

# **PRELIMINARY REAL ESTATE AUCTION BIDDER PACKET**

**Stoneridge at Bent Mountain  
Real Estate Auction –  
Tracts 1-12**

**Auction:  
Wednesday, June 25, 2025 at  
3:00PM ET**

**Auction will be held at:  
Bent Mountain Community Center  
10148 Tinsley Rd.,  
Bent Mountain, VA 24059**

**For further information, please contact  
David Boush at 540-871-5810**

All information contained herein is provided as a courtesy to prospective bidders. Bidders are responsible for performing their own due diligence.

Stoneridge at Bent Mountain Community • Bent Mountain, Virginia

# Real Estate Auction



## 12 Lots – 2 LOTS SELL ABSOLUTE

Ranging in Size From 1± to 4± Acres

## 2 Large Acreage Tracts

Ranging in Size From 10± to 26± Acres

**Wednesday, June 25 at 3:00 PM**

Held at Bent Mountain Community Center  
10148 Tinsley Ln, Bent Mountain, VA 24059

**Bid Live or Online**

### Your Perfect Mountain Retreat Awaits

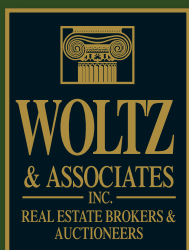
Discover the tranquility and beauty of Stoneridge at Bent Mountain, a charming residential subdivision nestled on the scenic Bent Mountain in Virginia. This serene community boasts breathtaking mountain views, offering the perfect balance of privacy and access to modern conveniences.



### Key Features:

- 12 Total remaining residential lots and 2 large acreage being auctioned
- Last remaining lot located on pond available
- Lot sizes range from 1± acre to 26± acres, offering ample space for your dream home or getaway
- Horses permitted on your property—perfect for equestrian enthusiasts
- A variety of lot types, including wooded and open spaces for a personalized living experience

**Don't miss out—secure your future home or retreat  
in this stunning, peaceful community today!**



**David Boush**  
540.871-5810

Broker Participation Offered  
See [woltz.com](http://woltz.com) for details

**Preview Anytime**  
5% Buyer's Premium

**800.551.3588 • WOLTZ.COM**

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





# Stoneridge at Bent Mountain Community • Bent Mountain, Virginia

## Prime Location:

- Only 3 miles from the Blue Ridge Parkway for scenic drives and outdoor adventures
- 15 minutes to Bottom Creek Gorge Preserve and hiking trails
- 11 miles to the nearest grocery store
- 30 minutes to Carilion Roanoke Memorial Hospital
- 27 minutes to LewisGale Medical Center



## Directions:

### Directions to Auction Tracts 1-12 Bent Mountain, Virginia:

Roanoke-Take US221 appx. 10 miles to right onto Mill Creek Rd. Go .5 mile to left on Cobble Lane to preview Auction Tracts 1-12.

### Directions to Auction Tracts 13 & 14 Bent Mountain, Virginia:

Take US221 appx. 11 miles. As soon as you pass Old Shilling Rd. on the left you will turn right at Auction Sign to enter the property for tracts 13 and 14 (Park at the sign area and walk over to the driveway just past the sign and follow the auction signs onto the property). **Small cabin at the driveway entrance and lot behind it is not part of the property we are selling.**

**Auction Site Address:** Bent Mountain Community Center  
10148 Tinsley Lane Bent Mountain Virginia 24059

## Exciting Auction Opportunity:

Join us for the live auction of 14 remaining residential lots and larger tracts of land. With properties ranging from private wooded retreats to open acres, there's something for everyone.

- **Auction Date:** Wednesday, June 25 at 3:00 PM
- **Auction Site Location:** Bent Mountain Community Center
- **Bid Live or Online:** Participate in person or from the comfort of your home

All properties in Stoneridge to be served by installed well & septic systems, buyer's responsibility.

