e-mail: pillforeclosures@earthlink.net

Inquiries may also be directed to Patrice W. Carroll, Fortis Foreclosure Services
Phone (804) 355-0021 or e-mail pcarroll@fortistrustees.com

TERMS AND CONDITIONS FOR THIS ON SITE AND ONLINE AUCTION

Deposit Amount:

Live Bidding: Registered live bidders for the real estate must present on auction day an initial deposit consisting of \$100,000.00. Deposit must be cash or certified or cashier's check made payable to Richard A. Pill, Substitute Trustee. If initial deposit is less than 10% of the high bid, then winning bidder's deposit MUST be increased to 10% of the high bid by cashier's check or wired funds within 3 business days.

Broker Co-op:

Broker Co-op: Auctioneer will pay up to a three percent (3%) Broker Participation Fee (based on successful bid) to broker representing the winning bidder on the real property. Broker participation forms must be received 24 hours prior to auction.

Live Bidding: In addition to the required registration, agents/auctioneers must also attend with and register their prospects at the auction.

To qualify for a Broker Participation Fee, the licensed broker/agent must first register the prospective bidder by mail or fax, (804) 359-6954 on Motley's Broker Participation Acknowledgment Form, with Motley's Auction & Realty Group, 4402 West Broad Street, Richmond, VA 23230. Registration letters must be countersigned by the prospect and include the broker's and agent's or auctioneer's license number, identification of the property, any agency disclosure statements, the letter and participation acknowledgment form. Please see Broker Participation Form for full details.

SPECIAL NOTE:

Brokers must be present at the auction and assist their Buyers during the auction, in which their Buyers are the successful bidders, and in the preparation of the agreement of sale to receive said commission. No commission will be paid to Brokers on any sale to an entity of which (or any affiliate of which) they are principals, employees or affiliates, or immediate family members. No Broker Acknowledgment Forms will be accepted at the auction site.

Closing: TIME IS OF THE ESSENCE WITH RESPECT TO ALL CLOSINGS!

Timing: The sale of the real estate must close no later than 30 days after the sale. Upon settlement, the successful bidder of real estate will be provided a Special Warranty deed for the real property purchased. TIME IS OF THE ESSENCE.

Other Terms: The special warranty deed with respect to the real property purchased shall be prepared and acknowledged by Trustee. The property will be conveyed "as is," "where is," with no representations or warranties except special warranty in deed. Successful bidder for real property must pay all costs of recording deed, transfer taxes, and must pay all real estate taxes, penalties, and interest due or accrued on real property through auction sale date.

Successful bidders must pay all wire transfer fees. Sale of the property is not contingent upon the buyer obtaining financing.

Real property will be conveyed subject to all recorded or unrecorded liens, encumbrances, security interests, easements, rights-of-way, covenants, agreements, conditions, restrictions, reservations, limitations, mechanics' liens, and material men's liens lawfully applicable to the real property, to the extent prior or superior to the lien of the deed of trust pursuant to which sale is made.

Bidding:

All Bidding is open to the public without regard to race, color, sex, religion, or national origin. As used in these conditions of sale, the term "the final bid" means the highest bid acknowledged by the auctioneer & Trustee, and the term "purchase price" means the sum of the final. The highest bidder acknowledged by the auctioneer at the end of the bidding on a given lot shall be the buyer of that lot. In the event of any dispute between bidders, Trustee may determine the successful bidder or re-offer and resell the property in dispute. Should there be any dispute after the sale, the record of final sale shall be conclusive.

Bidder's Number: All Bidders are required to have a Bidder's Number to bid.

Live Bidding: To obtain a Bidder's Number, a registration form must be filled out giving full name, address and phone number. This information must be verified by proper identification. Evidence of correct form of deposit must be made in order to obtain a Bidder's Number.

Bid Execution:

Live Bidding: Bids which are submitted to Auctioneer in writing or otherwise left with Auctioneer prior to an auction (Order Bids) for execution at or below a specified price shall be entertained and executed by Auctioneer for the convenience of bidders. Auctioneer shall not be responsible for failing to execute such bids or for errors relating to the execution of such bids.

