

ON-SITE FORECLOSURE AUCTION

71.6-ACRE FARM WITH STATE-OF-THE-ART AUTOMATED GREENHOUSE BUILT IN 2024
IN BERRYVILLE, VIRGINIA

AUCTION DATE: MONDAY, JUNE 15, 2026 @ 11:00 AM

C21NM.COM ON-SITE FORECLOSURE AUCTION

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CENTURY 21 COMMERCIAL®
New Millennium



ON-SITE FORECLOSURE AUCTION - MONDAY, JUNE 15, 2026 @ 11:00 AM

71.6 Acres + State-of-the-Art Automated Greenhouse & Equipment in Berryville, Virginia

This foreclosure auction offers 71.6 acres of land in Clarke County together with two recently constructed commercial agricultural buildings and a substantial inventory of business personal property formerly used by Shirley Shah Farm LLC. The property will be offered "as-is, where-is" with no warranties, both together and separately.

REAL AND PERSONAL PROPERTY OFFERED AT AUCTION

All real estate and non-fixture personal property will be sold at the foreclosure auction, both together and separately.

The property is located at 1070 Wadesville Road, Berryville, Virginia 22611 and is zoned AOC (Agricultural / Open Space / Conservation) and has been previously used for commercial, livestock, recreation, and warehouse purposes. The land consists of a mix of open pasture, tillable acreage, and wooded areas with road frontage on Wadesville Road. The Clarke County tax ID number is 3-A-25, with a tax assessment value as of 2025 is \$1,797,000.

Access is via an approved VDOT road off Wadesville Road. The property includes a former horse-riding ring and viewing stand, offering potential for restoration, redevelopment, or alternative recreational use. The property has a well and a septic system. All bidders are advised to conduct independent due diligence prior to auction during one of the scheduled property inspection dates. The real and personal property conveys in fee simple with no representations or warranties as to condition.

All personal property identified as a fixture will be conveyed with the real estate, including:

Commercial Greenhouse: Constructed within the past two years, the state-of-the-art commercial greenhouse is an Atlas Manufacturing Grand Peak Series structure. According to available documentation, the building was engineered by a licensed structural engineer (Naeem Akhter, PE) to IBC-2018 standards, with permits approved by Clarke County. The greenhouse is approximately 10,800 SF and was purpose-built for intensive microgreen and specialty crop

production with automated grow lighting and shade canopy control. It includes the following installed systems: a 200,000 BTU propane heating system; a 6' x 80' and a 6' x 25' evaporative cooling system with wall vents; multiple 56" slant-wall exhaust fans; 18" horizontal airflow fans; and multiple swing doors. The greenhouse has a larger, well-lit side designed for high-quality microgreens and a smaller, darker side ideal for growing mushrooms. Both sides are equipped with Herdio sound systems, hose reels, and multiple large, easy-rolling tray tables for a turn-key operation. The structure sits on an engineered concrete slab.

Steel Warehouse and Office Building: Constructed within the past two years, the steel support building was designed to house seeding operations, cold storage, office space, and equipment storage and is approximately 4,800 SF. The building was constructed by Carolina Carports and designed to complement the greenhouse as a single integrated production facility. Both structures are single-story, approximately 12' in height, and built to Virginia Uniform Statewide Building Code (2018) standards.

Commercial Walk-In Refrigerator: A custom-fabricated International Coolers walk-in refrigerator unit invoiced in April 2024 at \$23,116.90. The unit measures 12' x 20' x 7' (1,680 cubic feet), and features NSF/ANSI-approved 4" polyurethane R-28 insulated wall and ceiling panels, a 26-gauge white galvanized interior and exterior finish, a 36" x 74" insulated steel door with deadbolt and inside safety release, two 4' LED vapor lights, an NSF/UL-approved R-448A refrigeration system, a mechanical room thermostat, thermostatic expansion valve, liquid line solenoid valve, and a 4-year extended compressor warranty.

Non-Fixture Personal Property: The following personal property identified as a non-fixture will be offered at the auction separately and together with the real estate. Please refer to the non-fixture personal property list for details.

A summary of the **non-fixture personal property** includes:

Harvesting Machine: a Hamill APS 24" Microgreens Harvester (Model APS, Serial No. 1170) with takeaway conveyor and cutting head assembly, originally invoiced in January 2024 at \$87,870 (USD) from Hamill APS Inc. of Niagara Falls, Ontario. This is a commercial-grade automated harvesting machine with a stainless-steel sanitary frame.