Preview the properties anytime and feel free to call for more information. This is your chance to own a piece of beautiful Bent Mountain at an incredible value. **Additional information including covenants and restrictions, bylaws, soils reports, etc. woltz.com**

**Don't miss out—secure your future home or retreat in this stunning, peaceful community today!**



**VISIT WOLTZ.COM FOR MORE INFORMATION AND TERMS & CONDITIONS OF THE AUCTION.**

Bent Mountain, Virginia

## Real Estate Auction

### Stoneridge at Bent Mountain

12 Lots - **2 LOTS SELL ABSOLUTE**

Ranging in Size From 1± to 4± Acres

2 Large Tracts - Ranging in Size From 10± to 26± Acres



**June 25 at 3:00 PM - Bid Live & Online**



VA #321 A1042

David Boush (VA #3941)

Woltz & Associates, Inc.  
23 Franklin Road  
Roanoke, VA 24011  
woltz.com



Presorted  
First Class  
U.S. Postage  
PAID  
Salem, VA  
Permit #126

KEY:



Lake



Homesite Number



Woods

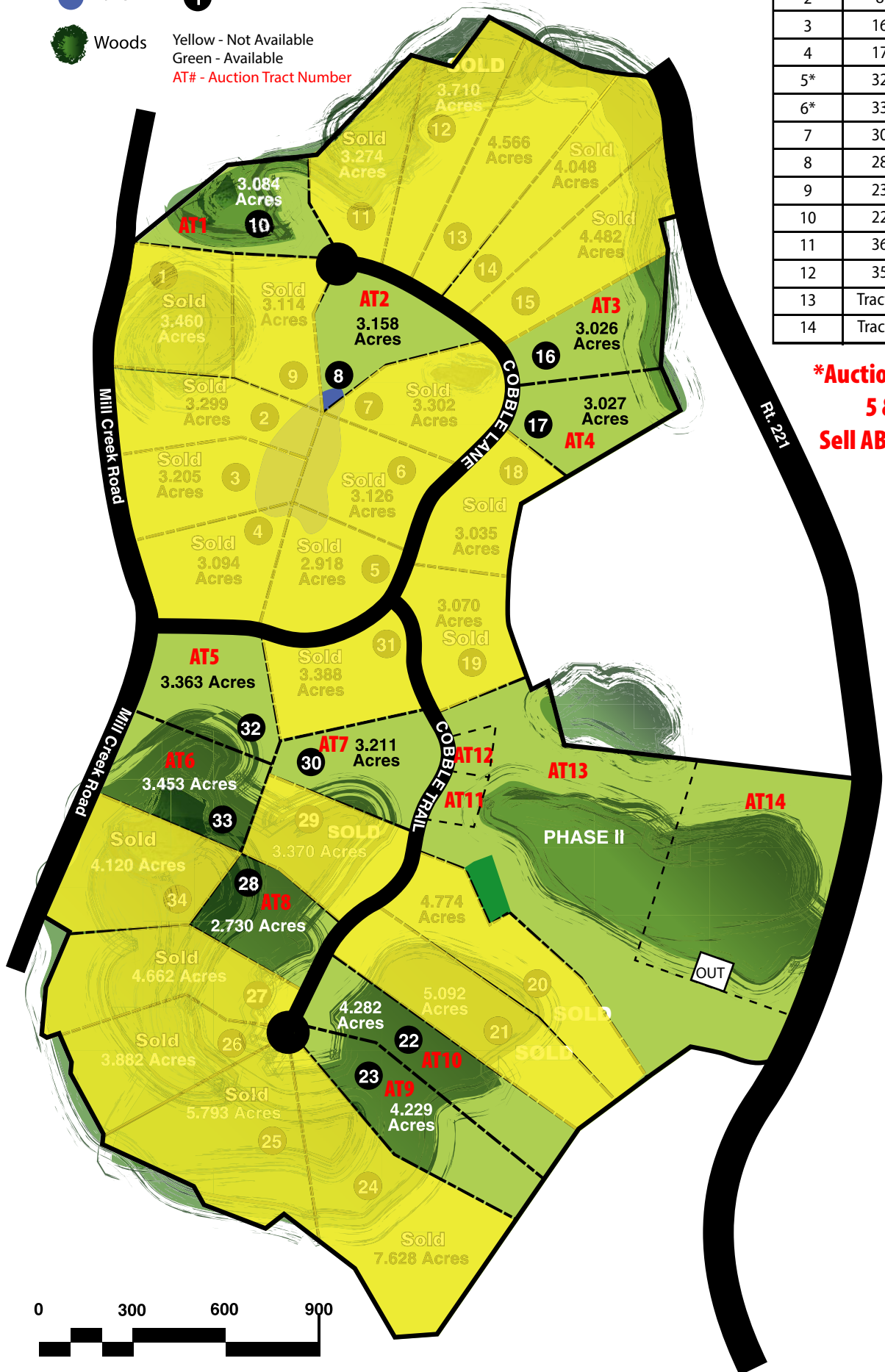
Yellow - Not Available

Green - Available

AT# - Auction Tract Number

Auction Tract	Lot	Acreage (±)
1	10	3.084
2	8	3.158
3	16	3.026
4	17	3.027
5*	32	3.363
6*	33	3.453
7	30	3.211
8	28	3.730
9	23	4.229
10	22	4.282
11	36	1.315
12	35	1.001
13	Tract A	25.906
14	Tract B	11.112

**\*Auction Tracts  
5 & 6  
Sell ABSOLUTE**



**AUCTION**  
**TRACTS 5 & 6**  
**SELL ABSOLUTE**

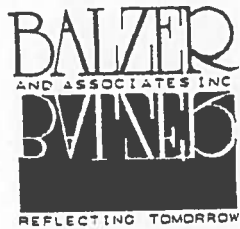
