

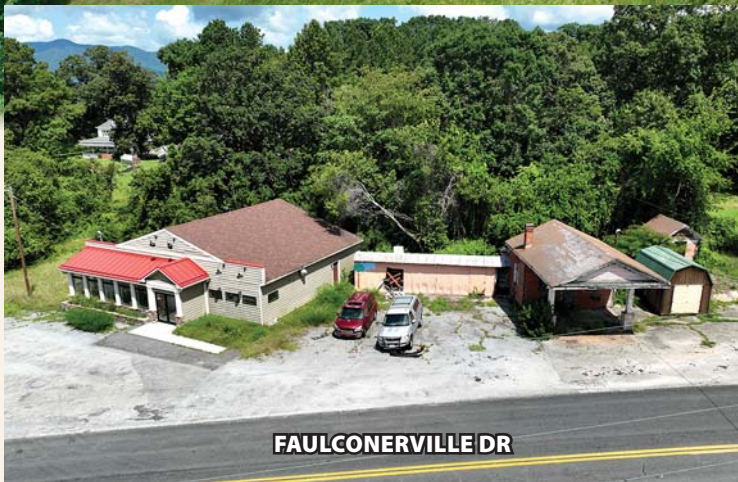
AMHERST COUNTY, VIRGINIA

# ABSOLUTE REAL ESTATE AUCTION

**THURSDAY, OCTOBER 9 AT 3:00 PM**

**AUCTION HELD AT SECOND STAGE  
194 2<sup>ND</sup> ST, AMHERST, VA 24521**

**IN-PERSON & ONLINE BIDDING AVAILABLE**



**FAULCONERVILLE DR**

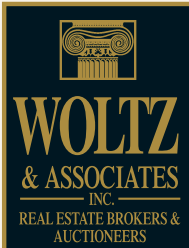
**ONE AUCTION. THREE DISTINCT OPPORTUNITIES**

- 55.6± ACRES SUBDIVIDABLE LAND TRACT
- HIGH-TRAFFIC COMMERCIAL PARCEL
- HISTORIC HOME WITH RESTORATION POTENTIAL

**PREVIEW DATES:**

Friday, October 3, from 12 PM to 3 PM

Saturday, October 4, from 12 PM to 3 PM



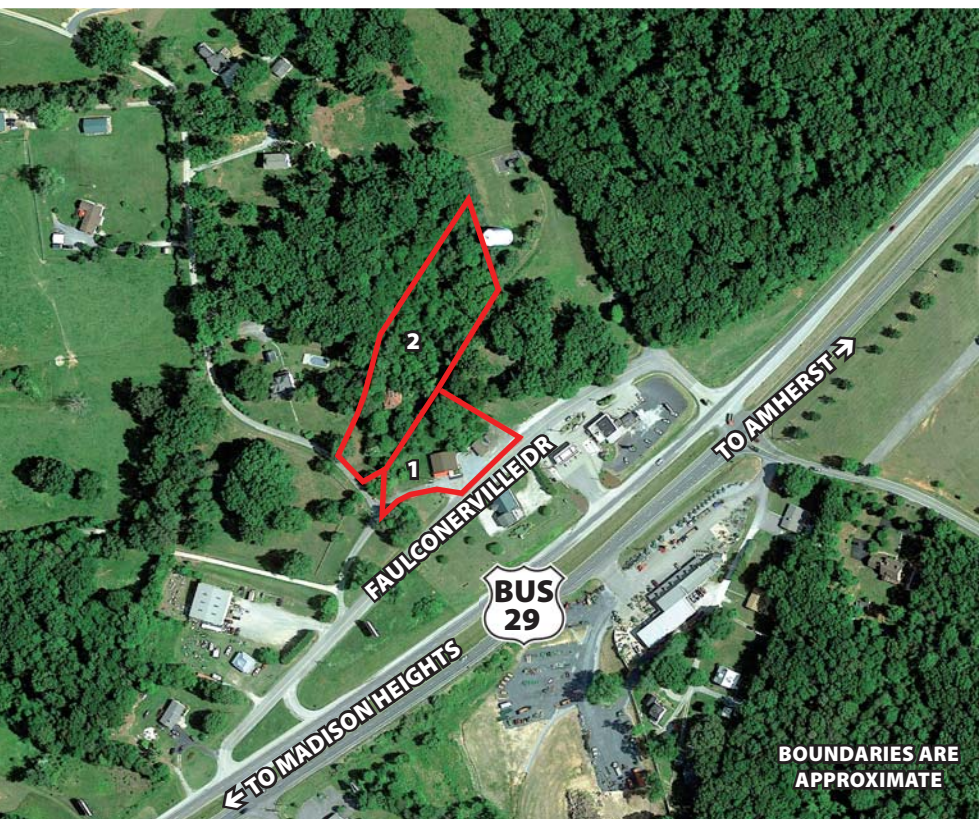
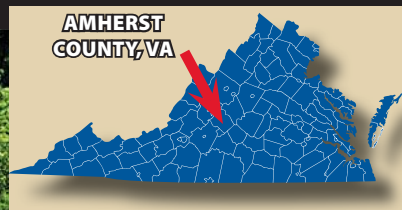
VA #321

