

ABSOLUTE ESTATE AUCTION

SAT., AUG. 8th – 10:00 AM

BEAUTIFUL 3 BEDROOM/2 BATH BRICK HOME ON NICE LOT ON VERY DESIRABLE EDGEWOOD DRIVE!!

Also 2022 BUICK ENCORE SUV (1 Owner) – 2019 FORD ECO SPORT SUV (1 Owner) – GORGEOUS FURNITURE – WICKER SETS – COSTUME JEWELRY – GLASSWARE - TOOLS &

Personal Property of the late Chester & Jeanette Cochran.

Sale Site: 265 Edgewood Dr. – Hillsville, VA 24343

This beautiful brick home boasts over 1,900 sq. ft. of living area and features a living/dining room, kitchen, den leading to the spacious sunroom, 3 bedrooms, 2 baths, a large utility/mud room w/sink and full unfinished walk-out basement. Heat pump for heat & air, 3 fireplaces, vinyl replacements windows, covered front & back porches and public water & sewer. Home sits on a beautiful, level .55 (+-) ac. lot on the most desirable street in Hillsville – Edgewood Drive with a paved driveway and an attached 2 car garage.



Note: Potential buyers will have from July 22nd until July 31st to conduct a lead-based paint contamination test if they so desire.

Vehicles: 2022 Buick Encore (1 Owner - AWD, 1.4 liter turbo eng. automatic & 2,875 mi.), 2019 Ford EcoSport Titanium (1 Owner - 4x4, 2.0 liter 4 cyl. engine, automatic & 13,399 mi.)



Gun/Furniture/Household: S&W 32 S&W

Long revolver, (2) nice living room suites, bow front China cabinet, corner cabinet, round dining table w/4 chairs, glass top dining table w/4 chairs, sofa tables, end tables, sm. drop leaf table, rockers, gliders, blanket chest, bench, clocks, grandfather clock, (3) very nice bedroom suites, 2 nice outdoor wicker sets, wrought iron patio furniture sets, bar stools, desks, flat screen TV, TV stand, upholstered chair, Hotpoint washer & dryer, rugs, lamps, beautiful pictures/prints, mirrors, pitcher & bowl, crystal, China, candle holders, Longaberger basket, cannister sets, pots/pans, Adirondak chair, linens (sheets/towels, etc.), several faux flower arrangements, lanterns, fireplace set, crocs, croc jug, old churn, Yamaha elec. keyboard & stool & much more!!

Tools/Misc.: yard/garden tools, step ladder, several planters/pots

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 gorgeous home. Personal Property 1.5 hrs. prior to auction.

Directions: In Hillsville, VA at int. of Rt.# 58 & Rt.# 52 go N. on Rt.3 52 for 4/10 mi. to Edgewood Dr., turn R onto Edgewood Dr. & Go 3/10 mi. to house on Right



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