

# ABSOLUTE AUCTION

## DECEMBER 2, 1:00 PM

### MOUNTAIN LODGE



17 Units of Mountain Lodge Condominiums in Snowshoe, W. Virginia



**Terms:** A \$5,000 Earnest Money Deposit per Condominium shall be made immediately after being declared the "successful high bidder" shall be in the form of cash, cashier's check, or check with bank letter of guarantee p. The balance of the of the purchase price shall be due on closing in 30 days. This property is being sold "as is...where is," with no warranties. All closing costs to be paid by the buyer.

A 5% Buyers' Premium will be added to determine the final purchase price.

For more Information Call: (205) 870-7883 or (540) 982-0011



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Recovery  
Auction, Inc.

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In Cooperation with  
**HALL**  
Associates, Inc.  
AUCTION DIVISION  
Bill Walker, Auctioneer, WV 1193  
Rick Manley, CAI, AARE  
For Information Call: (540)982-0011

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**MOUNTAIN LODGE  
CONDOMINIUMS  
SNOWSHOE, WEST VIRGINIA**

FIRST CLASS  
U.S. POSTAGE  
PAID  
PERMIT #205  
BIRMINGHAM, AL

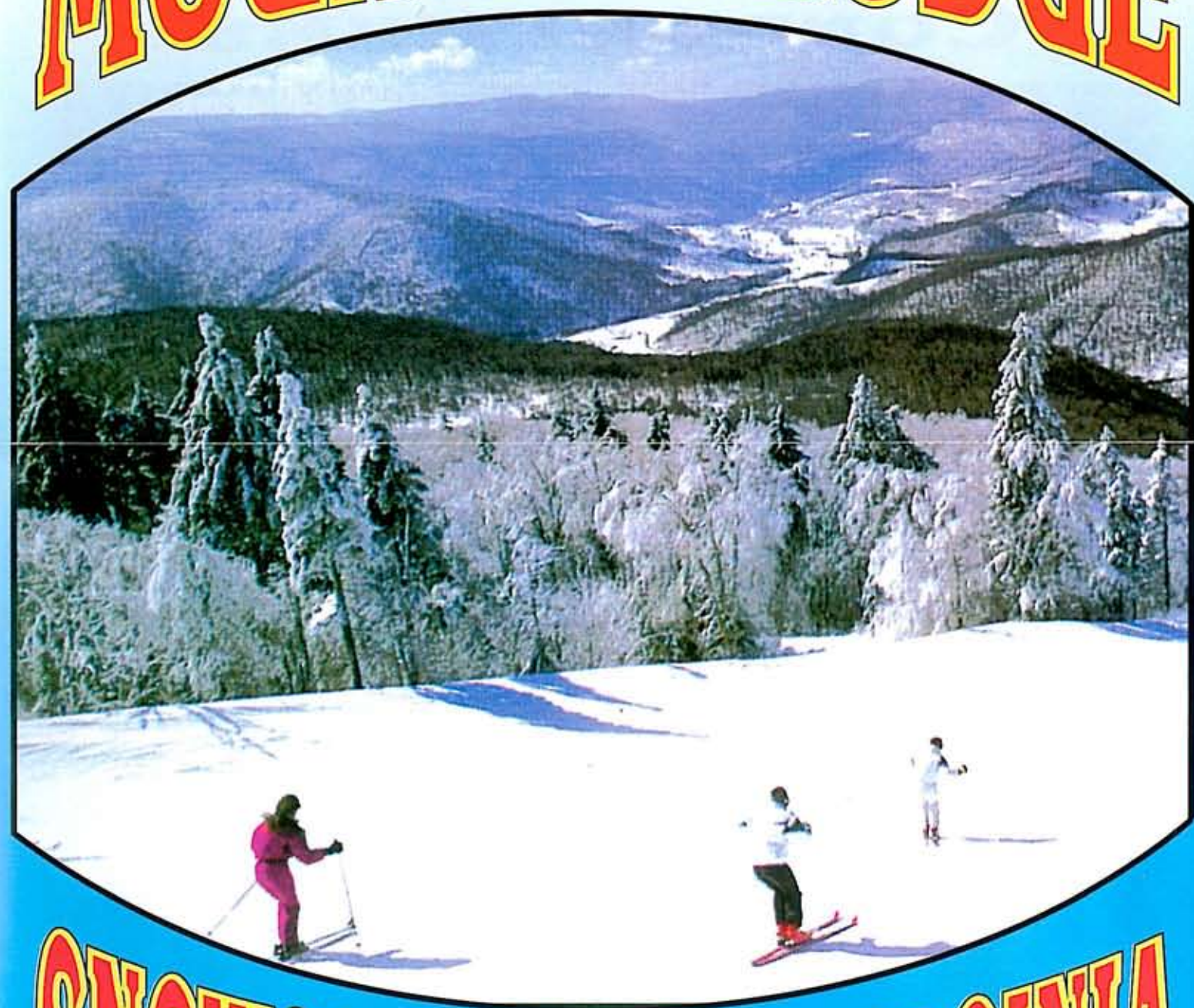
FIRST CLASS MAIL

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17 Units of Mountain Lodge Condominiums Sell Regardless of Price.

