

# RAWLINGS AUCTION, APPRAISAL & REALTY, LLC

LICENSED AUCTIONEERS/CERTIFIED APPRAISERS/LICENSED REAL ESTATE AGENTS

## AUCTION INFORMATION

**"BROKERS BRING YOUR BUYER, WE SHARE COMMISSION"**

### REAL ESTATE AUCTION

**\*\*ABSOLUTE OVER \$550,000\*\***

**Onsite –October 12, 2017 4pm Sharp  
11 Elizabeth Ln., Berkeley Springs, WV 25411**



**Open House's : September 24, from 12pm – 2pm and October 12, from 3pm – 4pm**

**"THIS IS NOT A FORECLOSURE, CLEAR DEED GUARANTEE"**

Seller loss will be your gain! Don't miss this opportunity. Just barely lived in. Beautiful luxury custom built home in Berkeley Springs, WV. The views are incredible. Let this be your primary residence or your mountain getaway.

This home features top of line everything! 4 bedroom, 3 1/2 bath two story home with a 2 car attached garage and a 3 car detached 2 story carriage house. Please see [auctionzip.com](http://auctionzip.com) or our website for full detailed listing. Just some of the custom features are the porcelain ceramic floor, cherry and maple cabinets throughout, Australian cypress wood floors, spiral staircase from bottom level to top, the appliances all top of the line Wolf and Fisher, Instant hot water heating system, large rec room with wet bar that includes microwave and refrigerator. Theatre room and BOSE sound system throughout the house. 16 zone security system. Pella windows and doors throughout. Multiple patios with extensive landscape and outdoor lighting, two car attached garage PLUS the carriage house which is 3 bay and includes it's own heating and electrical system. Carriage house has 1/2 bath on lower level and 1 1/2 bath on upper level. Upper level finished but for floor. All this on 2.88 acres with amazing views.

**\*SEE NEXT 2 PAGES FOR DETAILED CUSTOM FEATURES\***

**SHOW ANYTIME – LOCKBOXED FOR BROKER/AGENT CONVENIENCE**

**FINANCING IS FINE IF NEEDED BUT MUST SETTLE WITHIN 45 DAYS**

**\*INSPECT PRE-AUCTION WITH A LICENSED INSPECTOR IF YOU LIKE BUT NO CONTINGENCIES\***

-A \$10,000.00 non-refundable deposit in **CASH OR CERTIFIED FUNDS** is due by the winning bidder the day of auction. A 7% buyer's premium will be added to the high bid to make up the total sale price. Buyer pays all closing cost.

### FOR MORE INFORMATION

[www.rawlingsauctionservice.com](http://www.rawlingsauctionservice.com) or [www.auctionzip.com](http://www.auctionzip.com) ID # 12260

Email: [rawlingsauction@comcast.net](mailto:rawlingsauction@comcast.net)

Steve and Patti Rawlings, Principals

Bus: 1 (301) 473-5796

Cell: 1 (301) 418-1144

## **DETAILED CUSTOM FEATURES**

**INTERIOR OF HOME:** consists of the main level with a custom kitchen, breakfast room, dining, living and family room, laundry room and 1/2 bath. The upper level includes 4 bedrooms and 2 full baths. The lower level includes a utility room, large recreation room with wet bar that includes a microwave and refrigerator, theatre room and 1 full bath. Home has central air, ceiling fans, heat pumps fueled by bottled gas/propane.

**CUSTOM FEATURES WITHIN THE HOME:** Stone entrance with accent lighting, interior spiral stairs within in the turret from the lower level to the 2nd level that are comprised of Australian Cypress with Maple hand rails. Balusters are fluted and twisted. The kitchen is designed with a subzero Wolf refrigerator including ice maker, Fisher double drawer dishwasher, microwave, pre-sink on stainless cooking island, double compartment main stainless steel sink, custom cherry cabinets from floor to ceiling with Siena Bordeaux granite countertops and a porcelain tile floor. The laundry room has custom maple cabinets with cherry finish and Zodiac counter tops. The home has a large living, dining and family room with gorgeous wood floors, amazing views and a floor to ceiling stone gas fireplace. The upper level includes sizable bedrooms and all have quality carpet. The bathrooms are all sizable with the master having a separate tub and shower. The master bedroom has a large walk in closet. The lower level includes many features most notably the automatic, remote control three sided propane fireplace in the recreation area with Impala polished black granite, theatre room and wet bar area. The wet bar has Luna pearl granite countertops and includes a refrigerator, ice maker and stainless free formed sink and server. Billiard table also included in sale. The theatre room includes a 73" Mitz large screen. This room has a BOSE sound system and the seating is a lazy boy reclining sofa on the tiers.

