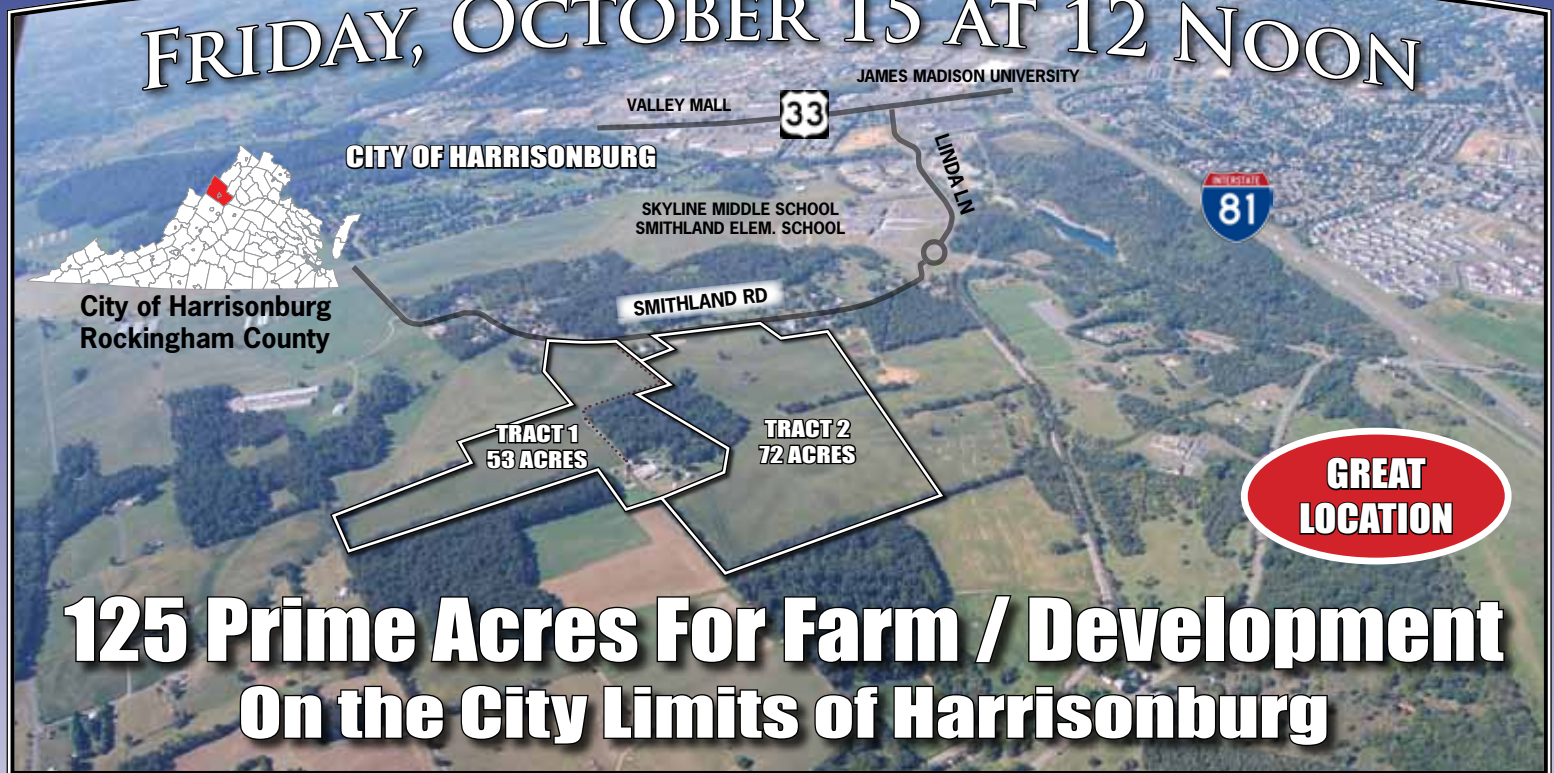


FORECLOSURE AUCTION

FRIDAY, OCTOBER 15 AT 12 NOON



1326 SMITHLAND RD • HARRISONBURG, VA

Beautiful working farm ideal for present use, private estate(s), or development!