**PRESENTED BY:  
JACOB WOLTZ, REALTOR  
(540) 588-3277 JACOB@WOLTZ.COM  
(800) 551-3588 • WOLTZ.COM**



**5% BUYER'S PREMIUM**





### AUCTION TRACT 1:

Commercial Site – Redevelopment Ready  
167 Faulconerville Drive | Parcel ID: 124 A 12 | Zoned Commercial

*Rare Highway-Facing Commercial Parcel*  
- Acreage

Located in a high-exposure corridor, this commercial site once operated as a grocery store and local restaurant—and still holds the footprint for rapid transformation and investment potential.

#### Property Highlights:

- Existing retail and restaurant structure with shelves, fixtures, and kitchen assets in place
- Vintage gas station canopy on-site
- Ample paved parking, utility access, and existing infrastructure
- Prime signage location with excellent traffic visibility
- Highly adaptable for fuel station, fast food, retail, or multi-use redevelopment

For operators, developers, or regional brands seeking a plug-and-play opportunity in a visible market, this site offers both legacy value and future upside.

### AUCTION TRACT 2:

Historic Home on 2.2 ± Acres  
171 Faulconerville Drive | Parcel ID: 124 A 7 | Zoned Commercial Industrial

*Restoration Candidate in a Quiet Setting with History and Charm*

Privately set behind the commercial site and buffered by trees, this early 20th-century residence presents a unique opportunity for buyers with vision. Structurally sound and positioned on a spacious lot, it's ready for a new chapter.

#### Why This Property Deserves a Look:

- Tucked-away, nearly 2-acre lot offers space and seclusion
- Historic structure with solid framework and architectural detail
- Zoned for residential use with space for additions or gardens
- Potential to become a primary home, short-term rental, or creative retreat

In a market short on character-rich homes, this is a rare opportunity to restore rather than replace.





AUCTION TRACT	ACREAGE (±)	DESCRIPTION
1	0.93	167 FAULCONERVILLE DR
2	1.93	171 FAULCONERVILLE DR
3	3.17	PASTURE/CLEARED FIELD
4	10.7	WOODED
5	3.53	243 HUFF CREEK TRL 3 BR, 3 BA, 3,116± SF FARMHOUSE
6	1.97	WOODED
7	2.1	WOODED
8	2.55	WOODED
9	18.6	PART OPEN FIELD/ PART MATURE WOOD
10	11.4	PART OPEN FIELD/ PART MATURE WOOD

#### PREVIEW DATES:

Friday, October 3, from 12 PM to 3 PM

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### AUCTION TRACTS 3-10:

55.6± Acres | Prime Development Land | Single lot Opportunities  
243 Huff Creek Trail | Parcel ID: 81 A 40 | Zoned Agricultural  
*A Generational Land Offering – Subdivided and Ready for Vision*

This breathtaking 55.6± acre tract in Amherst County has been professionally surveyed into single-family lots and is poised for a wide range of development strategies. Ideal for investors, builders, single family custom residence and estate buyers alike. With the ability to group lots into any arrangement desired there is also a large potential for a large family compound, hunting retreat, or farm.

#### Key Features:

- Strategically surveyed for subdivision into single developable tracts
- Long public road frontage ensures access, flexibility, and value
- Gently rolling topography with open meadows, wooded buffers, and panoramic views
- Ideal building sites throughout for private homes or a cohesive community
- Excellent wildlife habitat and recreational potential
- No known easements or restrictions

This property checks every box: beauty, usability, and investment upside. Whether building a new neighborhood, securing a family compound, or holding long-term, this land is your blank slate.