This home has a custom alarm system with central station monitoring. There is a 16 zone alarm panel including indoor motion detecting, glass breaks, door contacts, propane detectors, battery backup, siren and specialty wire for multiple position closed circuit TV.

2 car attached garage.

All bathrooms on all levels have porcelain tile and cherry cabinets. All wood floors are Australian Cypress.

All windows and doors are Pella.

**EXTERIOR OF HOME:** Detached carriage house/3 car garage. The carriage house has 3 bays to be used at will. It includes 1/2 bath on the lower level and 1 full bath on the upper level. Upper level finished but for

## **DETAILED CUSTOM FEATURES CONTINUED**

flooring. The carriage house has a separate 200 amp electric service and it's own heating and air conditioning system.

Extensive landscape and lighting features to include front walkway with Indiana limestone steps, multiple patios and porches concrete trimmed with soldier course of brick, lighting which includes the driveway and miscellaneous landscape lighting augmented by an array of security safety lights.

**ADDITIONAL CUSTOM FEATURES:** hot water is energy saving propane heated on demand. Well is 205ft depth 20 gallon per minute. Foundation is pour concrete with steel reinforcement in accordance with engineering specs. Insulation is the max possible with R-21 in exterior walls except for turret which is R-38 and second floor ceiling is R-40. 1000 gallon underground propane backup for cooking, fireplaces and garage heat. Gravity septic field with 1060 gallon Fralo tank. Roofing consists of GAF Grand Sequoia shingles with Titanium UDL roofing paper with aluminum F5 drip edge, flashing, counter flashing, ice and water shield and Cobra Ridge vent.

The property has a circular driveway and is set on a rolling landscape with gorgeous views and minutes to the Potomac River.

**ARCHITECT - George Vaeth & Associates of Columbia, MD**  
**ENGINEER - Ruckman Engineering, PLC**

## **TERMS AND CONDITIONS OF THE AUCTION**

This home is being sold **AS IS** with no warranties expressed or implied. This property is being sold with the seller having the right to refuse any bid. The buyer will be responsible for any inspections they desire but no contingencies or negotiations are allowable. The buyer is responsible for all closing costs and has 45 days to settle. Financing is fine as long as settlement period abided by.

A 7% Buyers Premium will be added to the high bid amount and paid by the BUYER by adding this amount to their high bid.

If the buyer uses an agent, the agent will share in the commission and receive 2% of the high bid amount.

A non-refundable deposit of **\$10,000.00** will be due by the winning bidder on the day of auction in cash or certified funds. This deposit will be held in escrow until settlement. Settlement must occur within 45 days from the day of auction. If for any reason settlement does not occur, the deposit amount will be forfeited.

BROKER PARTICIPATION ALLOWABLE BUT NOT REQUIRED

**BROKERS/REALTORS - YOU MUST COMPLETE BROKER  
PARTICIPATION PAGE OF THIS PACKAGE AND RETURN TO  
OUR OFFICE 24 HOURS PRIOR TO THE AUCTION.**

### **FOR MORE INFORMATION**

RAWLINGS AUCTION, APPRAISAL & REALTY, LLC

**[WWW.RAWLINGSAUCTIONSERVICE.COM](http://WWW.RAWLINGSAUCTIONSERVICE.COM)**

**RAWLINGSAUCTION@COMCAST.NET**

Steve and Patti Rawlings - Principals

Licensed Auctioneer, Certified Appraiser, Licensed Real Estate Salesperson

Bus: 1(301)473-5796 or Cell: 1(301)418-1144  
WV License #1723

## ***FREQUENTLY ASKED QUESTIONS***

### ***1. Does the buyer need to have all cash on the day of the auction?***

NO, the successful bidder typically pays 5-10% of the final accepted total contract price as a non-refundable deposit. **In this case the amount is \$10,000.00.** The balance is required in 45 days, depending on the individual auction terms (just like a normal real estate transaction). Our auctions mimic the standard closing time frame (i.e. 45 days).