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# SNOWSHOE, WEST VIRGINIA

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## MOUNTAIN LODGE CONDOMINIUMS SNOWSHOE, WEST VIRGINIA

17 Units of Mountain Lodge Condominiums in Snowshoe, W. Virginia

Snowshoe is recognized as the best ski area in the mid-Atlantic and Southeast Regions.

When the ski season ends Snowshoe becomes an authentic four-season resort facility with something for everyone. At 4848' it is the second highest point in West Virginia. This 11,000 acre destination resort is at the headwaters of Shaver's Fork adjoining the Monongahela National Forest.

Located in East Central West Virginia's scenic Pocahontas County, the resort is accessed by US 219 and State Route 66.



Real Estate Showings will be held from  
November 18 thru Auction Day



- The units are located within walking distance of the lifts.
- All condominiums are currently in the Snowshoe Rental Program.
- There are fourteen of the one bedroom floorplans.
- There are three of the two bedroom floorplans.
- Mountain Lodge houses a excellent convention center, meeting rooms, restaurant, and lounge.
- All units open to large central atriums with community fireplace/lounge and children's play areas.
- Average annual snowfall of 180".
- Skiing Thanksgiving into April
- 8 Triple Chairlifts; 2 Quad Chairlifts; 1 Double Chairlift
- 53 Slopes (18% Black, 41% Blue, 41% Green)
- Total Lift Capacity - 18,100 skiers/hour;
- The longest run is Cupp Run at 1.5 miles.

Championship caliber Hawthorne Valley Golf course was designed by Gary Player and was ranked by Golf Magazine as one of the "Top 10" New Golf Courses in America.



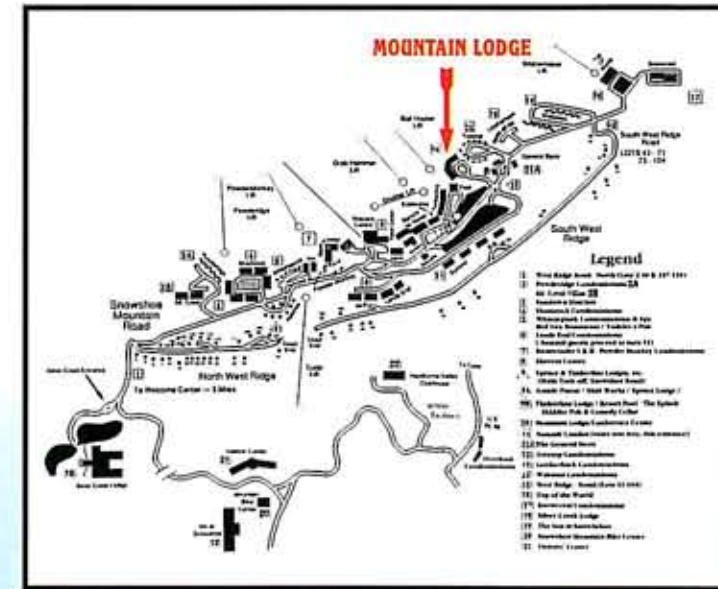
Snowshoe's Har-Tru tennis facility and the area's various hard surface courts challenge tennis players of all abilities.



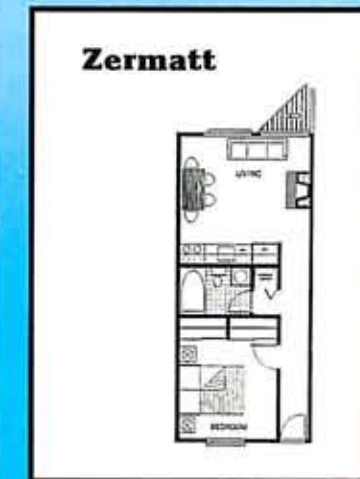
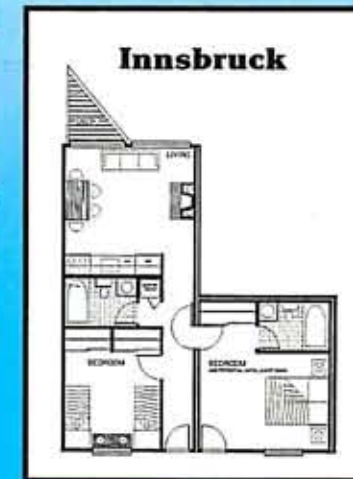
Snowshoe's Mountain Biking Programs were designed with all levels of riders in mind with over 100 miles of biking trails of varying difficulty.



Horseback riding is fun for the entire family and outfitters throughout the area offer a wide variety of services, including rides from one hour in length to overnight and multi-day trail rides.



### Floor Plans



All information in this brochure is from sources deemed to be reliable but not guaranteed by Investment Recovery Auction, Inc. Announcements from the Auction stand take precedence over printed material.

**Property Sells...AS IS...WHERE IS!**

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