#### AVAILABLE TO BIDDERS

- ✓ Subdivision maps and tract layouts
  - ✓ Survey documents
  - ✓ Title documentation
  - ✓ Drone flyovers and professional photography
  - ✓ Bidding portal access and registration forms
- Buyer's agent commission available.

#### Ready to Walk the Properties?

Private Showings Available

Don't miss this chance to acquire real estate with real potential in a location poised for growth. Whether you're building homes, launching a business, or restoring a legacy, these properties offer opportunity with upside.

### - BASIC TERMS & CONDITIONS OF AUCTION -

- REGISTRATION:** Bids will be accepted only from registered bidders. Registration begins at 2:00PM. Please bring a driver's license for identification.
- AUCTION SALE:** All auction parcels will be sold absolute to the high bidder. **ALL SALES ARE FINAL.** All 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 before bidding.
- FINANCING:** Your bidding and purchase of the property is **NOT CONDITIONAL UPON FINANCING.** Be sure you have arranged financing, if needed, and are capable of paying cash at closing.
- LIABILITY:** Bidders inspecting property enter at their own risk. Auction Company assumes no risk for bodily injury or damage to personal property.
- BIDDING:** Qualified bidders may bid on individual tracts, any grouping of tracts or on all properties. The auctioneer will determine all bid increments. All decisions by the auctioneer regarding bid acceptance are final. Bidding signifies you have read and are in agreement with the terms and conditions of the auction.
- ANNOUNCEMENTS:** Announcements on day of sale take precedence over all prior releases, verbal and written, concerning this auction sale.
- BUYER'S PREMIUM:** The Buyer's Premium on the Real Estate is 5% of the high bid amount. The Buyer's Premium will be added to the high bid to determine the final sale price.
- AGENCY:** THE AUCTION COMPANY AND ITS CONTRACT REPRESENTATIVES REPRESENT THE SELLER.
- LEAD PAINT:** The residential properties in this auction were built prior to 1978 and may contain lead-based paint. A lead-paint inspection may be performed by bidders prior to the auction sale date. Applicable lead paint documents and information are available from Auction Company.

- Bidders will be provided a lead-paint disclosure prior to signing a real estate purchase agreement and agree to waive the ten (10) day right to inspection after the auction sale.
- REAL ESTATE DEPOSIT:** A NONREFUNDABLE deposit in the amount of ten percent (10%) of the contract sale price will be required on day of sale. The deposit is payable by cashier's check or pre-approved check payable to Woltz & Associates, Inc. Escrow Account. Personal checks will be approved if the Buyer presents a bank letter stating that the Buyer is a customer of the bank and the checking account is in good standing.
- REAL ESTATE DEED:** The real estate will be conveyed by a special warranty deed 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 on or before November 24, 2025. There will be no assigning of tracts or deeds between bidders. Tracts will be deeded in the manner purchased at the auction.
- BOUNDARY LINES:** Boundaries on aerial photos and topo maps are approximate. Refer to survey for exact boundary locations.
- GENERAL:** The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by the Seller or the Auction Company.
- 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.
- ONLINE BIDDERS:** Registration is due no later than Noon, October 8, 2025.



AMHERST COUNTY, VIRGINIA

# ABSOLUTE REAL ESTATE AUCTION

## PREVIEW DATES:

FRIDAY, OCTOBER 3, FROM 12 PM TO 3 PM

SATURDAY, OCTOBER 4, FROM 12 PM TO 3 PM

## AUCTION INFORMATION:

Date: Thursday, October 9, 2025 at 3 PM

Format: In-person and online bidding available

Order of Sale: Commercial • Historic Home •  
Subdivided Land Tracts

## TERMS:

Absolute Auction – All properties sell regardless of  
price. 5% Buyer's Premium

*Licensed in AL, CO, FL, GA, IL, IN, KY, LA, MS, NC, OH, OK, PA, SC, TN, VA, WV*

AMHERST COUNTY, VIRGINIA

## ABSOLUTE REAL ESTATE AUCTION

THREE PRIME PROPERTIES • DIVERSE  
PORTFOLIO • NO MINIMUMS



THURSDAY, OCTOBER 9 AT 3:00 PM



VA#321 A1047

Jim Woltz (VA #825)  
Jacob Woltz, REALTOR

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