### ***2. If the buyers require financing can an appraiser have access to the property after the auction during the escrow period?***

YES, we can allow appraisers and other inspector's access throughout the escrow period. If the property requires termite work and the buyers want to have it done, the work can also be completed prior to closing.

### ***3. Is the seller obligated to do repairs or any termite work?***

NO, the properties sold at our auctions are sold "as is" with no contingencies.

### ***4. Who pays the escrow and title costs?***

The buyer bears the cost related to closing.

### ***5. Can any inspections be made to the property prior to the auction?***

YES, unlike foreclosure and tax sale auctions we hold one - two previews prior to the auction and one immediately prior on auction day. We recommend all potential buyers thoroughly inspect the properties. The properties can also be scrutinized by a home inspection company if the potential buyer wants to pay for this service. The property can also be shown at any time during the marketing period.

### ***6. Where does the auction usually take place?***

Almost all of our auctions are held at each individual property. If the auction is not being held onsite then the location of the auction can be found by clicking on the specific auction link in the Current Auctions area of the website.

## ***HOW TO BID AT OUR REAL ESTATE AUCTIONS***

1. Call Rawlings Auction, Appraisal & Realty, LLC @ (301) 473-5796 or attend an open house to obtain a bidder's package. **REALTORS ARE ENCOURAGED.** Call us if you have any questions ... we're there to assist you.

You will be guaranteed clear title if you are the successful bidder. A title insurance policy will be issued from a reputable Title Company at the close of escrow at buyer's expense.

2. Come to an open house to view the inside of the property. Feel free to bring a home inspector to check out anything you feel is necessary. The property will be sold in "AS IS" condition.

3. A specified amount (check the auction's terms for amount) is needed to participate as a bidder at the auction. Make sure to bring a cashier's check or certified check made out to ***YOURSELVES*** when you check in on the day of the auction. Allow plenty of time to get to your bank so you don't miss the auction. The auction will start promptly at the time advertised. If you are the successful bidder, your cash, cashier's check or other approved funds from the seller will be deposited into a secure trust account and escrow will be opened the next business day following the auction.

4. When you check in you'll be given a bidders card with a number on it. When you want to bid, just raise your card. The auctioneers are very friendly and will help you, so don't be intimidated by the process.

5. A 7% buyer's premium will be added to the final bid to determine the total purchase price. For example, if the final bid was \$ 550,000, \$ 38,500 (7 %) will be added to determine the price the successful bidder paid for the property. Example \$ 588,500 would be the total sale price.

(550,000 + 38,500).

6. You will have up to 45 days to close (check the auction's terms for closing period) with the balance of the amount needed. If you don't close in this time frame, the upfront deposit money could be non-refundable if the seller doesn't agree to an extension. It is advisable that if you need assistance from a lending institution to help fund the transaction, that they are efficient in providing the necessary money to close in the appropriate time frame.

It's that easy! Please ask as many questions as you need to, so you feel comfortable about the auction process. We are here to assist you and want to help make bidding at our real estate auctions an enjoyable experience. All the best.

**THIS IS NOT A FORECLOSURE SALE OR TAX SALE. DON'T BE INTIMIDATED BY REAL ESTATE AUCTION. WE TAKE OUR TIME DURING BIDDING. THERE ARE NO SECRETS OR HIDDEN TERMS.**

**TERMS AND CONDITIONS FOR THE REAL ESTATE AUCTION FOR**  
**THE PROPERTY LOCATED AT 11 ELIZABETH LN., BERKELEY SPRINGS, WV**

The highest bidder shall be the purchaser(s), with the seller(s) reserving the right to reject any bids under \$550,000; to adjourn the sale to a subsequent date, or sell the same privately.

