

# ABSOLUTE ESTATE AUCTION

**SAT. MAY 6<sup>th</sup> 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 ¼ 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 26<sup>th</sup> until May 5<sup>th</sup> to conduct a lead-based paint contamination test if they so desire.

## **Partial List of Personal Property at "Absolute Auction"**

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.

Antique Hoosier style kitchen cabinet, antique desk, sm. handmade table, primitive table, grandfather clock, lamps, floor lamps, 2 lg. entertainment centers, chest of drawers, night stands, blanket chest (cedar lined), full size bed, Samsung flat screen TV, occasional chairs, leather sofa, swivel recliner, rocking chair, china cabinet, oriental umbrella stand, lg. selection of glassware (China Blue Danube-Ruby Red-Clear Cut), Revereware, pewter, copperware, gravy boat, canister set, cups/dishes, pitchers, red handle rolling pin, stemware, candy dish, figurines, collectibles, Hearth Rite propane heater, several oriental rugs, kitchen appliances, 100's of hardback books, antique chalkboard, old trunk, Native American items, Singer elec. sewing machine, Harmony guitar, pictures, Whirlpool ref., treadmill, 2 model ships, quilts/sheets/towels, baskets, portable pack n play, cook books, VHS/DVD/CD.



VAAF #789

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MAY 6<sup>th</sup> 2023 – 10:00 AM



_____	PRESORTED
_____	STANDARD
_____	U.S. POSTAGE
_____	PAID
_____	PERMIT NUMBER 25

Return Service Requested



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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.