# DISCLOSURES

Visit [woltz.com](http://woltz.com) and click Real Estate Auctions and click on Stoneridge at Bent Mountain for more information or click on the link provided here: [Real Estate Auction: Stoneridge at Bent Mountain Community – Woltz & Associates, Inc.](#)

Here is a list of the following items posted on the website:

## Documents

- [Site Map](#)
- [POA Packet](#)
- [Stoneridge POA Revised Bylaws 12-2020 rev2](#)
- [Recorded Plat](#)
- [Aerial Photography Auction Tracts 11-14](#)
- [Topographic Map Auction Tracts 11-14](#)
- [Roanoke County AR Zoning Information](#)
- [Stoneridge Bylaws](#)
- [Declaration of Covenants, Conditions, Restrictions and Easements for Stoneridge at Bent Mountain for Auction Tracts 1-12](#)
- [Covenants and Restrictions: Auction Tracts 11-14](#)
- [Proposed Drainfields](#)
- [DEQ Letter/Map \(Auction Tract 5 - Lot #32\)](#)
- [Soils - Auction Tract 1](#)
- [Soils - Auction Tract 2](#)
- [Soils - Auction Tract 3](#)
- [Soils - Auction Tract 4](#)
- [Soils - Auction Tract 5](#)
- [Soils - Auction Tract 6](#)
- [Soils - Auction Tract 7](#)
- [Soils - Auction Tract 8](#)
- [Soils - Auction Tract 9](#)
- [Soils - Auction Tract 10](#)
- [Title Commitment](#)
- [Road Maintenance Agreement Auction Tracts 13 & 14](#)



May 6, 2004

Department of Environmental Quality  
Attn: Jay Roberts  
3019 Peters Creek Road  
Roanoke, VA 24019

RE: Stoneridge At Bent Mountain  
IR 2003-W-0255

Dear Jay:

Included in this packet are all the necessary permits and related information concerning the wetland disturbance that has occurred at Stoneridge at Bent Mountain. These permits include the Joint Permit Application: Part I – General Information and Joint Permit Application: Part V – DEQ Virginia Water Protection General Permit Submittals and Certification Statement. Attached to the permits are the supplemental drawings including the plan and profile from the approved construction drawings of the disturbed area and the map showing the U.S. Army Corps of Engineers confirmed wetland delineation and areas of disturbance. Also included is the complete confirmation packet submitted to the U.S. Army Corps of Engineers for the wetland disturbance, including confirmation letter, applicant cover letter, maps, and data sheets.


All work has been completed in the subdivision that affects the wetland areas as shown on the maps. However, there are three issues that must be kept in mind as directed by Thom Leedom with the U.S. Army Corps of Engineers, as the lots are sold and houses are constructed. The first is when Lots 32 & 34 are built upon, it will be necessary to cross the creek as you enter the lots off of Mill Creek Road (Lot 33 has an existing driveway & culvert). Those driveway crossings can be constructed with a pier bridge or an arch culvert, which *would not* result in any further wetland disturbance. The installation of a standard culvert could also occur but would constitute more wetland and stream disturbance. If a standard culvert is installed it will be the builder/homeowner's responsibility to permit/report the disturbance to the Corps of Engineers and Virginia DEQ. The disturbance area of these two possible culverts must still meet the overall site disturbance parameters of less than 1/10 acre total disturbance and 300 linear feet of



stream disturbance. Thus, the total future area allowed to be disturbed would be 2,806 square feet of wetlands and 238 linear feet of stream. The second is that the lots that have pond frontage must not fill or change the character of the areas shown as wetland. Piers or docks are allowable as long as no filling occurs. The third is that any lot owners that have wetlands shown on their lots must protect these areas by not filling them.

The cover letter that was sent for confirmation to Thom Leedom of the C.O.E. dated September 15, 2003 stated that there would be two areas of disturbance, however the 1/10 acre area on Lot #5 was not disturbed and will be protected, leaving the creek crossing as the only disturbed area as noted above. This information will be copied to John Atkinson of Stoneridge at Bent Mountain, LLC so the appropriate information can be passed on to future homeowners. Thank you very much Jay for your assistance with this project and if you have any further questions or comments please feel free to call.

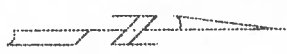
Sincerely,  
**BALZER AND ASSOCIATES, INC.**

A handwritten signature in black ink, appearing to read 'S. Semones', with a long horizontal line extending to the right.

Steven M. Semones, L.A.  
Project Manager

Cc: John Atkinson – Stoneridge at Bent Mountain, L.L.C.  
Sean Horne – Balzer and Associates





**BAZEP**  
7/11/12  
REGISTERED PROFESSIONAL  
PLANNING & ARCHITECTURE  
1122 Leachman Street, 24000  
Farmingdale, Virginia 24000  
Phone: 540.981-0281  
Fax: 540.981-0282

1. The purpose of this map is to show the location of the wetlands and the proposed development.  
2. The map was prepared by the Planning & Architecture firm of BAZEP.  
3. The map was prepared on the basis of the information provided by the client.  
4. The map was prepared on the basis of the information provided by the client.

**STONERIDGE AT BENT MOUNTAIN**

**WETLAND DELINEATION**

WINDSOR HILLS DISTRICT  
ROANOKE COUNTY, VIRGINIA

INSPECTOR:  
STEVE SEMONES

DATE: 9-15-03

SCALE: NTS

**Basic Terms & Conditions of The Auction**  
**LIVE & ONLINE**

**A1042 – Stoneridge at Bent Mountain**

**Bent Mountain Center**

**June 25, 2025, 3:00pm**

**Registration for live auction starts at 2:00pm Wednesday June 25  
& online Registration is Monday, June 16, 2025 at 9:00am –  
12:00pm Tuesday, June 24, 2025**

