

ABSOLUTE ESTATE AUCTION

SAT., OCT. 10th, 2026 – 10:00 AM

BEAUTIFUL 3 BDRM. HOME ON 15.1 AC. IN (3) TRACTS
ALSO KUBOTA B7500 COMPACT TRACTOR – SUZUKI KING
QUAD 4x4 – FARM EQUIP. – TOOLS – COLLECTIBLES &
Personal Property of the late Everett Dalton
157 Campbell Place – Galax, VA 24333

Tract 1 (Tax map # 138-3-16 & 138-3-1): 1.75 story 3 bdrm./2 bath vinyl sided home with over 1,900 sq. ft. of living area featuring a huge bonus room w/exposed beams, a sunroom and a large laundry/utility room. Hardwood & carpet throughout, 2 car attached garage and a covered front porch overlooking the beautiful front yard. The 13.03 acres are mostly wooded with approximately 900' of frontage on Campbell Place, private well & septic, 2 nice storage buildings, a 3 bay equipment shed w/attached dog lot and a wooden chicken house.



Tract 2 (Tax map # 138-3-6): .75 ac. wooded tract, lays good, with growing timber and 160' frontage on Maple Leaf Lane.

Tract 3 (Tax map # 138-3-7): 1.32 ac. wooded tract, lays good with growing timber and 155' frontage on Maple Leaf Lane.

Note: The three tracts will be offered separately and as a whole. There are restrictions on these tracts to protect the integrity of the property.

Tractor/ATV/Equip./Tools: Kubota B7500 4x4 HST Compact Tractor w/belly mower (ps & 1141 hrs.), 2017 Suzuki 400 cc King Quad 4x4 ATV w/430 hrs., Huskee 4' bushhog, 5' scraper blade, 4'x5' utility trailer, aluminum loading ramps, 2 layoff plows, bench grinder, Craftsman tool cabinet, mechanic & carpenter tools, 22" cut power mower, 4 gal. air compressor, shop vac, tools boxes, leaf blower, jacks stands, nuts/bolts/screws, gas cans, several elec. power tools, Homelite Super 2 chain saw, fence charger, step ladder, #450 vise & more.



Collectibles/Furniture/Misc.: # 6 crock churn, antique pocket watch, antique cap gun w/holster, 2 Deitz lanterns, horse collars, 8 cast iron pieces, binoculars, Ventura guitar, almost new propane wall heater, propane grill, 4 pc. Bedroom suite, 2 full beds, 2 window air conditioners, 2 entertainment centers, din table w/4 chairs, sofa, 2 recliners, end & coffee tables, 42" LG flat screen TV, Grandfather clock, hall tree, oil lamps, kitchen appliances, dishes, pots & pans, glassware, Christmas decorations, 2 pitchers & bowls, homemade quilts, gun cabinet, elec. keyboard, cedar wardrobe, 8 gal. milk can, Eden heater, elec. sewing machine, fishing tackle & more!

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

Inspection: Real Estate call our office anytime. Pers. Prop. 1 ½ hr. prior to auction.

Directions: In Galax, VA at int. at Rt.#89 (Main Street) & Rt.#97 (Pipers Gap Rd.) turn onto Rt.# 97 and go 6 miles to Rt.939 (Cockerham Loop), turn right and go 1/10 mi. to Rt.# 719 (Blue Ridge Mill Rd.), turn right and go 6/10 mi. to Rt.# 918 (Campbell Place), turn left and go 1/10 mi to driveway on left (tract # 1). To tracts 2 & 3 from driveway continue Blue Ridge Mill Rd for 1/10 mi. to Maple Leaf Lane, bear left and go 1/10 mi. to tracts 2 & 3.



www.dawnauction.com

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