- Great location minutes to City of Harrisonburg
- Road frontage inside the city limits is zoned R1.
- Remainder in Rockingham County is zoned A1.
- Offered in 2 tracts and as a whole.

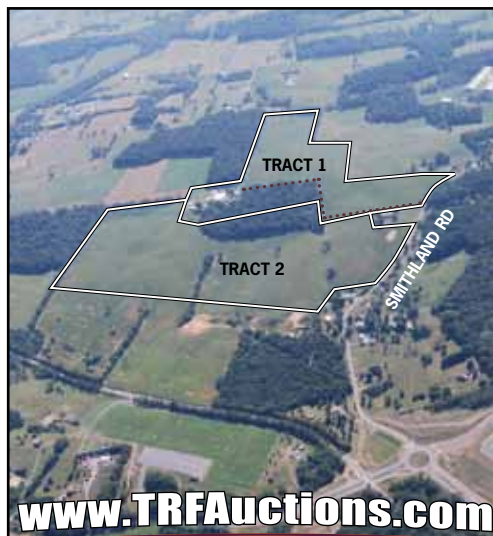
TRACT 1: 53+/- ACRES

- 479' of frontage on Smithland Rd
- Includes farm house, barn, & outbuildings
- Small pond
- Beautiful, productive fields w/ 6 acres of woods
- Partially paved entrance.

TRACT 2: 72+/- ACRES

- 760' of nice frontage on Smithland Rd
- Beautiful, productive fields
- 7 nicely wooded acres with trails.

REALTORS: 2% commission available!
Call for registration form.



LOCATION

Located on the city limit line of Harrisonburg just 2 miles off I-81 in the scenic Shenandoah Valley. It is just minutes from Skyline Middle School, Smithland Elementary School, Spotswood Country Club, Spotswood Square Shopping Center, Valley Mall, Eastern Mennonite University, James Madison University, and convenient to Massanutten Resort (snow sports, golf, indoor waterpark).

DIRECTIONS

I-81 to Harrisonburg. Exit onto US-33 East (E Market St) towards Elkton. Half mile to LEFT on Linda Ln. One mile. Continue through traffic circle onto Smithland Rd. Half mile on left.

AGENTS ON SITE

Wed, Sept.29, 12-2 | Wed, Oct.6, 4-6 | Tue, Oct.12, 12-2

TERMS: 10% deposit day of sale from high bidder by cash, certified funds, or check with bank letter of guarantee. Balance due at closing within 30 days. 5% buyer's premium.

Mike Torrence
(434) 847-7741
2508 Langhorne Rd
Lynchburg, VA 24501
info@trfauctions.com

Bill Young
(540) 255-9909
273 Oak Dale Ln
Stuarts Draft, VA 24477
billyyoung@ntelos.net