Conditions of Default:

If successful bidder defaults in making settlement, the deposit paid by that defaulting successful bidder shall be forfeited and applied to the costs and expenses of the sale and then to the balance due under the applicable note, and the property purchased by such defaulting successful bidder may either be resold at the risk and expense of such party, or Trustee may accept the next highest available bid at the auction sale. Such defaulting successful bidder shall be liable personally for any deficiency resulting from the resale of the property it purchased at a lower price as well as for all costs, expenses, and attorneys' fees in connection with such resale.

The forfeiture of such deposit shall not limit any rights or remedies of Trustee with respect to any such default.

Controlling Law:

The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the auction shall be governed and interpreted by the laws of West Virginia. By bidding at an auction, whether present in person or by agent, written bid, telephone, online or other means, the bidder shall be deemed to have consented to the West Virginia.

Inspection:

All property is being sold "where is," "as is," "with all faults," with no representations or warranties of any sort except the special warranty to be included in the deed to the real property. Descriptions are provided as a service to customers only and do not constitute a warranty, either expressed or implied. Trustee and Auctioneer disclaim all responsibility for physical condition. Placing a bid on the offered property, whether in person, or by agent, by written bid, telephone bid or other means, constitutes an agreement by bidder to these conditions of sale.

Auctioneer and their agents and subagents assume no liability for errors or omissions in this or any other property listing or advertising or promotional/publicity statements and materials. Although information has been obtained from sources deemed reliable, Auctioneer makes no guarantee as to the accuracy of the information herein contained or in any other property listing or advertising or promotional/publicity statements and materials.

Release:

The successful bidder must agree to release any and all claims or causes of action it may have against Trustee, beneficiary, and Auctioneer (or the employees or agents of either of them) relating in any way to (a) the auction sale, (b) the property offered for sale, (c) any condition or aspect of such property that may not be in compliance with any federal, state, or local law, regulation, or ruling including, without limitation, any laws, regulations, and rulings relating to environmental contamination or hazardous waste, and/or (d) any documents, reports, complications, financial statements, projections, surveys, or any other documents delivered to such successful bidder by Auctioneer, and/or the beneficiary, or the agents or employees of either of them (collectively, the "Accommodation Documents"). The successful bidder must acknowledge and agree that the beneficiary, Auctioneer, and the agents or employees of any of them have not made and do not make and have disclaimed any and all representations or warranties regarding the truth, accuracy, or completeness of any of the documents provided the successful bidder relating to the property purchased or the sources thereof and that such documents were provided solely as an accommodation to such successful bidder.

Governmental Authorizations:

The successful bidder for the real property will be responsible for obtaining, at its expense, the approval for any license, privilege, permit, or right necessary to improve, renovate, and/or develop the real property, or to construct, improve, and/or alter any improvements on the real

property, and such successful bidder will be responsible for the fulfillment of any conditions imposed or required for such approvals. The auction sale will be final whether or not any such approvals are obtained of any necessary or desirable licenses, permits, privileges, or rights.

Megan's Law Disclosure:

Interested parties should exercise whatever due diligence they deem necessary with respect to information on registered sexual offenders who might live near a property being offered for sale. Such information may be obtained by contacting your local police department or the Department of State Police.



Contract of Sale

**Ranson, WV – 324 Unit Self-Storage Facility,
Warehouse & Office on 5.9± AC, Income Producing!**

501 NORTH MILDRED ST, RANSON, WV 25438

AUCTION DATE: Tuesday, May 21, 2013 @ 11 AM

CONTRACT OF SALE

PROPERTY OF: Ranson, LLC

DESCRIPTION: Parcel 1 containing 4.631 acres, more or less
Parcel 2 containing 1.31 acres, more or less
Ranson District, Jefferson County, West Virginia

DATE OF FORECLOSURE SALE: May 21, 2013, at 11:00 a.m.

WHEREAS, at the public foreclosure sale of the above referenced property, said property was sold to:

Name: _____

Address: _____

E-Mail Address: _____

Phone: _____

Attorney: _____; and

WHEREAS, the undersigned Substitute Trustee acknowledges the bid amount of \$_____ and receipt of an initial deposit of \$100,000.00 paid in the form of certified funds with an additional deposit of \$_____ due within 3 business days; and

The said purchaser covenants and agrees to tender to the Substitute Trustee, Richard A. Pill, the remainder of the total purchase price, or \$_____, on or before June 21, 2013, as time is of the essence. It is agreed that the deposit in full will be forfeited by the purchaser in the event that the total purchase price is not paid in full by said date. Purchaser will be responsible for all utility bills, transfer tax stamps and real estate taxes.