**Online & Live bidding following auction announcements at  
3:00pm, June 25, 2025.**

1. **AUCTION SALE:** The Property will be sold subject to Seller's confirmation of the high bid on all tracts except for Auction Tracts 5 & 6, which will be sold Absolute. 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 General 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 August 12, 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 2:00 PM on the day of sale & online Registration is Monday, June 16, 2025 at 9:00am – 12:00pm Tuesday, June 24, 2025. **Online & Live bidding following auction announcements at 3:00pm, June 25, 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. **BROKER PARTICIPATION:** Any appropriately licensed Virginia broker whose agent properly registers the successful high bidder will be paid a 2% commission based upon the contract sales price, and will be paid at settlement by the Seller. Applications 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 the Broker's license number and Federal Tax ID number. The form must be received in the office of Woltz & Associates, Inc. or by email at hannah@woltz.com no later than 12:00pm, June 24, 2025. Participating Broker must sign the Real Estate Purchase Agreement for winning bid. Agents acting as principals buying on their own behalf, on behalf of family members, other licensed real estate agents, or who represent prospects that have had prior contact with the Seller or Auction Company are not eligible. An agent may register and represent only ONE Bidder for this auction.
14. **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 must register by NOON on Tuesday, June 24, 2025.**
15. **DISCLOSURE:** Auction Tracts 11-14 subdivision of the 39 acres are subject to final approval of Roanoke County before settlement



**WOLTZ**  
**& ASSOCIATES**  
**INC.**  
 BROKERS & AUCTIONEERS

23 FRANKLIN ROAD SW  
 ROANOKE, VIRGINIA 24011  
 540-342-3560 or 800-551-3588  
 FAX 540-342-3741  
 Email: info@woltz.com

## REAL ESTATE PURCHASE AGREEMENT

*(This is a legally binding contract; if not understood, seek competent advice before signing.)*

**AGENCY DISCLOSURE: REALTORS ARE REQUIRED BY LAW AND THEIR CODE OF ETHICS TO TREAT ALL PARTIES TO THE TRANSACTION HONESTLY.** The Seller and the Buyer each confirm that disclosure of the agency relationships described below has been made in writing. (Check **either A or B** below.)

- A. \_\_\_\_\_ The Seller and the Buyer confirm that in connection with the transaction under this Agreement, the Listing Firm, the Selling Firm, and its Agents, are acting on behalf of the Seller as Seller's agent.
- B. \_\_\_\_\_ The Seller and the Buyer confirm that in connection with the transaction described by this Agreement, the Listing Firm and its Agents are acting on behalf of the Seller as the Seller's agent, and the Selling Firm and its Agents, by agreement, are acting on behalf of the Buyer as the Buyer's agent.

THIS AGREEMENT OF PURCHASE AND SALE (**Agreement**) made and entered into this 25 day of June 2025, between Stoneridge at Bent Mountain, LLC ("**Seller**"),

\_\_\_\_\_, ("**Buyer**"), and Woltz & Associates, Inc. ("**Agent**").

### W-I-T-N-E-S-S-E-T-H:

**REAL PROPERTY:** Buyer agrees to buy, and Seller agrees to sell the land, all improvements thereon in Bent Mountain, Roanoke County, Virginia; \_\_\_\_\_ as shown and described on the attached Exhibit A (the "**Property**"). (Complete legal description to be furnished in Deed)

**PURCHASE PRICE:** The Purchase Price (the "Purchase Price") of the Property is \_\_\_\_\_ Dollars (\$\_\_\_\_\_) ("**Purchase Price**").

**DEPOSIT:** The Buyer has made a deposit of: \_\_\_\_\_ Dollars (\$\_\_\_\_\_) ("**Deposit**") by \_\_\_\_\_ [**Insert Personal or Cashier's Check, Wire, or Cash**] in hand paid on the signing of this Agreement, paid by Buyer to Agent; receipt of which is hereby acknowledged. The Deposit shall be placed in Agent's escrow account until final settlement and may be placed in an interest-bearing account. The Buyer and Seller waive any claim to interest resulting from such Deposit.