Farm Equipment: A variety of farm equipment and tools, including larger individual items such as a 72" John Deere AutoConnect mid-mount mower deck and a Danuser EP-615 hydraulic post hole digger with 12" bit, both purchased new from Virginia Tractor in April 2024. There are 2 metal shipping containers, 14 pre-fabricated concrete wall blocks, and a variety of older vehicles and equipment such as a Chevy 1500 pickup truck, John Deere 175 tractor, Gardenway mulcher, Champion 6875 generator, Kenmore BBQ grill, a trencher, a gas lamp/heater, and other outdoor tools and supplies.

Plus, a broad inventory of existing personal property formerly used in the operation of Shirley Shah Farm LLC is included with the non-fixture personal property offering, including such items as a commercial stainless steel prep tables (NSF-grade, 72" x 30", qty. 3); a standard refrigerator; metal storage shelving; metal and plastic trolleys and utility carts; office furniture including a 10' conference table, conference chairs, multiple executive desks, ergonomic office chairs, computer and IT equipment, 16 indoor/outdoor security cameras, and Starlink router; a rolling tool cabinet; power washers; portable diesel fuel tank; growing trays and growing media; and miscellaneous hand tools, cleaning equipment, and office supplies.

TERMS OF SALE

This is a foreclosure auction – entire property, including real property and all existing personal property, will be sold "as-is, where-is" with no warranties expressed or implied. The auction will be conducted on-site at the property. The auctioneer reserves the right to offer the real property and personal property three ways, with the Substitute Trustee making the final determination which bid or bids should be accepted:

Offering #1 - Real Estate + Fixtures Only

Offering #2 - Non-Fixture Personal Property (bulk only)

Offering #3 - Real Estate + All Personal Property Together

No bidder is deemed to be the successful bidder until the Substitute Trustee makes the final determination who the successful bidder(s) shall be.

Prospective bidders must conduct their own due diligence, including inspections, review of documents, title search, and full auction terms/conditions.

While the information in the description was obtained from reliable source(s), we are not guarantying its accuracy. You are strongly encouraged to verify all information. A 1% broker cooperation commission offered, subject to auction company guidelines.

The foreclosure auction is scheduled for Monday, June 15, 2026, at 11 am. The Auction will be held at the property, 1070 Wadesville Road, Berryville, Virginia 22611. Please plan on arriving well before the auction for inspection and to register to bid. No online bidding will be available. No Buyers Premium charged on the real estate or personal property.

The real estate closing will be pursuant to the terms of the Substitute Trustee's Notice of Sale.

The Non-Fixture Personal Property will only be offered in its entirety. Unless an acceptable sales tax-exempt certificate is provided to the auctioneer before the auction, the successful bidder will be required to pay an additional 6% Virginia sales tax with their purchase. Payment shall be by cash, personal or company check, or wire transfer. No credit cards will be accepted. Payment must be made in full before any non-fixture personal property can be removed. Removal must be no later than Friday, June 19, 2026 at 5pm EST. No exceptions. When removal is scheduled, it must occur on one day at one time, which will require the successful bidder to make the necessary labor and transportation arrangements. All Non-Fixture Personal Property must be removed by the successful bidder.

PREVIEW DATES:

You are strongly encouraged to attend one of our preview tour dates:

- Tuesday, June 2, 11 am – 1 pm
- Tuesday, June 9, 4 pm – 6 pm
- Monday, June 15, 10 am – 11 am (auction begins at 11 am)

To learn more about this auction, please visit RealMarkets.com. Please refer to the Substitute Trustee's Notice of Sale for complete terms and conditions of the auction, including the deposit requirement. Please refer to the Non-Fixture Personal Property list for a detailed list of what is included in Offering #2.

For additional information regarding this offering, please contact: Stephanie Young, Senior Sales Associates, RealMarkets, a CENTURY 21 Commercial New Millennium team, 571-223-9775 or Stephanie@RealMarkets.com or Stephen Karbelk, Team Leader and Auctioneer, RealMarkets, a CENTURY 21 Commercial New Millennium team, 571-481-1037 or Stephen@RealMarkets.com. Stephen Karbelk, Auctioneer, VA Lic #2907002576.

