ABSOLUTE ESTATE AUCTION

SAT. MAY 6th 2023 10:00 AM

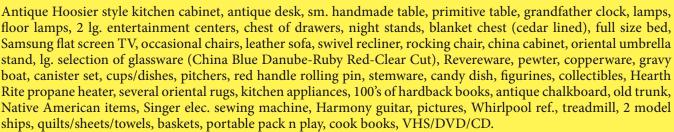
BEAUTIFUL BRICK RANCH HOME ON 1 (+-) AC. CORNER LOT WITH 2 CAR GARAGE – 16'x32' LOG SHOP & OUTBUILDING – ALSO ANTIQUES/COLLECTIBLES – SHOP EQUIP. & Personal Property of the late Harold & Mildred Nutter 4370 Carrollton Pike – Woodlawn, VA 24381

Brick ranch home with over 1,600 sq. ft. features a spacious, open living/dining combo w/brick fireplace, kitchen w/beautiful oak cabinets, 3 bedrooms, 1 ¾ baths, a lovely sunroom and utility room. Heat pump, public water, private well & septic system and full basement. Home sits on a 1.0(+-) ac. corner lot at int. of Rt.# 58 & Raider Rd. with a paved drive and attached 2 car garage. Excellent location between Galax & Hillsville and is surrounded by beautiful trees & shrubbery. Also on this lot are a 8'x18' block/wood storage bldg. and a 16'x32' log shop w/elec.-flue-conc. floor & front porch. Note: Potential buyers will have from April 26th until May 5th to conduct a lead-based paint contamination test if they so desire.



Craftsman 10" radial arm saw, bench grinder, Delta dust collection system, Craftsman sander on stand, jointer, vise, elec. paint sprayer, C & bar clamps, Ryobi oscillating spindle sander, Craftsman 4" belt sander, water cooled sharpener, numerous power tools, carpenter/mechanic hand tools, 80,000 BTU propane heater, Fisher wood heater, some lumber, Craftsman 16 gal. shop vac, 16' alum. ladder, weedeater, Olympic chainsaw, nuts/bolts/screws, paints/stains, 33"x71" custom wood working bench w/drawers, yard/garden tools, gas leaf

blower, canning jars, pool table, battery hedge trimmer & weedeater, jumper cables, handicap mobility devices.











235 West Stuart Drive Hillsville, VA 24343 276-728-9181 www.dawnauction.com

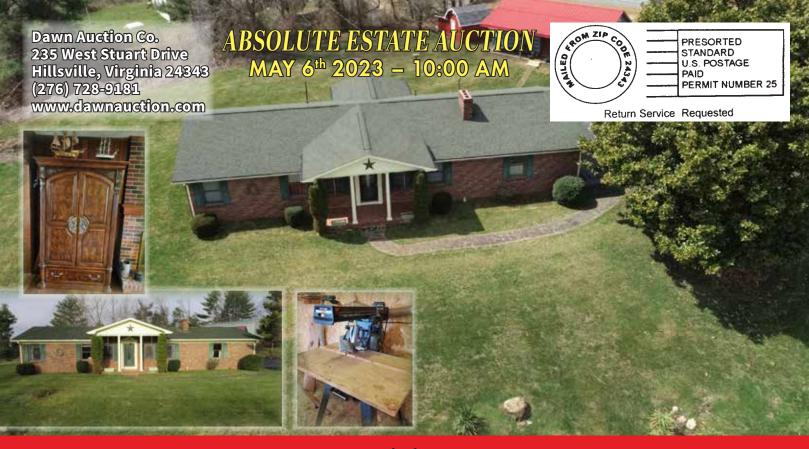
DAWN AUCTION CO., INC.

DENNIS WARD 276-733-6633

CHRIS WARD 276-733-9811

MIKE DALTON 276-733-561

BRIAN HALL 276-237-1419



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TERMS: Real Estate 10% 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 beautiful property. Personal Property 1.5 hrs. prior to auction.

AUCTIONEER'S NOTE: Gorgeous well kept home in an Excellent location between Galax & Hillsville – At ABSOLUTE AUCTION!!

DIRECTIONS: From int. of Rt.# 58 & I-77 at Exit# 14 go W. on Rt.# 58 for 2.8 mi. to driveway on right. Auction Day Parking: Continue on Rt.# 58 for 1/10 mi. to Rt.# 708 (Raider Rd.), turn R & go 1/10 mi. to Camo Church on Left. Shuttle will be available all day.