**THIS IS A CASH AGREEMENT. THERE IS NO CONTINGENCY FOR BUYER TO OBTAIN FINANCING.** The residue of the purchase price shall be payable as follows: Cash at Settlement on or before August 12, 2025 (the "**Settlement Date**"). If closing does not occur on or before Settlement Date, Buyer shall be in default. Seller may, in its sole discretion, permit closing after this date, and, in such case, shall charge the Buyer interest at the rate of 12% per annum of the total purchase price which shall be due and payable at closing.



The Seller agrees to convey the said Property with a General Warranty Deed, same to be prepared at the expense of the Seller and the cost of Virginia Grantor's tax shall be borne by the Seller. It is agreed that the Property is being conveyed free and clear of all liens but subject to all rights, reservations, covenants, conditions, easements, rights-of-way, and restrictions of record, as the same may lawfully apply to the Property, and to all matters which would be disclosed by a survey and inspection of the Property.

**PROPERTY OWNER'S ASSOCIATION DISCLOSURE:** The Seller represents that the Property ( ) is, OR ( ) is not located within a development which is subject to the Virginia Property Owners Association Act (Sections 55.1-1800 et. seq. of the Code of Virginia) (the "Act").

**MECHANIC'S LIEN DISCLOSURE:** (a) Virginia law (Virginia Code §43-1 et seq.) permits persons performing labor or furnishing materials of the value of \$50 or more, including the reasonable rental or use value of equipment, for site development improvements and/or for the construction, removal, repair or improvement of any building or structure permanently annexed to the Property shall have a lien, if perfected, against the Property. This lien may be filed at any time after the work is commenced or the material is furnished, but not later than 90 days from the last day of the month in which the lienor last performs labor or furnishes materials, and in no event later than 90 days from the time such building or structure is completed or the work thereon is otherwise terminated. **AN ENFORCEABLE LIEN FOR WORK PERFORMED OR MATERIALS PROVIDED PRIOR TO THE DATE OF SETTLEMENT MAY BE FILED AFTER SETTLEMENT. LEGAL COUNSEL SHOULD BE CONSULTED.**

(b) Seller shall deliver to Buyer at settlement an affidavit signed by Seller stating either that: No labor or materials have been furnished to the Property within the statutory period, OR: If labor and materials have been furnished during the statutory period, the costs thereof have been paid.

**FAIR HOUSING:** The Seller and Buyer acknowledge that in the sale, purchase or exchange of real property, all offers shall be presented and considered without regard to race, color, religion, national origin, sex, elderliness, familial status or handicap as well as all classes protected by the laws of the United States, the Commonwealth of Virginia and applicable local jurisdiction.

**MEGAN'S LAW:** Buyer shall exercise whatever due diligence Buyer deems necessary with respect to information on any sexual offenders registered under Chapter 23 (19.2-387 et seq.) of Title 19.2. Such information may be obtained by contacting your local police department or the Department of State Police, Central Criminal Records Exchange, at 804-674-2000 or [www.vsp.state.va.us](http://www.vsp.state.va.us).

**SETTLEMENT EXPENSES/RISK OF LOSS:** The expenses of examination of title and recordation shall be borne by the Buyer. All rents, interest, taxes, insurance, and other escrow deposits are to be pro-rated as of settlement. The risk of loss or damage to or destruction of any structure on the premises by any means until the deed of conveyance is delivered is assumed by the Seller.

