

CHRISTIANSBURG, VIRGINIA

*Absolute*

# AUCTION

THE MEADOWS GOLF AND SWIM CLUB  
SINCE 1955



**Beautiful Homesites Ranging From 3 to 24 Acres  
Offered In 9 Tracts - 115.46 Total Acres**



**TUESDAY, SEPTEMBER 12, 11:00 AM**

**AUCTION ON-SITE: The Meadows Clubhouse**

1111 Round Meadow Drive, Christiansburg, VA 24073

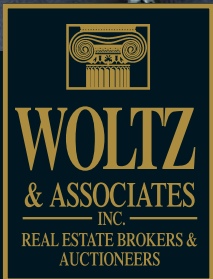


**18-Hole Golf Course, Swimming Pool,  
Clubhouse, Golf Carts,  
Mowing Equipment & More!**



**PREVIEW DATES FOR REAL ESTATE & EQUIPMENT:**

Monday, August 28, 1-3 PM and Tuesday, September 5, 1-3 PM



VA #821

**For More Information Contact**

**David Boush** (VA #3941) **540.871.5810** (mobile)

**Jim Woltz** (VA #825) **540.353.4582** (mobile)

**800.551.3588 • 540.342.3560** (office) • **WOLTZ.COM**



Real Estate:

5% Buyer's Premium

Personal Property:

10% Buyer's Premium



# Absolute AUCTION

Tract Number	Acreage ±
1	9.099
2	9.907
3	3.114
4 (Clubhouse)	7.167
5	7.245
6	21.525
7	24.036
8	21.203
9	12.172



We are proud to offer the beautiful Meadows Golf and Swim Club and maintenance equipment, golf carts and more. This property is located in Christiansburg, Virginia just off of US 11 and only 3 miles from I-81. The property consists of 115± acres and will be offered in its entirety as a Golf and Swim Club and/or in multiple tracts ideal for homesites.

## 18-HOLE GOLF COURSE ON 115 ACRES

The Meadows Golf and Swim Club features a championship 18-hole golf course designed by architect Ray Vaughn, Sr. and opened for play in 1955. The front nine has larger greens and the entire course plays through rolling terrain. Tree lined fairways lead to greens varying in size, speed and undulation. There are beautiful mountain and sunset views throughout the course and water comes into play on 15 holes. There are multiple tees to challenge all handicaps that play from 4,500 yards to nearly 6,000 yards with elevation changes that can add up to 50-70 yards per hole.

Additionally, there are practice facilities consisting of a chipping and putting green and driving range.

**THE MEADOWS PROPERTY WILL BE OFFERED IN 9 INDIVIDUAL TRACTS AND IN ANY COMBINATION, AS WELL AS, IN ITS ENTIRETY TO CONTINUE THE ALMOST 60 YEAR TRADITION AS A GOLF COURSE.**

## CLUBHOUSE, AMENITIES & EQUIPMENT

This tract offers a Clubhouse with approximately 2,500 SF and includes a bar and grill with kitchen, dining area, pro shop, office, 4 bathrooms, locker rooms, showers, recreational room, storage rooms, wooden deck and patio area. The swimming pool has 3 lanes, 2 diving boards, kiddie pool and includes a concrete patio surround. It also includes a pool house with his/her bathrooms and showers. There is also a metal storage building approximately 1,800 SF that was used for maintenance and storage of equipment and golf carts. Public water currently serves the clubhouse and pool and an onsite well serves to fill the swimming pool. This tract is on a septic sewer system. Additionally, this tract offers a large paved parking lot with multiple parking spaces.