SHAMROCK

REAL ESTATE • SOLUTIONS

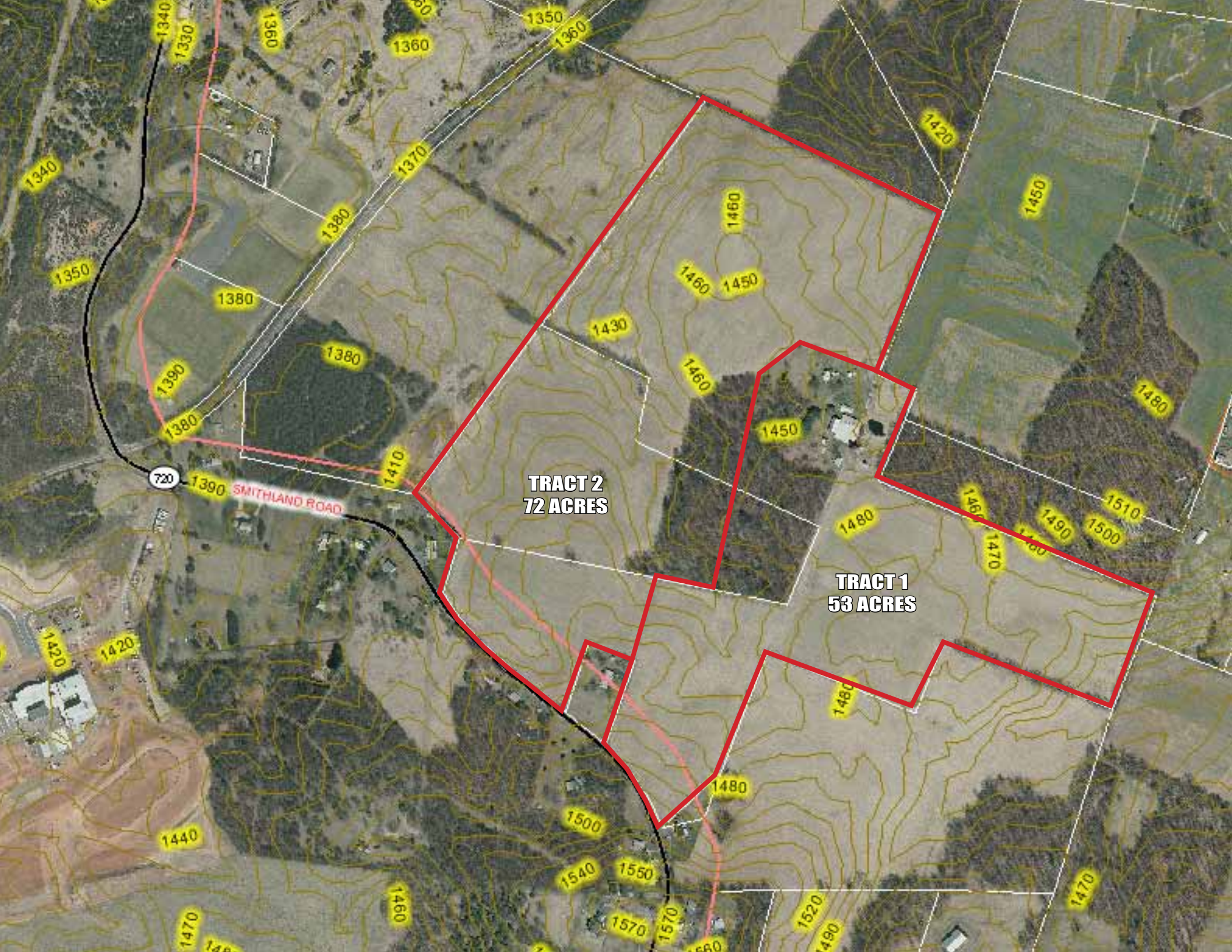




TRACT 2
72 ACRES

TRACT 1
53 ACRES

SMITHLAND RD



TRACT 2
72 ACRES

TRACT 1
53 ACRES

CENTRAL MAGISTERIAL DISTRICT
ROCKINGHAM COUNTY, VIRGINIA

THE 15,000 ACRE PARCEL IS A
PORTION OF TM. PARCEL #110-A-50A.
IT IS ZONED A1. THIS DIVISION
IS MADE UNDER COUNTY
PROVISION 16-9(C). IT
IS A GRANTOR TO SELF
DIVISION. THERE IS A
DWELLING WITH SEPTIC
THAT WAS BUILT PRIOR
TO 1990. THERE IS
NO DWELLING ON
THE RESIDUE.
PARCEL AND THERE
ARE NO BUILDINGS
WITHIN 35' OF NEW
PROPERTY LINES.