1. The sum of \$10,000.00 NON-REFUNDABLE DOWN PAYMENT in cash, certified check, or approved funds when the property is struck down, and the balance without interest on or before **November 28, 2017**. All real estate taxes shall be pro-rated. Purchaser(s) to pay deed preparation, all transfers and closing costs.
2. If the purchaser(s) fails to comply with these terms of sale they shall forfeit as liquidated damages the hand money and the sale may be rescinded at the option of the seller(s) and in such case the property may be re-sold at any time without further notice.
3. The Auctioneer at his sole discretion shall determine the bidding increments and procedure.
4. Seller(s) warrant legal authorization to convey title of said property, and agrees to convey a good and marketable title to purchaser subject only to all recorded easements, conditions, restrictions and agreements as they may lawfully apply.
5. Rawlings Auction, Appraisal & Realty, LLC herein makes no representations or warranties as to the condition of the real estate, that the Purchaser(s) accepts the property "AS IS" and that the purchaser(s) waives any claims for any liability imposed through any environmental actions.
6. This agreement and the transfer of title to said real estate shall be under and subject to the jurisdiction of Morgan County, WV. Purchaser(s) agrees and complies with these terms and conditions for the auction/sale.
7. A 7% Buyer's Premium will be added to the high bid amount and paid by the Buyer at settlement.

**Seller(s)** **Date**

**Seller(s)** \_\_\_\_\_ **Date** \_\_\_\_\_

Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_

Buyer(s) \_\_\_\_\_ Date \_\_\_\_\_

**Buyer(s) Agent** \_\_\_\_\_ **Date** \_\_\_\_\_

**Buyer(s) Agent** \_\_\_\_\_ **Date** \_\_\_\_\_

# RAWLINGS AUCTION, APPRAISAL & REALTY, LLC

## Participation Agreement for Cooperating Brokers

1. In order to register your client, you will need to complete our registration form. This form must be completed in full, in a legible manner, and must be signed and dated by both prospective buyer and the broker/agent.

**This form must be returned to our office 24 hours prior to the auction.**

2. Rawlings Auction, Appraisal & Realty, LLC requires the broker/agent to personally accompany their client to the auction.
3. Rawlings Auction, Appraisal & Realty, LLC will write the purchase agreement on a Rawlings Auction, Appraisal & Realty, LLC sales contract, noting the broker/agent name.
4. Professionally assist your client by providing relevant advice and property information.
5. No commission will be paid to any broker acting as a principal in the purchase of the property, nor any of his/her agents, nor broker & *or* agent's spouse or immediate family members, as a principal. An affidavit affirming Broker's, & *or* Broker's Agents, or spouse of Broker/Agent have no direct or indirect property ownership interest is required.
6. The Rawlings Auction, Appraisal & Realty, LLC shall pay the broker 2% **of the winning bid** upon a successful settlement. Your client offers an opening bid of \$\_\_\_\_\_

\_\_\_\_\_ Broker/Agent (please print)

\_\_\_\_\_ Client(s) (please print)

Property Address \_\_\_\_\_

Name of Buyer's Agent \_\_\_\_\_

Brokerage Name \_\_\_\_\_

Agent's Office Telephone \_\_\_\_\_

Name of Client, \_\_\_\_\_

Address of Client \_\_\_\_\_

Client Tel. Number \_\_\_\_\_

I am representing my client, the Buyer, and not the Seller. Further, I shall hold harmless and indemnify Rawlings Auction, Appraisal & Realty, LLC and the Seller from any and all claims, costs, or expenses, including reasonable attorney's fees, which may arise out of any actions or inaction's or representations made by me in connection with the sale of this property. **THERE WILL BE NO EXCEPTIONS TO THESE BROKER REQUIREMENTS.**

\_\_\_\_\_  
Buyer's Agent Signature                      Date

\_\_\_\_\_  
Bidder(s) Signature                      Date

\_\_\_\_\_  
Bidder(s) Signature                      Date