

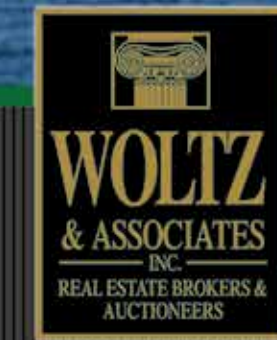
**DIRECTIONS & PROPERTY LOCATION:**  
 171 Alpine Drive, Union Hall, Virginia, 24176.  
 From Roanoke, Virginia take US 220 south to Rocky Mount, Virginia. Take Hwy. 40 east 12.4 miles and turn north on Kemp Ford Road. Go 1.5 miles and turn right on Dillard's Hill Road. Go 2.5 miles turn right on Alpine Dr. Go 2/10th of a mile and stay left at the Y and in 1/10th of a mile turn left into the property. Watch for auction signs as well as tract signs! The property fronts on Dillard's Hill, Lake Stone Drive and Alpine Drive.  
**AUCTION LOCATION:**  
**Hotel Roanoke**, located in Downtown Roanoke Virginia, 110 Shenandoah Avenue, Roanoke, Virginia 24016

# 143± Smith Mountain Lake Auction



For more information, please contact:

Russell Seneff (VA# 1185) or Jim Woltz (VA# 825)  
**(540) 342-3560**  
**800-551-3588**  
[www.woltz.com](http://www.woltz.com)



# Smith Mountain Lake Auction

## 143± acres

Franklin County, Virginia

**OCTOBER 2015**

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
				4	5	6
				7	8	9
				10	11	12
				13	14	15
				16	17	18
				19	20	21
				22	23	24
				25	26	27
				28	29	30
				31		



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Franklin County, Virginia  
 2.3 miles of shore line

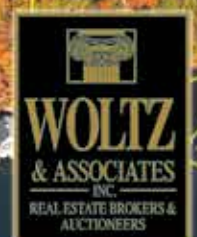


Wednesday, October 14  
**5:00 PM**



Franklin County, Virginia

2.3 miles of shore line



Wednesday, October 14  
**5:00 PM**

# Smith Mountain Lake Auction

**Franklin County, Virginia**

# 143± acres

Offered in 24 Estate Size Tracts

**Wednesday, October 14**  
**5:00 PM**

**Smith Mountain Lake Auction**

**WOLTZ & ASSOCIATES, INC.**  
REAL ESTATE BROKERS & AUCTIONEERS

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TRACT #	ACREAGE	FOOTAGE ALONG 800' CONTOUR	FOOTAGE ALONG 795' CONTOUR
1	5.0	359.9	262
2	5.0	671.0	611
3	5.0	1,214.1	1191
4	5.0	996.9	1087
5	5.1	830.0	814
6	5.0	596.4	565
7	5.9	518.3	445
8	6.7	1,017.7	918
9	5.4	383.6	344
10	7.5	205.4	191
11	11.4	342.4	292
12	18.1	368.5	295
13	15.8	185.0	204
14	6.4	368.2	385
15	4.0	280.2	149
16	4.6	584.3	747
17	3.9	691.6	411
18	3.5	361.8	332
19	3.2	500.1	432
20	3.6	393.3	362
21	3.2	263.7	206
22	3.6	555.2	609
23	3.1	653.0	457
24	2.2	272.4	258

**Smith Mountain Lake**

**Lakestone Rd**

**Dillard's Hill Rd**

**Inspection Dates:**  
Sundays, Sept. 20th, Sept. 27th,  
Oct. 4th • Noon to 4pm  
**Day of Auction • 10am to 2pm**  
Meet an Auction Representative at Tract 4.



**AUCTION TERMS & CONDITIONS:**

**BIDDING PROCEDURE:** All tracts will be offered individually, in any combination or as a whole unit. There will be open bidding on all tracts and combinations during the auction as determined by the auctioneer. Bidding on individual tracts, tract combinations and the entire property will compete.

**PURCHASE CONTRACT:** Immediately following the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information contained in this sale brochure and other marketing materials is subject to the terms and conditions contained in the written purchase contract. Seller shall not be bound by any statement promise or inducement that is not contained or incorporated in the written purchase contract.

**SELLER'S ACCEPTANCE:** The final bids are subject to the Seller's acceptance or rejection.

**BUYER'S PREMIUM:** A Buyer's Premium in the amount of five percent (5%) of the bid amount shall be charged to Buyer and added to the bid amount to arrive at the total contract purchase price.

**PAYMENT TERMS:** 10% of the purchase price will be due immediately after the bidding concludes, with the balance due in cash at closing. The down payment may be made in the form of a cashier's check, personal check or corporate check. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**CLOSING:** Closing shall take place after January 1, 2016 but prior to March 30, 2016.

**POSSESSION:** Possession shall be delivered at closing. However, Buyer will have a license for pre-closing access as described above.

**REAL ESTATE TAXES:** Taxes to be prorated to day of closing.

**DELIVERY OF TITLE:** At each closing, Seller shall furnish at Seller's expense: (i) a limited warranty deed conveying marketable title to Buyer, subject to all permitted exceptions as described in the purchase contract; and (ii) an owner's title insurance policy in the amount of the purchase price insuring marketable title, subject to all standard requirements, conditions and exceptions and subject to the permitted exceptions.

**BROKER PARTICIPATION:** Any broker actively licensed in the Commonwealth of Virginia whose agent properly registers the successful high bidder will be paid a two percent (2%) commission at settlement by the Seller. Registration must be on a Woltz & Associates, Inc. Broker Participation Application form and contain the name, address and signature of agent and prospect as well as a Broker's license number and Federal Tax ID number. The form must be received in the office of Woltz & Associates, Inc. by 12:00 noon on OCTOBER 7, 2015. If prospect attends preview, agent must attend with prospect. Additionally, agent must attend sale and co-register with prospect on auction day. Only the first broker to register the high bidder will be paid a commission. Agents acting as principals, on behalf of licensed real estate agents, on behalf of family members, on behalf of entities in which they hold an ownership interest or who represent prospects who have had prior contact with seller or auction company are not eligible. Only one registered bidder per agent.

**SURVEY:** Seller to provide survey.

**PROPERTY INSPECTION:** Inspection dates have been scheduled and will be staffed with auction personnel. Owner, Broker and Auction Company disclaim any and all responsibility for the safety of prospective bidders and other persons during any physical inspection of the property. No person shall be deemed an invitee to the property by virtue of its being offered for sale.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE BY SELLER, BROKER OR AUCTION COMPANY CONCERNING THE PROPERTY. Prospective bidders are responsible for conducting their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure and other marketing materials is subject to verification by all parties relying on it. Seller, Broker and Auction Company assume no liability for any inaccuracies, errors or omissions in such materials. All sketches, tract maps, measurements and dimensions are approximate.

**AGENCY:** Schrader Real Estate and Auction Company, Inc., Woltz & Associates, Inc. and Murry Wise Associates LLC (and their respective agents and representatives) are exclusively the agents of the Seller.

**CONDUCT OF AUCTION:** The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc. All decisions of the auctioneer at the auction are final.

**CHANGES:** Please arrive prior to scheduled auction time to inspect any changes or additions to the property information. **OFFICIAL ANNOUNCEMENTS MADE FROM THE AUCTION PODIUM ON AUCTION DAY WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.**

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Real Estate and Auction Company, Inc.