HIGHLIGHTS:

- State-of-the-art automated commercial greenhouse— 10,800 SF climate- and lighting-controlled facility built in 2024
- Warehouse for business operations— 4,800 SF conditioned space for harvesting, packaging, shipping, and office support, built in 2024
- Strong Investment Appeal— Capitalize on turnkey microgreens operation or pursue potential redevelopment of the land
- Flexible AOC Zoning— Agricultural / Open Space / Conservation zoning gives multiple options for redevelopment and additional income streams
- Prime 71.6 acres in Clarke County, Virginia — a mix of open pasture, tillable acreage, and wooded areas, in addition to the greenhouse and warehouse
- Property includes a former horse-riding ring and viewing stand, offering potential for restoration, redevelopment, or alternative recreational use
- Offered three ways – Real Estate Only, Non-Fixture Personal Property, and Real Estate + Non-Fixture Personal Property Together.

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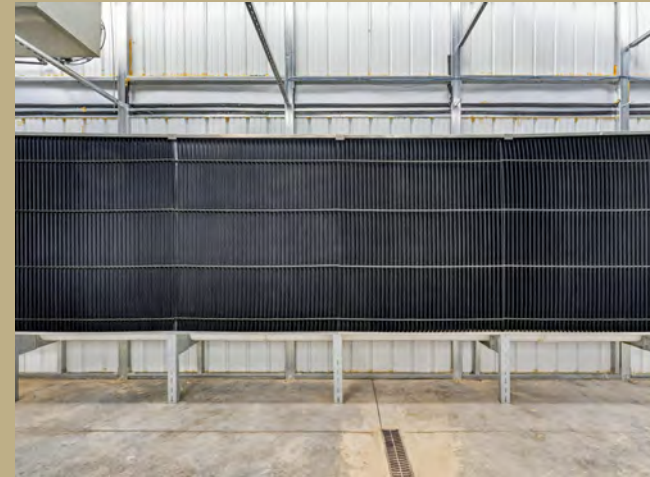
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CREATING COMMERCIAL COMMUNITIES



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LEGAL NOTICE

NOTICE OF SUBSTITUTE TRUSTEE'S
SALE OF PROPERTY KNOWN AS
1070 WADESVILLE ROAD, BERRYVILLE, VA 22611

SALE TO BE HELD AT THE PROPERTY
1070 WADESVILLE ROAD, BERRYVILLE, VA 22611
JUNE 15, 2026
AT 11:00 A.M.

In execution of a certain Credit Line Deed of Trust granted by Ali Beheshti and Shirley Shahlapour, husband and wife, dated October 31, 2023 and recorded November 6, 2023 among the land records maintained by the Clerk of the Circuit Court of Clarke County, Virginia, in Deed Book 716, Page 887, (the "Credit Line Deed of Trust") securing Bank of Clarke (the "Noteholder"), and in further execution of a Deed of Trust granted by Ali Beheshti and Shirley Shalpour, dated October 31, 2023 and recorded November 6, 2023 among the land records maintained by the Clerk of the Circuit Court of Clarke County, Virginia, in Deed Book 716, Page 910 ("Conventional Deed of Trust"), securing the Noteholder;

Both the Credit Line Deed of Trust and the Conventional Deed of Trust (collectively the "Deeds of Trust") are of equal dignity and priority as set forth in an Intercreditor Agreement entered into by Bank of Clarke as the holder of the Credit Line Deed of Trust and by Bank of Clarke as the holder of the Conventional Deed of Trust, dated October 31, 2023;

Default having occurred in the payment of the debt secured by the Deeds of Trust, and being instructed to do so by the Noteholder, the undersigned Substitute Trustees will offer for sale at public auction at 1070 Wadesville Road, Berryville, VA 22611 on June 15, 2026 beginning at 11:00 a.m., the real estate and improvements thereon known as 1070 Wadesville Road, Berryville, VA 22611 and more particularly described as follows:



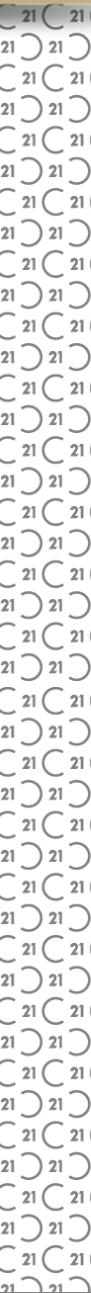
LEGAL NOTICE

All that certain tract or parcel of land located on the northeast side of Virginia Route No. 661 (Wadesville Road) in Longmarsh Magisterial District, Clarke County, Virginia, known and designated as the Land of Rachel K. McCarthy, on plat prepared by W. Stuart Dunn, Land Surveyor, dated March 4, 2022, containing 71.6543 acres, more or less, and recorded in Plat Book 701 at Page 0284, in the Office of the Clerk of the Circuit Court of Clarke County, Virginia.

