

ROCKY MOUNT, VIRGINIA (FRANKLIN COUNTY)

# REAL ESTATE AUCTION

LIVE AND ONLINE MAY 22, 2025 AT 4PM

THE COTTAGES AT STONE MILL PLUS 34 ACRES IN 4 TRACTS  
1000 BLOCK OF SCUFFLING HILL ROAD

ACREAGE TRACTS AND BUILDING LOTS IN THE TOWN OF ROCKY MOUNT

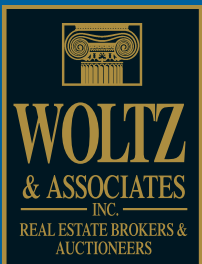
AUCTION HELD AT SHIVLEY ELECTRIC COMMUNITY ROOM  
1647 FRANKLIN ST, ROCKY MOUNT, VA 24151

*Premiere Estate Property in Town Limits  
One of a kind!!*

- 6 building lots in The Cottages at Stone Mill. Nice lots in sought after community. Lots 20, 28, 29, 32A, 40 and 41
- 2 building lots on Highview Terrace. On the right and left in cul-de-sac
- 24± acres on Furnace Creek, open and wooded land great building sites, Avalon Drive access.
- 9± acres wood tract with mountain views, mature timber, access from Highview Terrace. You can clear an amazing build site that will have awesome mountain views and still be in the town limits.
- All properties are easily accessed off Scuffling Hill Road, Rocky Mount, VA



5% Buyer's Premium



VA #321

## PLEASE CONTACT:

RUSSELL SENEFF 540.765.7733

JIM WOLTZ 540.353.4582

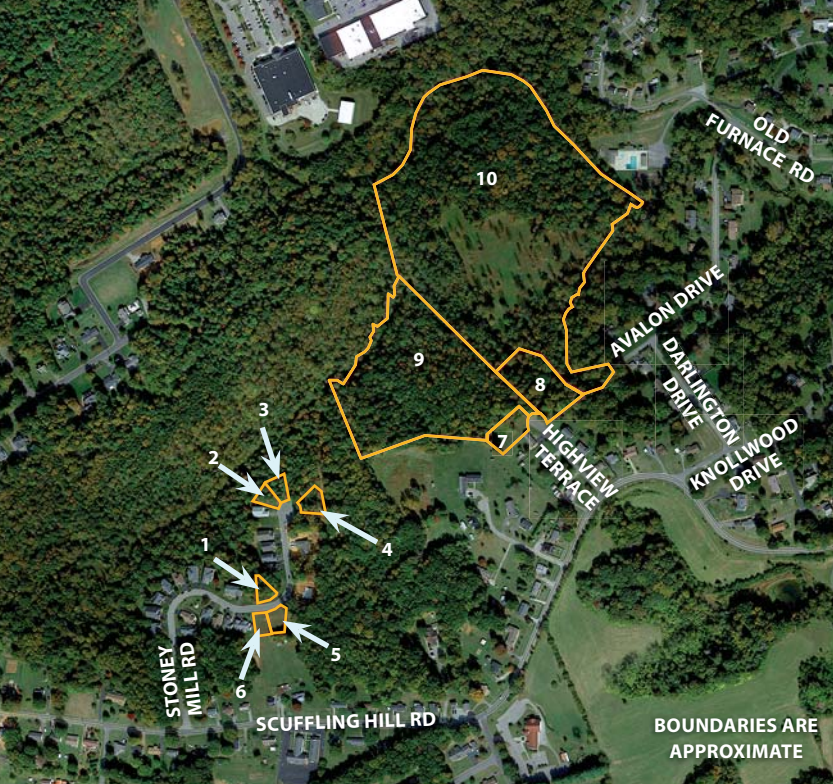
800.551.3588 • WOLTZ.COM

## PREVIEWS:

Sunday, May 18 from NOON to 3 PM.  
Auctioneers will be set up in the cul-de-sac in  
The Cottages at Stone Mill at the end of  
Stoney Mill Road.