**DEFAULT:** If Seller or Buyer defaults under this Agreement, the defaulting party, in addition to all other remedies available at law or in equity, shall be liable for the commission referenced in this Agreement as if this Agreement had been performed and for any damages and all expense incurred by non-defaulting party and Agent in connection with this transaction and the enforcement of this Agreement, including, without limitation attorneys' fees and costs, if any. Payment of a commission as the result of a transaction relating to the property which occurs subsequent to a default under this Agreement shall not relieve the defaulting party of liability for any damages and expenses incurred by the non-defaulting party, Agent, or Company in connection with this transaction.

**COMMISSION:** The Seller agrees to pay cash to the Agent for its services, a commission on the sales price of the Property pursuant to the terms of the Listing Contract.

**ATTORNEY'S FEES:** In any action or proceeding involving a dispute between the Buyer, the Seller and/or the Agent, arising out of this Agreement, or to collect the Agent's Fee, the prevailing party shall be entitled to receive from the other party reasonable attorney's fees to be determined by the court or arbitrator(s).

**POSSESSION:** Possession of Property to be given on the date of actual settlement.

**TERMS AND CONDITIONS:** This Property is being sold "AS IS, WHERE IS." Buyer agrees to comply with all terms and conditions. The Buyer's decision to purchase is based upon Buyer's due diligence rather than upon any information provided by Auction Company, its agents, and representatives.

Except for the warranty of title in the deed delivered at closing, Seller makes no warranty or representation of any kind, express or implied, as to the condition, quality, or fitness for a particular purpose of the Property or any portion thereof, and in no event shall Seller be liable for any consequential or punitive damages under this Agreement or with respect to the Property. The Property is sold subject to applicable zoning.

**COUNTERPARTS:** This Agreement may be signed in one or more counterparts, each of which is deemed to be an original, and all of which shall together constitute one of the same original. Documents obtained via facsimile machines or email shall also be considered as originals.

**LAND USE ASSESSMENT:** In the event, the Property is taxed under land use assessment, and this sale results in disqualification from land use eligibility, Seller shall pay any rollback taxes assessed. If the Property continues to be eligible for land use assessment, Buyer agrees to make application, at Buyer's expense, for continuation under land use and to pay any rollback taxes resulting from failure to file or to qualify. Notwithstanding anything herein to the contrary, the provisions of this paragraph shall survive settlement and the delivery of the deed of bargain and sale.

**LIKE-KIND EXCHANGE:** Seller and Buyer shall have the right, at the option of either or both, to dispose of or purchase the Property through a transaction that is structured to qualify as a like-kind exchange of property within the meaning of Section 1031 of the Internal Revenue Code of 1986. Each party agrees to execute any necessary documents related to the Seller's or Buyer's affecting a qualifying like-kind exchange, provided that the non-exchanging party shall not incur any additional costs due to the exchange of the other party. In no event shall any like-kind exchange contemplated by this provision cause an extension of the date of closing unless agreed to by all parties to this Agreement, including Agent.

**PARTIES:** This Agreement shall be binding upon and shall inure to the benefit of the parties, *i.e.*, Buyer and Seller and their heirs, successors, and assigns. As used herein, words in the singular include the plural, and the masculine includes the feminine and neuter genders, as appropriate.

**CHOICE OF SETTLEMENT AGENT:** **Buyer has the right to select a settlement agent to handle the closing of this transaction.** The settlement agent's role in closing your transaction involves the coordination of numerous administrative and clerical functions relating to the collection of documents and the collection and disbursement of funds required to carry out the terms of the Agreement between the parties. If part of the purchase price is financed, your lender will instruct the settlement agent as to the signing and recording of loan documents and the disbursement of loan proceeds. No settlement agent can provide legal advice to any party to the transaction except a settlement agent who is engaged in the private practice of law in Virginia and who has been retained or engaged by a party to the transaction for the purpose of providing legal services to that party. The seller may not require the use of a particular settlement agent as a condition of the sale of the property.