TRACT 4



TRACT 7



TRACT 4



TRACT 5





## TRACT DESCRIPTIONS

- Tract 1:** 9.099± Acres. Great building site, joins Crab Creek and fronts on Putter Lane.
- Tract 2:** 9.907± Acres. Great building site, joins Crab Creek and fronts on Putter Lane.
- Tract 3:** 3.114± Acres. Ideal homesite and fronts on Round Meadow Drive.
- Tract 4:** 7.167± Acres. Clubhouse – see description under “Clubhouse, Amenities & Equipment.”
- Tract 5:** 7.245± Acres. Ideal building site with a gentle slope. Fronts on Round Meadow Drive.
- Tract 6:** 21.525± Acres. Large acreage with multiple building sites, fabulous sunset views and fronts on Crab Creek.
- Tract 7:** 24.036± Acres. Large acreage with multiple building sites and fronts on Crab Creek. Tract includes a pond, metal storage/workshop and shed.
- Tract 8:** 21.203± Acres. Beautiful open tract with Crab Creek running through it. Ideal homesite with frontage on Chrisman Mill Road.
- Tract 9:** 12.172± Acres. Elevated building site with views. Tract fronts on Crab Creek and Chrisman Mill Road.

## BROKER PARTICIPATION—REAL ESTATE ONLY

Any broker actively licensed in the Commonwealth of Virginia whose agent properly registers the successful high bidder will be paid a two percent (2%) commission on the real estate at settlement by the seller. Registration must be on a Woltz & Associates, Inc. Broker Participation Application form and contain the name, address and signature of agent and prospect as well as Broker's license number and Federal Tax ID number. The form must be received in the office of Woltz & Associates, Inc. by 12:00 NOON on September 11, 2017. If prospect attends preview, agent must attend with prospect. Additionally, agent must attend sale and co-register with prospect on auction day. Only the first broker to register the high bidder will be paid a commission. Agents acting as principals, on behalf of licensed real estate agents, on behalf of family members, on behalf of entities in which they hold an ownership interest or who represent prospects who have had prior contact with seller or auction company are not eligible.

## TERMS & CONDITIONS OF AUCTION

1. **REGISTRATION:** Bids will be accepted only from registered bidders. Registration begins at 10:00 AM. Please bring a driver's license for identification.
2. **AUCTION SALE: PERSONAL PROPERTY:** All personal property items will be sold ABSOLUTE to the high bidder. All bidders are responsible for determining the age, description and condition of all the items purchased and should inspect before bidding. The personal property will be sold immediately following the Trustee Foreclosure Auction of the Real Estate. **REAL ESTATE:** This is a Trustee Foreclosure Auction and the real estate will be sold ABSOLUTE to the high bidder. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate. ALL real estate and personal 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. **ALL SALES ARE FINAL.**
3. **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.
4. **LIABILITY:** Bidders inspecting property enter at their own risk. Auction Company assumes no risk for bodily injury or damage to personal property.
5. **BIDDING:** Qualified bidders may bid on the real estate and personal property. The auctioneer will determine all bid increments. All decisions by the auctioneer regarding bid acceptance are final.
6. **ANNOUNCEMENTS:** Announcements on day of sale take precedence over all prior releases, verbal and written, concerning this auction sale.
7. **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 sales price. The Buyer's Premium on the personal property is 10% of the high bid amount. The Buyer's Premium will be added to the high bid to determine the final sales price.
8. **AGENCY: THE AUCTION COMPANY AND ITS REPRESENTATIVES REPRESENT THE SELLER, JOHN N. SPICER, SUBSTITUTE TRUSTEE.**
9. **REAL ESTATE DEPOSIT:** A deposit in the amount of ten percent (10%) of the contract sales price will be required on day of sale. The deposit is payable by cash, cashier's check, or certified funds payable to John N. Spicer, Substitute Trustee.
10. **REAL ESTATE DEED:** The real estate will be conveyed by 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 October 26, 2017. Tracts will be deeded in the manner purchased at the auction.
11. **BOUNDARY LINES:** Boundaries on aerial photos and topo maps are approximate. Refer to survey for exact boundary locations.
12. **REZONING AND SUBDIVISIONS:** This property is currently in the process of rezoning to A-1 zoning from the current CB zoning and is subject to Planning Commission and Board of Supervisors final approval. Additionally, these preliminary divisions are subject to Montgomery County's final approval and A-1 zoning approval.
13. **TRUSTEE DOCUMENTS:** Copies of the Memorandum of Sale and other Substitute Trustee documents will be available online at woltz.com.
14. **PAYMENT FOR PERSONAL PROPERTY:** All personal property must be paid for in full on the day of the auction by cash, pre-approved personal or business check. If paid by check, titles and keys to vehicles and heavy equipment will be provided upon the clearing of a personal or business check.

