

ABSOLUTE ESTATE AUCTION

SAT., JULY 11th, 2026 – 10:00 AM

NICE 2,500 SQ. FT. (6 BAY) GARAGE BUILDING WITH
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

Nice 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 adjacent 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 installed 2025, elec. baseboard & oil heat, connected to public water and there is also a private well and private septic system.



Buildings sit on 2.00 open acres with approx. 176' of frontage on Monorat Rd and a 10'x12' wooden storage building. Great location between Hillsville & Galax and convenient to I-77!

Vehicles/Garage Equip.: 1973 Plymouth 340 Road Runner (4 sp. w/ pistol grip – disassembled – family says reasonably sure all parts are with it), Road Runner 340 Hood, 1996 Ford F250 XLT truck (power stroke diesel w/work bed & 363,433 mi.), several engines, Dodge Power Wagon Hood, Farmhand 60 gal. upright air compressor, Tire changer, Schumacker charger/starter, 30 gal. grease dispenser, engine lift, chain hoist, 20 ton jack, bottle jacks, gal. of new body filler, oil/fluids/fuel supplements, many service manuals, parts washer, many garage supplies & vehicle parts, fan belts, rims, (2) 195/55 R15 tires (never installed on rims), (2) P185/65 R14 tires (never installed on rims), alum. ramps, testing equipment, air tanks, several floor jacks, tire balancing machine, Snap-On wheel balancer **For Parts/Scrap:** Alum. sided Chuck Wagon, Dodge Van, Ford Falcon Van, Chev. Step Van – All No Titles



Tools: Delta table saw, (2) Craftsman routers, Craftsman 15" drill press, Central Machine router on stand, Skilsaw, Lincoln 200 mig welder, Lincoln AC 225S arc welder, elec. sander, some lumber, router bits, wood working tools, belt/disc sander, drill bit sharpener, bolt cutters, elec. grinder, numerous hand & mechanic tools, huge socket sets, grinder on stand, vise grip pliers, (2) Craftsman tool cabinets, air tools, multiple wrenches, shop vac, alum. ladder, NIB well pump, metal work tables, metal tool box, metal work desk, squirrel cage fan, metal post drivers, (2) X-cut saws, scythe, Stihl 36 weed eater, Stihl 028 chain saw, Troybilt 3,000 PSI pressure washer, Cub Cadet riding mower (Kohler 15hp & 42" cut), Snapper Intek riding mower (10.5hp), J.D. B tractor, Allis Chalmers Series II D15 tractor, 5' bush hog, hay spike, Bush hog 70-07 scraper blade, potato plow, trailer tongue, 2 metal gates, Snapper Comet riding mower, used lawn mower tires, Toro Wheel Horse 416B lawn tractor (16hp w/637 hrs.), scraper blade & mowing deck for a Toro Wheel Horse lawn tractor, window A/C unit, camper top for 1997 Dodge dually & More!

Collectibles/Household/Misc.: Large anvil on base, 9lb miniature anvil & 5 miniature anvils (Anvil Brand Overall), IH toy metal toy tractor w/4 implements, antique Radio Flyer scooter, (6) straight razors in pouch, old metal signs, steel #'s & alphabet stamps in wood boxes, antique gas iron (in original box from Montgomery Ward), 4 butter molds, some marbles, knives (Buck-Schrade-Old Timer-hunting-handmade), metal toy pistol, metal dining table & 5 chairs, 3 pc. bedroom suite, (2) wardrobes, 4 drawer chest, RCA flat screen TV, platform rocker, sofa, pictures, wall gun rack, contemporary radio/record player, Maytag washer & dryer, leather for holsters, many VHS tapes, box of DVD's, oxygen tank & cart, 2 metal lawn chairs, lawn rocker.

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.

Directions: Traveling on I-77 Take Exit# 19 (Hillsville/Galax) and go S on Rt.# 620 (Coulson Church Rd.) for 7/10 mi. to Oak Grove Rd., turn R & go 2.3 mi. to Rt.# 742 (Monorat Rd.), turn L & go 3/10 mi. to Property on Right.



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