The undersigned Substitute Trustee covenants and agrees to tender to said purchaser a special warranty deed for the property upon receipt of the total purchase price according to the terms and conditions of the notice of "Trustee's Sale of Valuable Real Estate."

Richard A. Pill, Substitute Trustee

Purchaser

Dated: May 21, 2013

Dated: May 21, 2013



Registration Forms

**Ranson, WV – 324 Unit Self-Storage Facility,
Warehouse & Office on 5.9± AC, Income Producing!**

501 NORTH MILDRED ST, RANSON, WV 25438

AUCTION DATE: Tuesday, May 21, 2013 @ 11 AM



BIDDER REGISTRATION FORM

Property Address _____ Bidder # _____

Full Name _____

If Purchasing for a Company,
Give Company Name _____

FOR CURRENT AUCTION INFORMATION: e-mail address: _____

Street Address _____

City & State _____ Zip Code _____

Area Code & Telephone:

Daytime _____ Home _____ Cell _____ Fax _____

Driver's License # _____ Sales Tax Exemption # _____

How did you hear about our sale?

| | | | | | | | |
|-------------------|--|-------------------|--|--------|--|------------------|--|
| Currently on List | | Flyer | | Friend | | Walk In/Drive By | |
| Newspaper | | Trade Publication | | E-mail | | Internet | |
| Sign | | Radio | | Other | | | |

Mailing List Interests

| | | | | | | | |
|-------------------|--|--------------|--|--------------------|--|---------------|--|
| CURRENTLY ON LIST | | CONSTRUCTION | | AUTOMOBILES | | SURPLUS | |
| ANTIQUE/ART | | TRUCKS | | MARINE EQUIPMENT | | RESTAURANT | |
| HOUSEHOLD | | MACHINERY | | UTILITY EQUIPMENT | | OFFICE SUPPLY | |
| COLLECTIBLES | | WOODWORKING | | DRILLING EQUIPMENT | | REAL ESTATE | |

I personally guarantee payment and personally agree to and understand all of the terms and conditions of this auction as set forth in the Bid Package or from the auction stand. Prior to the start of bidding, I have had the opportunity to inspect the Property and all public records related thereto, and to review with an attorney all documents related to the Property, including this Bidder Registration Form. I further understand that I am liable for payment of all real estate purchased on my Bidder Number and that Motley's Auctions, Inc. has the right to pursue the legal means necessary to collect any funds due and that I am personally liable for any costs incurred in the collection of said funds (i.e., expenses of re-auctioning the property, any deficit realized on a re-sale from the original selling price, any commission to Motley's Auctions, Inc., the original sales price, Buyer's Premium, and deposits paid plus any attorney's fees, court costs, and all incidental damages or charges involved). I irrevocably submit to the jurisdiction of the Circuit Court of the County of Henrico, Virginia, for all actions brought by Motley's Auctions, Inc. to collect any sum due under this agreement. I agree that any other dispute arising out of this auction sale shall be resolved solely by final and binding arbitration held in the City of Richmond, Virginia, under the Real Estate Industry Arbitration Rules of the American Arbitration Association. Bidders and purchaser acknowledge that disclosure of the brokerage relationship, if any was made to them by the signing of this form. Motley's Auctions, Inc. and Motley's Auction and Realty Group are agents for the Seller. Payment must be in the form of Cash, Money Order, Cashier's Check or Personal/Company Check, accompanied by Bank Letter of Guarantee, in order to register.

Print Name: _____ Sign Name: _____ (Date) _____

If represented by a Broker, Broker must sign below on the day of Auction with Client.

