

“On Premises” REAL ESTATE AUCTION

February 24, 2024, 1:00 pm

901 Gatling Dr. “Wilde Acres” Winchester, Va 22602

(Frederick County)



*1,460 ± Sq. Ft. * 7 Rooms * 2 Bedroom 2 Bath * Lots 17 & 18 Combined into .64 ± Acre Lot*

TAX ASSESSMENT \$199,500 (2023-2025) Tax Map: 58A02 A 9 17

AUCTION TERMS:

Certified Funds Deposit of \$15,000.00 to Register To BID *

10% Buyers Premium Applies to Winning Bid * Auction is Subject to Confirmation *

*** Cash Settlement within 45 Days * Complete Terms & Conditions will be Read Prior to Auction ***

Property Is Being Sold “As Is - Where Is” Without Any Guarantee as to Condition, Zoning or Use.

However, a 2-10 Home Buyers Warranty will be provided by the Seller to The Purchaser.

Complete Terms & Conditions will be Announced at Start of Auction

FOR COMPLETE AUCTION & PROPERTY INFO SEE: www.lupergroup.com

VIEWING & OPEN HOUSE DATES

Sat. FEB. 10 (12 - 4) & Sun. FEB. 11 (11-3)

Sat. FEB. 17. (12 - 4) & Sun. FEB. 18 (11-3)

Also Open 1 Hour Prior to Auction * Or Call for Inspection by Appointment

**BROKERS: 2% Co-Brokerage fee to the Broker Properly Registering the Successful Bidder/Client
Call Broker/Auctioneer for Client Bidder Registration Form**

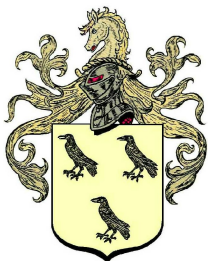
**** REFER TO AUCTION # 4203 ****

T. C. Luper & Co. Inc. & Luper Auctions
(VA0226013687) (VAAR2908000897)

5902 Jefferson Davis Hwy, Woodford, Virginia 22580

15104 Northumberland Hwy. P.O. Box 115 Burgess, VA 22432

(804) 852-3637 EMAIL: tluper@lupergroup.com



ALL INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED.

Any Prospective Purchaser Should Research and Confirm All Pertinent Information Concerning this Property