Auction Tract	Description	Acreage (±)	Suggested Minimum Bid
1	Cottages Lot 20 Stoney Mill Road	0.17	\$6,000
2	Cottages Lot 28 Stoney Mill Road	0.175	\$6,000
3	Cottages Lot 29 Stoney Mill Road	0.175	\$6,000
4	Cottages Lot 32A Stoney Mill Road	0.260	\$6,000
5	Cottages Lot 40 Stoney Mill Road	0.216	\$6,000
6	Cottages Lot 41 Stoney Mill Road	0.179	\$6,000
7	Garden Lot on Highview Terrace	0.44	\$6,000
8	1.4± Acres on Highview Terrace	1.4	\$6,000
9	9± Acre Tract That Fronts on Highview Terrace	9.0	\$45,000
10	24± Acre Tract With Access Off Avalon Drive	24.0	\$88,000

#### Directions

**From Rocky Mount:** Take Main St South to right on Scuffling Hill Rd. **To Tract 10:** Turn right on Knollwood Dr, Turn left on Darlington Dr, Turn left on Avalon Dr. **To Tracts 7-9:** Return to Scuffling Hill Rd and turn right. Then turn right on Highview Ter Tracts 7-9 are in the cul-de-sac. **To Tracts 1-6:** Return to Scuffling Hill Rd turn right. Go to Stoney Mill Rd and turn right, lots are on both sides of Stoney Mill Rd. Watch for auction signs. **From Route 40:** Turn on Scuffling Hill Rd. **Tracts 1-6** in Cottages at Stone Mill will be on your left in 1 mile. Turn left on Stoney Mill Road. Look for auction signs. **To Tracts 7-9** return to Scuffling Hill Rd, turn left then left on Highview Ter, tracts are at the end in the cul-de-sac. Watch for Auction signs. **For Tract 10:** return to Scuffling Hill Rd, turn left then left on Knollwood Dr, left on Darlington Dr, left on Avalon Dr. Watch for auction signs.

### - BASIC TERMS & CONDITIONS OF AUCTION -

- 1. AUCTION SALE:** The Property will be sold subject to Seller's confirmation of the high bid. Purchaser will execute the Auction Real Estate Purchase Agreement as required in Paragraph 2. The property is auctioned "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate. Bidding signifies you have read and are in agreement with the terms and conditions of the auction.
- 2. REAL ESTATE DEPOSIT:** The Buyer is required to pay a deposit in the amount of ten percent (10%) of the contract sales price and sign an Auction Real Estate Purchase Agreement immediately following SELLERS acceptance of the bid. Buyer may wire funds (\$25.00 wire fee), present a cashier's check or personal check with a bank letter of good standing for the earnest money deposit.
- 3. FINANCING:** Your bidding and purchase of the property are NOT CONDITIONAL UPON FINANCING. Be sure you have arranged financing, if needed, and are capable of paying cash at settlement.
- 4. LIABILITY:** Bidders inspecting property enter at their own risk. Auction Company and Seller assume no risk for bodily injury or damage to personal property.
- 5. BUYER'S PREMIUM:** The Buyer's Premium on the real estate is five percent (5%) of the high bid amount. The Buyer's Premium will be added to the high bid to determine the final contract sales price.
- 6. ANNOUNCEMENTS:** Announcements on day of sale take precedence over all prior releases, verbal and written, concerning this auction sale.
- 7. AGENCY: THE AUCTION COMPANY AND ITS REPRESENTATIVES REPRESENT THE SELLER.**
- 8. REAL ESTATE DEED AND POSSESSION:** The real estate will be conveyed by a Special Warranty

deed to be prepared at the expense of the Seller and the cost of Virginia deed transfer tax shall be borne by the Seller. It is agreed the Property is being conveyed free and clear of liens; subject, however, to any rights of way, easements, and restrictions of record. The balance of the purchase price is due at settlement which shall be on or before July 8, 2025. The contract to purchase is not assignable. Possession of the Property shall be given to the buyer at settlement.

- 9. BOUNDARY LINES:** Boundaries on aerial photos, topographic maps, and otherwise, are approximate and are subject to verification by all parties relying on them.
- 10. BIDDING:** The bidding is hereby offered to registered bidders only. Registration for on-site opens at 3:00 PM on the day of sale. Online bidders must register by NOON on Wednesday, May 21, 2025
- 11. CONFIRMATION:** All auction tracts are sold subject to Seller Confirmation.
- 12. GENERAL:** The information contained in the brochure, on woltz.com, all advertising, and the Bidder's Information Packet is subject to verification by all parties relying on them. No liability for its accuracy, error, or omissions is assumed by the Seller or the Auction Company.
- 13. SOFTWARE & TECHNOLOGY:** Woltz & Associates, Inc. reserves the right to reject any bid at our sole discretion. In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Woltz & Associates, Inc., reserves the right to extend bidding, continue the bidding, or close the bidding. NEITHER THE COMPANY PROVIDING THE SOFTWARE NOR WOLTZ & ASSOCIATES, INC. SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON. Email notifications will be sent to registered bidders with updated information deemed necessary by Auction Company.

## TOWN OF ROCKY MOUNT, VIRGINIA REAL ESTATE AUCTION PRIME BUILDING LOTS & ACREAGE TRACTS



Russell Seneff (VA #1185)  
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First Class  
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