

AUCTION
Saturday, November 7, 2015 • 9:00 am

PROPERTY OF
**Walter Crider
Et Als**

**8465 Anderson Mill Rd
Chatham, VA 24531**

Don't miss this opportunity to own a nice
farm in the Climax area of Pittsylvania
County!



101.79+- acres of land being zoned A-1 for agricultural with some open fields on the front and a pond and creek. Some of the land has been timbered in the past. There is some mature timber and some planted pines on the property. There is lots of wildlife, great for the outdoorsman. There are exceptional views also. There is a house consisting of 2 bedrooms, 1 bath, living room, kitchen, 24x30 shop, garage.

DIRECTIONS:

From Chatham, take Callands Rd (Route 57 West) and turn right on Green Pond Rd and continue to Anderson Mill Rd and turn left - property will be on the left.

From Gretna, take W. Gretna Rd for 2 miles and turn left on Piney Rd. Piney Rd will change to Climax Rd and continue to Climax and turn right on Anderson Mill Rd. Go 2.3 miles to the property on the left.

**RAMSEY
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TERMS:
**10% Deposit Day
of Auction and
balance due in 30
days at closing**



Also visit auctionzip.com to view the
full list of items and see pictures.

Doug Dalton, Auctioneer
434-941-3721

BASIC TERMS — CONDITIONS OF SALE: All property sold AS IS WHERE IS with the Seller allowing any reasonable inspection to be made prior to date of sale as desired by any prospective Buyer, therefore the Buyer will be buying based solely on their own inspection with all sales being final without recourse by way of refund, reduction of price or otherwise. **ALL SALES ARE FINAL.** Bidders entering property enter at their own risk. Auction Company assumes no risk for bodily injury or damage to personal property. The Seller nor the Selling Agent makes any warranty as to quality or condition. Information provided by Auction Company deemed reliable but not guaranteed. Announcements day of sale take precedence over all prior releases, verbal or written. Auction Company and its representatives represent the Seller. Detailed terms and conditions provided day of sale. The Auction Company shall not be liable for any errors or omissions in advertising. The Sellers and the Auctioneer have the right to withdraw properties, reject bids, postpone or cancel the auction in whole or part at their sole discretion without notice and to modify or add any terms and conditions either prior to or at the auction. All Purchasers must independently investigate and confirm any information or assumptions on which any bid is based. All sales subject to confirmation.

LEAD BASE PAINT DISCLOSURE: Federal law requires that the Purchaser of a house built prior to 1978 be given an opportunity to conduct a lead base paint test and/or risk assessment. Notice is hereby given that the house being sold in this sale was built prior to 1978 and that it may contain lead based paint and that any prospective Buyer will be given a reasonable opportunity before the sale date to have a test conducted if they so desire, therefore the Purchaser (successful Bidder) will be required to sign a waiver at time of sale waiving their right to conduct any test after the auction sale date.