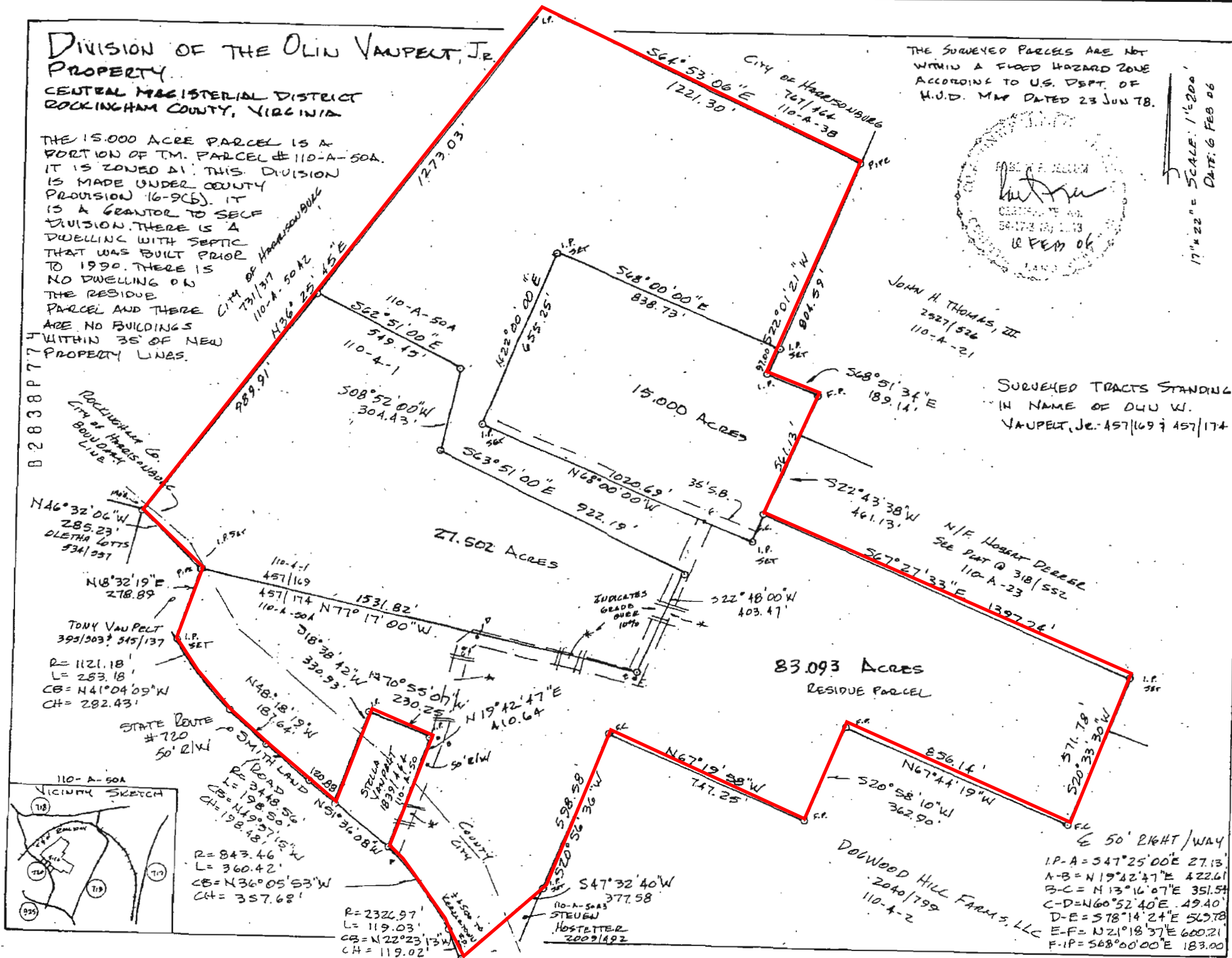
THE SURVEYED PARCELS ARE NOT
WITHIN A FLOOD HAZARD ZONE
ACCORDING TO U.S. DEPT. OF
H.U.D. MAP DATED 23 JUN 78.