Tax Maps:
3-A-25

The real property to be sold consists of improvements and fixtures (if any) owned by Ali Beheshti and Shirley Shahlapour and as described in the Deeds of Trust and actually located on the real property on the date of sale. No representations or warranties are made as to the ownership, existence or condition of any such improvements or fixtures, it being the sole responsibility of the purchaser to make such determination.

Sale shall also be made subject to all encumbrances, rights, reservations, conveyances, leases, conditions, easements, restrictive covenants, and all recorded and unrecorded liens, if any, having priority over the Deeds of Trust, as they may lawfully affect the property. All loss or damage to the property sold from and after the time of sale and before settlement shall be at the risk of the successful bidder. Real estate taxes and all other public charges and assessments shall be adjusted for the current year to the date of sale and the purchaser shall be responsible for payment of such taxes and charges beginning on the date of sale. All income and expenses to be adjusted for the month of settlement to date of settlement, and purchaser to assume all expenses thereafter. The Substitute Trustee shall be liable for only those security deposits, if any, and such income, if any, as the Substitute Trustee may have in his actual possession on the date of settlement.



LEGAL NOTICE

Cost of all documentary stamps, grantor, recordation and transfer taxes, notary and examination of title fees will be paid by the purchaser. If the Substitute Trustee is unable to convey the property as described above, the Purchaser's sole remedy at law or in equity shall be limited to a refund of its deposit. Upon such refund of the deposit to the purchaser, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustee, the lender or the other Beneficiaries (as defined below).

The property will be sold (i) together with any and all furniture, fixtures and equipment located on the property and not owned by any tenant thereof; (ii) subject to and together with all recorded easements, agreements, rights of way, charges, liens, mechanic's and materialmen's liens, reservations, and other encumbrances, covenants, restrictions and conditions affecting the property and not subordinate to said Deeds of Trust, if any, including without limitation, environmental conditions (including wetlands, riparian rights, protected species), all applicable federal, state and local laws, ordinances and regulations affecting the property, and other matters which would be disclosed by an accurate survey or inspection of the property; and (iii) subject to rights of tenants not subordinate to said Deeds of Trust, if any. No representation or warranty, expressed or implied, is made as to whether any tenants, subtenants or other parties in possession are actually in possession and/or paying rent.

The property will be sold in "AS IS, WHERE IS" condition, without recourse. The information contained herein as to the nature and description or use of the property have been obtained from sources deemed reliable and believed to be accurate when given; provided, however, neither the Substitute Trustee nor the Noteholder, nor their respective agents, successors and assigns (collectively, the "Beneficiaries") make any representations or warranties, expressed or implied, with respect to the property, or any tenancies or parties in possession, including without limitation, the descriptions, use, dimensions, quantities, square footage, parking, tenancies, structural integrity, physical condition, construction, extent of construction, workmanship, materials, habitability, zoning, environmental condition, or fitness for a particular use or merchantability of all or any part of the property or the improvements located thereon.



LEGAL NOTICE

TERMS OF SALE

CASH. A bidder's deposit of \$75,000.00 or 10% of the sales price, whichever is lower (the "Deposit") by certified or cashier's check may be required by the Substitute Trustees for such bid to be accepted. The Substitute Trustees reserve the right to prequalify any bidder prior to the sale and/or waive the requirement of the Deposit. Immediately after the sale, the successful bidder shall execute and deliver a memorandum of sale with the Substitute Trustees, copies of which shall be available for inspection immediately prior to the sale, and shall deliver to the Substitute Trustees the Deposit and the memorandum of sale. The balance of the purchase price, together with interest at eight percent per annum from the date of sale to the date of settlement, shall be paid by the Purchaser. Settlement shall occur within thirty (30) days after the sale date, TIME BEING OF THE ESSENCE with regard to the Purchaser's obligation.

/s/ Joseph F. Jackson
Substitute Trustee

/s/ Genevieve C. Bradley
Substitute Trustee

/s/ Shannon R. Thielen
Substitute Trustee

FOR INFORMATION CONTACT:
Joseph F. Jackson
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(703) 485-3535
8200 Greensboro Drive, Suite 820
McLean, Virginia 22102

AUCTION CONTACTS

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