**NOTE: IF YOU BUY BOTH REAL ESTATE AND PERSONAL PROPERTY AND PAY BY CHECK, TWO CHECKS WILL BE REQUIRED, ONE FOR THE REAL ESTATE DEPOSIT AND ONE FOR PAYMENT OF THE PERSONAL PROPERTY.**

15. **REMOVAL OF PERSONAL PROPERTY:** Personal property becomes the responsibility of the high bidder at the time of the sale. The Auction Company does not provide equipment or labor for removal of items purchased. No items may be removed from the premises until payment in full is received. Personal property may be removed until 7:00 PM on sale day. Buyers are responsible for removing all equipment and personal property in a professional and workman-like manner without causing any damage to the real estate or any other personal property.
16. **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.



## PERSONAL PROPERTY & EQUIPMENT

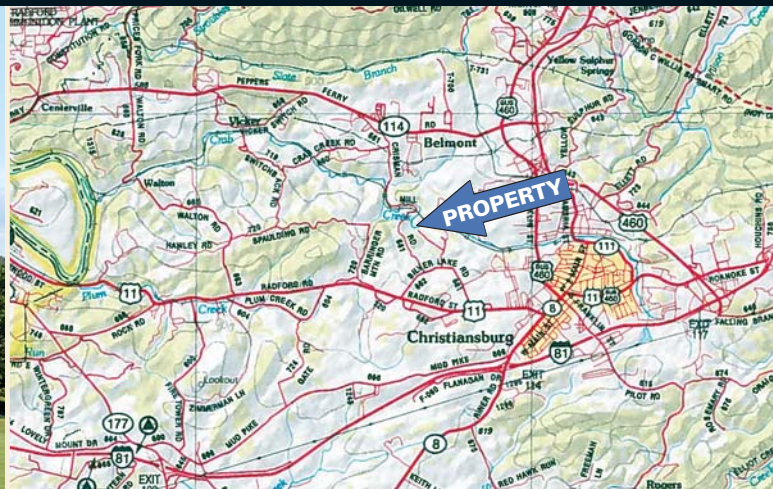
Personal property offered in this sale consists of 2005 DK45 Kioti Tractor & Backhoe, 2004 DK455 Kioti Tractor with Front Bucket, 2001 Steiner 4x4 Mower RC1447, 2003 GA24 Greens Aerator (2), 2001 Toro 3100 Mower, 1999 Toro Workman & Dump Bed, Sand Pro 5020, 3100 Greenmaster Mower (2), Fairway Aerator, Range Ball Picker, Rough Mower, John Deere 2007 Sprayer-HD200, 2008 John Deere Fairway Unit Model 8500, 1996 Hydraulic Dump Trailer, various hand tools, mechanical tools and other miscellaneous equipment and more. Visit [woltz.com/908](http://woltz.com/908) for more information and a complete general list and pictures of the items that will be included in the sale. **Personal Property Auction will begin immediately following the Real Estate Auction.**

**VISIT [WOLTZ.COM/908](http://WOLTZ.COM/908) FOR ADDITIONAL INFORMATION**



# Absolute AUCTION

TUESDAY, SEPTEMBER 12, 11:00 AM



## DIRECTIONS

From I-81 in Christiansburg, Virginia take Exit 114. Go north on West Main Street/VA-8 toward downtown Christiansburg for approximately 0.8 mile. Then turn left onto US-11 S/Radford Street and go approximately 1 mile. Then turn right onto Silver Lake Road for 0.8 mile. Take your 3<sup>rd</sup> right onto Round Meadow Drive for approximately 0.3 mile to property on left.



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SINCE 1955



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TUESDAY, SEPTEMBER 12, 11:00 AM



Woltz & Associates, Inc.  
23 Franklin Road  
Roanoke, Virginia 24011



Presorted  
First Class  
U.S. Postage  
PAID  
Salem, VA  
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