17" x 22" = SCALE: 1" = 200'
DATE: 6 FEB 06

RECEIVED
FBI - NEW YORK
JAN 17 1964
12 11 PM '64

JOHN H. THOMAS, III
2927/526
110-A-21

SURVEYED TRACTS STANDING
IN NAME OF DUU W.
VAUPELT, JR. 457/169 & 457/174



Map Number: 110-(A)- L50A

Account Number: 38465

Name: VANPELT OLIN W JR

Addr: 1326 SMITHLAND RD
HARRISONBURG VA 22802

District: CENTRAL

Acres: 98.0930

Desc: CEDAR GROVE

911 Address: 1326 SMITHLAND ROAD

Building Description	Exterior	Interior
Building: 1	Found: STONE	# Rms: 5
Occpy: SINGLE DWELLING	Walls: STONE	Bd Rms: 2
Stories: 2	Roof: GABLE	# Baths: 1
Age: 1910 Remodeled:	Roofing: METAL	# 1/2 Bath: 1
Cond: GOOD		Walls: PLASTER
Class: 52 AGRICULTURE 20-99 ACR		Floors: HARDWOOD
Units:		Heat: SPACE HT A/C: N
		Fuel: OIL
		Fireplace:
		Basement: 0
		BaseDesc:
		%Fin: 00
		Fin Qal:
		Garage:
		#Cars:

Picture: 50765

Sketch

```

      I----I
      I---I  I  I-----I
      I  I-----I  I
      IB      I  STOR      I
      I-----I-----IF      I
      I      I-----I-----I
      I      I      I
      I      I  EPOR      I
      I      ID      I
      I  2 S/O  I-----I
      I      I
      I      I
      I      I
      I      I
      I      I
      IA      I
      II-----I-I
      I      CI
      I      I
      I-----I
  
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WATCH OUT FOR THE 25-100 CATS!!!

Land Use and Value

Type	#Acres	Price	Value
HOMESITE	1.0000	40000	40000
TILLABLE	47.0930	6000	282558
PASTURE	45.0000	6000	270000
WOODED	5.0000	6000	30000

Zoning

Zoning: A1
 Addtl.Zoning:
 Addtl.Zoning:
 Town Zoning:
 Ag Forestal:
 Special Use:

Dimensions

Sect	Type	Story	Description	Area
A	BASE	2.0	N31-E8.5-BE16-S31-W2.5-CW22-	1519
B	ADD	1.0	N6-E6-S2-E10-S4-W16-	76
C	POR	1.0	S8-W20-N8-E20-	160
D	EPOR	1.0	N12-E12-S12-W12-	144
F	STOR	1.0	N20-E8-S2-E20-S12-W28-	256

Other Buildings

Desc	Size	Cond	Rate	Value
FRAMED BARN	40 X 60	A	1.00	2400
SILO-NO TOP	1272 U			
SILO-NO TOP	1570 F		0.45	7067
MILK PARL-C/B	32 X 19	A	6.00	3648
MILK PARL-C/B	19 X 20	G	6.00	2280
SHED-FRAME	10 X 26	F		300
SHED-LOAFING	72 X 32	A	1.50	3456
SHED-LOAFING	48 X 68	A	2.00	6528
SHED-LOAFING	15 X 84	A	1.00	1260
SHED-LOAFING	20 X 47	A	1.00	940
SHED-EQUIP (M/FR)	39 X 21	A	1.50	1228
SILO-CRIB		P		300
SHED-PLAIN	24 X 23	A		500
SHED-FRAME	16 X 18	A		700
UTIL BLD (CB/CON)	10 X 5000	A	0.75	3750
SHED-FRAME	10 X 26	F		300

Last Sale Price: 0 Deed Book/Page: 3642 - 667

Structural Value

External Calculations:

Structural Element	Value
Bldg: 1595 @ 71.00	113245
Basmt:	
F Bsmt:	
Plumb:	2500
Heat:	-3190
A/C:	
F P:	
Flue:	1000
Blt In:	

Addition

Type	Area	Price	Value
POR	160 @	15.00	2400
EPOR	144 @	20.00	2880
STOR	256 @	18.00	4608

Values/Factors

Subtotal				123443
Factor 100%:				123443
	Phy	Func	Econ	
Depreciation:	35 %	0 %	0 %	
Total Bldg Value:				80237
Nhood Factor 0%:				0
Other Improv Value:				34657
Total Improv Value:				114900
Total Land Value:				622600
Total Property Value:				737500

Assessed Value

Year: 2010

Land: 622600

Improvement: 114900

Total Value: 737500

Account Number: 38465

Address: 1326 SMITHLAND RD
HARRISONBURG VA 22802

[illegible]

Year	Land Value	Improv Value	Total Value	Land Use	Status	
Current	622600	114900	737500			
2010	622600	114900	737500			
2009	415500		415500			
2008	415500		415500			
2007	415500		415500			
2006	489300	125800	615100			
2005	221600	81700	303300			
2004	221600	81700	303300			
2003	221600	81700	303300			
2002	221600	81700	303300			
2001	187300	77900	265200			
2000	187300	77900	265200			
1999	187300	77900	265200			
1998	187300	77900	265200			
1997	169100	78500	247600			
1996	169100	78500	247600			
1995	169100	78500	247600			
1994	169100	78500	247600			

2003-by will, Linda deceased 2/14/02. 2007-By Olin W Vanpelt Jr, 15.00 ac and all improvements from this tract to 110-(A)-50A4 (Olin Vanpelt Jr) Db 2838-pg 770 3/06. This is an illegal division, it was not approved by the Rockingham County zoning administration. Acreage corrected from 91.862 ac per survey (dj). 2010-By Olin W Vanpelt Jr, 15.00 ac and all improvements from 110-(A)-50A4 combined w/ this tract. This deed is a Deed of Correction to correct an illegal division (no County approval) of this parcel that was done in 2006 per Db 2838-770. This transfer is also illegal, it was not approved by Rockingham County zoning administration. It has been discussed with the county attorney, Tom Miller, on 3/18/10 and he has said to proceed with the conveyance even though proper procedure has not been followed. Acreage corrected from 83.093 (dj).

Map Number: 110-(4)- L1 Account Number: 38464
 Name: VANPELT OLIN W JR
 Addr: 1326 SMITHLAND RD District: CENTRAL
 HARRISONBURG VA 22802
 Acres: 27.2680 Desc: NEW HOPE CHURCH

Sketch

911 Address: 0

<u>Building Description</u>	<u>Exterior</u>	<u>Interior</u>
Building: 0 Occpy: Stories: Age: Remodeled: Cond: Class: 52 AGRICULTURE 20-99 ACR Units: Picture: 0	Found: Walls: Roof: Roofing: <u>Site</u> R/W: Terr: Water: Sewer: Gas: Elect:	# Rms: Bd Rms: # Baths: # 1/2 Bath: Walls: Floors: Heat: Fuel: Fireplace: Basement: 0 BaseDesc: %Fin: Fin Qal: Garage: #Cars:

<u>Land Use and Value</u>				<u>Zoning</u>
Type	#Acres	Price	Value	Zoning: A1
WOODED	12.2230	6500	79449	Addtl.Zoning:
TILLABLE	15.0450	6500	97792	Addtl.Zoning:
				Town Zoning:
				Ag Forestal:
				Special Use:

					<u>Dimensions</u>				
					Sect	Type	Story	Description	Area
<u>Other Buildings</u>									
Desc	Size	Cond	Rate	Value					

Account Number: 38464

Address: 1326 SMITHLAND RD
HARRISONBURG VA 22802

[illegible]

Year	Land Value	Improv Value	Total Value	Land Use	Status	
Current	177200		177200			
2010	177200		177200			
2009	136300		136300			
2008	136300		136300			
2007	136300		136300			
2006	136300		136300			
2005	62100		62100			
2004	62100		62100			
2003	62100		62100			
2002	62100		62100			
2001	52100		52100			
2000	52100		52100			
1999	52100		52100			
1998	52100		52100			
1997	55000		55000			
1996	55000		55000			
1995	55000		55000			
1994	55000		55000			

2003-by will, Linda deceased 2/14/02.