

# ABSOLUTE ESTATE AUCTION

## SAT., JULY 11th, 2026 – 10:00 AM

NICE 2,500 SQ. FT. (6 BAY) GARAGE BUILDING WITH ATTACHED  
2 STORY RESIDENCE/STORAGE ON 2.00 ACRES – ALSO 1973  
ROADRUNNER (Dis-assembled) – 1996 FORD F250 XLT TRUCK  
– GARAGE EQUIP. – PRESSURE WASHER – TOOLS – RIDING  
MOWERS – JD & AC TRACTORS – FARM EQUIP. – COLLECTIBLES  
& Personal Property of the late Brian D. Quesenberry.  
2005 Monorat Rd. – Woodlawn, VA 24381



6 bay conc. block/wood garage building (2,512 sq. ft. of space) with conc. floor, oil changing pit, flue w/wood heater and ½ bath. Garage is connected to a 2-level barn style block & vinyl sided residence with over 1,900 sq. ft. of space. The lower level is finished living area featuring a kitchen/living room combo, 2 bedrooms and full bath w/utility closet and the upper level is currently used for storage but could easily be finished for additional living area! New metal roof 2025, elec. baseboard & oil heat, public water and there is a private well and septic system. Buildings sit on 2.00 open ac. with 176' of frontage on Monorat Rd and a 10'x12' wooden storage building. Great location between Hillsville & Galax and convenient to I-77!

*For Complete list visit: [dawnauction.com](http://dawnauction.com) or see 7/9 issue of the Carroll News*

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

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



[www.dawnauction.com](http://www.dawnauction.com)

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