

ABSOLUTE AUCTION

SAT., AUG. 1st – 10:00 AM

LOVELY 3 BEDROOM BRICK RANCH HOME ON 6.11

GORGEOUS, MOSTLY OPEN ACRES

Also 2001 BUICK LESABRE CAR – FURNITURE – TOOLS – GLASSWARE & Personal Property of the late John W. Green

Sale Site: 1669 Fairview Rd. – Galax, VA 24333 (Grayson Co.)

This brick ranch home has approx. 1,200 sq. ft. of living area and includes a living room, kitchen/dining combo, 3 bedrooms, full bath, utility room and a full unfinished basement. Hardwood floors in most of the home, roof only 3 years old, tankless hot water heater, public water, private well & private septic system. Home sits on 6.11 mostly open acres that is partially fenced with a spring branch, a small orchard, grape/blackberry and raspberry vines, chestnut tree. Paved drive and an attached 16'x24' carport. Also on this tract is a wood/metal drive thru 2 door barn, a wood sided storage building and 2 metal carports. Note: Potential buyers will have from July 22nd until July 31st to conduct a lead-based paint contamination test if they so desire.



Vehicle: 2001 Buick LeSabre Custom 3800 Series II 4 dr. sedan (V6 eng., auto, ps, pb, pw, pdl, cruise & 179,820 mi.)



Furniture/Household: Entertainment center, China hutch, dining table w/6 chairs, antique Bruce Rotary sewing machine, sofa & recliners, 4 pc. bedroom suite, wardrobe, mirrors, end tables, flat screen TV, GE microwave, Emerson stereo system, Whirlpool washer, Samsung dryer, elec. sewing machine, material, tons of sewing notions, glassware, baking dishes, Blue Willow China, setting hens, Longaberger basket, candy dishes, stock pots, Enamelware, pots/pans, Pyrex, Tupperware, figurines, quilts, purses, linens/towels, numerous canning jars/lids, furniture dolly, planters, fireplace set, homemade red wagons, old Thermos, records, old wooden windows, old metal lawn chairs & more!

Tractor/Tools/Misc.: Old Ford 3667 2wd tractor (converted to gas), old Simplicity 38" cut 14hp. & Craftsman LT1000 riding mowers (not running), Troybilt 5000 watt generator, sm. planer, drill press, Campbell Hausfield 5hp 20 gal. air compressor, band saw, shop vac, step ladder, ext. ladder, sawhorses, yard/garden tools, yard trailer, lawn aerator, lawn fertilize spreader, tractor cultivator, yard roller, sm. tiller, tire chains hand trucks, tools, toolboxes, fishing rods/reels, rolls of wire, T-posts, barbwire, lumber, firewood, etc.

Terms: Real Estate \$4,000 deposit day of auction, balance within 30 days at closing. Personal Property cash, check or credit card day of auction.

Inspection: Call our office anytime to see this lovely property. Personal Property 1.5 hrs. prior to auction.

Directions: In Galax, VA at Int. of Rt.# 58 & Rt.# 89 (Main St.), turn L onto Main St. (Rt.# 89) and go 4 mi. to Fairview Rd., turn L & go 1.7 mi. to prop. on left



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