**Escrow, closing and settlement service guidelines:** The Virginia State Bar issues guidelines to help

settlement agents avoid and prevent the unauthorized practice of law in connection with furnishing escrow, settlement or closing services. As a party to a real estate transaction, you are entitled to receive a copy of these guidelines from your settlement agent, upon request, in accordance with the provisions of Chapter 10 (55.1-1000 et seq.) of Title 55.1 of the Code of Virginia.

**ADDITIONAL TERMS AND CONDITIONS:** \_\_\_\_\_

**APPLICABLE LAW:** This Agreement shall be construed under the laws of the Commonwealth of Virginia.

**MISCELLANEOUS:** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors-in-title, heirs, personal representatives, successors, and assigns. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument. This Agreement may be executed and delivered by facsimile or other electronic transmission.

[Signatures on next page]

WITNESS the following signatures and seals.

_____ (Seal)	_____
Buyer	Date
_____ (Seal)	_____
Buyer	Date

**SELLER: Stoneridge at Bent Mountain, LLC**

_____ (Seal)	_____
	Date
_____ (Seal)	_____
	Date

Deed To: \_\_\_\_\_

Agent: Woltz & Associates, Inc.

_____	By: _____
	Its: Agent

Buyer's Address: \_\_\_\_\_

Buyer's Phone: \_\_\_\_\_

Buyer's Email: \_\_\_\_\_

Buyer's choice of settlement services: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_



## BROKER PARTICIPATION

Participation Firm: \_\_\_\_\_

Firm Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_

Selling Agent: \_\_\_\_\_

Agent's Phone: \_\_\_\_\_

Agent's Email: \_\_\_\_\_

Agent's Signature: \_\_\_\_\_

**EXHIBIT A**  
**Property located in: Roanoke County, Virginia.**

<b>Auction Tract</b>	<b>Tax Map #</b>	<b>Contract Sale Price</b>
1	111.00-04-10.00-0000	
2	111.00-04-08.00-0000	
3	111.00-04-16.00-0000	
4	111.00-04-17.00-0000	
5	111.00-04-32.00-0000	
6	111.00-04-33.00-0000	
7	111.00-04-30.00-0000	
8	111.00-04-28.00-0000	
9	111.00-04-23.00-0000	
10	111.00-04-22.00-0000	
11	111.00-01-36.00-0000	
12	111.00-01-36.00-0000	
13	111.00-01-36.00-0000	
14	111.00-01-36.00-0000	
	<b>Total:</b>	

# WOLTZ & ASSOCIATES, INC

## AUCTION INFORMATION

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**June 26, 2025 – Rocky Mount Office Property, Franklin County, Virginia.** Prime location just on the outer edge of downtown Rocky Mount, perfect for a quiet medical or therapeutic practice. The tract contains 0.58 acres in one tax parcel with level terrain & visibility from South Main Street. The improvement was built in 1950 with a later addition. The office building is served by public water & private septic. There is a rear entrance from Sunrise Road, a side street that intersects South Main Street at the front corner of the property. See Woltz.com or contact Russell Seneff at 540-765-7733 for more information.

**June 26, 2025 – Vinton Office Property, Roanoke County, Virginia.** Excellent location near the heart of Vinton between two main roads, with 24 offices, 2 conference rooms, a large parking lot, 4 bathrooms, a large kitchen as well as an additional kitchenette & room to expand. Select office furnishings to be offered on a lump-sum basis on the day of sale. See Woltz.com or contact Reaves Ward at 540-597-4607 for more information.

**September 18, 2025 – Residents & Building Lots, North Port & South Gulf Cove, Florida.** South Gulf Cove offers 5 canal lots, 15 building lots, & 1 home. North Port offers 18 building lots, 3 new rented homes, & 3 new construction homes. And it is only 35 Minutes to Venice Beach. See Woltz.com or contact Russell Seneff at 540-765-7733 for more information.



**WOLTZ & ASSOCIATES**  
INC. VA #321  
BROKERS & AUCTIONEERS