Buyer's Agent
Print Name: _____ Sign Name: _____ (Date) _____

PRINT NAME (S) AS IT IS TO APPEAR ON THE "PURCHASE AGREEMENT OF SALE":

BROKER PARTICIPATION ACKNOWLEDGMENT FORM

REMIT TO: Motley's Auction & Realty Group
4402 West Broad Street
Richmond, VA 23230

Phone: (804) 355-2100
Fax: (804) 359-6954
Email: nterry@motleys.com

AUCTION DATE _____
AUCTION PROPERTY ADDRESS _____
BUYER NAME _____
BUYER ADDRESS _____
BUYER PHONE # _____

It is understood and agreed that the Broker commission structure will be based on the stated Terms and Conditions of sale of the above referenced auction and that said commission will be based on the successful high bid (the Hammer Price)* on the property. Commission is to be paid only to the licensed Real Estate Broker named herein upon closing, where permitted by law, if the above named Buyer is the high bidder at auction and the subject property is sold to the same buyer. Only the first registration of a prospective bidder received will be honored. Brokers/Real Estate Agents may not represent themselves as a buyer. The intent of this broker co-op arrangement is to encourage Realtors to find potential purchasers for the auction. Persons not originally represented by a Broker who have contacted the auction and requested information will be ineligible for subsequent broker co-op. **BROKER PARTICIPATION FORMS MUST BE RECEIVED 24 HOURS PRIOR TO AUCTION!** A 3% Broker Participation Fee will be paid to brokers who represent the winning bidder on the property, if broker complies with all the terms and conditions of this agreement and the sale. In the event a commission reduction is required to consummate a sale, Motley's reserves the right to proportionately reduce the commission.

Brokers must be present at the auction and assist their Buyers during the auction, in which their Buyers are the successful bidders, and in the preparation of the agreement of sale to receive said commission. No commission will be paid to Brokers on any sale to an entity of which (or any affiliate of which) they are principals, employees or affiliates, or immediate family members. No Broker Acknowledgment Forms will be accepted at the auction site.

| | |
|---------------------------------------|-----------------------------|
| _____ Broker Name Printed | _____ Agent Name Printed |
| _____ Broker Signature | _____ Agent Signature |
| _____ Date | _____ Date |
| _____ Broker License No. | _____ Agent License No. |
| _____ Real Estate Agency | |
| _____ Real Estate Agency's Address | |
| _____ Phone: | _____ Fax: |

Prospective Buyer(s) Signature

Date

RECEIVED BY: MOTLEY'S AUCTION & REALTY GROUP

Motley's Representative:

Date:

Time:

*High bid is defined as purchase price less Buyer's Premium, if applicable, or the Hammer Price.

BROKER PARTICIPATION FORMS MUST BE RECEIVED 24 HOURS PRIOR TO AUCTION!

ATTENTION PROSPECTIVE BIDDERS

ALL INFORMATION CONTAINED IN THIS PACKET AND OTHER ADVERTISEMENTS WAS OBTAINED FROM SOURCES BELIEVED TO BE ACCURATE. HOWEVER, NO WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, IS INTENDED OR MADE. ALL PURCHASERS MUST INDEPENDENTLY INVESTIGATE AND CONFIRM ANY INFORMATION OR ASSUMPTIONS ON WHICH ANY BID IS BASED. NEITHER AUCTION COMPANY NOR SELLERS SHALL BE LIABLE FOR ANY ERRORS OR THE CORRECTNESS OF INFORMATION. THESE PROPERTIES ARE OFFERED FOR SALE TO QUALIFIED PURCHASERS WITHOUT REGARD TO PROSPECTIVE PURCHASER'S RACE, COLOR, RELIGION, SEX, MARITAL STATUS, OR NATIONAL ORIGIN. ALL ANNOUNCEMENTS MADE AT THE AUCTION TAKE PRECEDENCE OVER ANY OTHER INFORMATION OR PRINTED MATTER. PROPERTIES MAY BE ADDED OR DELETED. THE PROPERTIES AND IMPROVEMENTS WILL BE SOLD AS IS WITHOUT ANY REPRESENTATION OR WARRANTY OF ANY KIND INCLUDING ANY REPRESENTATIONS REGARDING ENVIRONMENTAL CONDITIONS AFFECTING THE PROPERTY. THE WARRANTIES EXCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, FREEDOM FROM STRUCTURAL DEFECTS, CONSTRUCTION IN A WORKMANLIKE MANNER, FITNESS FOR HABITATION, AND EACH WARRANT SET FORTH IN SECTION 55-70.1 OF THE VIRGINIA CODE. ROOM DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE. ACCURACY IS NOT GUARANTEED.

All Information Deemed Reliable But Not Guaranteed



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4402 West Broad Street, Richmond, VA 23230
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