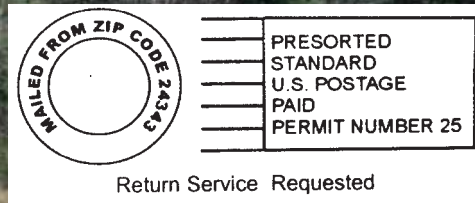


Dawn Auction Co.
 235 West Stuart Drive
 Hillsville, Virginia 24343
 (276) 728-9181
 www.dawnauction.com

ESTATE AUCTION
MAY 20, 2023 — 10:00 AM



CHANCES CREEK



ESTATE AUCTION

SAT., MAY 20th, 2023 – 10:00 AM



BEAUTIFUL BRICK HOME WITH SUNROOM – 2 CAR GARAGE – 13'x32' SHOP & STORAGE BUILDING ON 6.75 (+-) AC. WITH CREEK Also MONTANA TRACTOR W/FRONT END LOADER (412 hrs.) – MOWERS – SHOP EQUIP. – FURNITURE - ANTIQUES & Personal Property of the late J.D. & Rebecca Vass – 3550 Chances Creek Rd. – Fancy Gap, VA 24328

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GORGEOUS SUNROOM



NOT AT AUCTION



CHANCES CREEK



RT.# 775 (Chances Creek Rd.)



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DAWN AUCTION CO., INC.

DENNIS WARD 276-733-6633

CHRIS WARD 276-733-9811

MIKE DALTON 276-733-5614

BRIAN HALL 276-237-1419



This brick home has over 1,750 sq. ft. of living area featuring a living/dining combo w/brick fireplace, kitchen w/abundance of cabinets & pantry, beautiful sunroom, 2 bedrooms and 2 baths on main level. Full basement is mostly finished with an additional living room, bedroom, bath and storage area. Heat pump provides heat/air, private well & septic and thousands of dollars in appliances stay with the home. Home sits on 6.75 (+-) open & wooded acres with 694' of road frontage, paved drive and attached two car garage. Spacious yard w/gorgeous shrubbery, lg. garden spot and Chances Creek runs the length of the tract! Also on the property are a Yoder metal shop building (13'4" x 32') w/elec. and flue for wood stove and a 10'x12' wooden storage building w/attached 2 bay area.



BEDROOM



BEDROOM 2



DINING AREA



KITCHEN



BATH



GARDEN TUB



LIVING AREA

Partial List of Personal Property at "Absolute Auction"

TRACTOR/MOWERS/TOOLS: Montana mod. 3840 4x4 diesel tractor w/Bush Hog mod. 2246 QT front end loader (412 hrs.), Troy -bilt riding mower (Kohler eng. 18 hp. 42" cut – needs work), 6' scraper blade, 5' bush hog, 6' alum. ladder, log chain, Gorilla lawn cart, lawn fertilizer spreader, Troy-bilt rear tine tiller, Troy-bilt 2700 PSI pressure washer, 20" cut push mower, homemade gas wood splitter, shop vac, elec. leaf blower, 28" diam. Plastic culvert (10' 3" long), yard/garden tools, wheelbarrow, Stihl MS211C & MS180C chainsaws, hedge trimmer, weed eaters (Troy-bilt & Stihl), 7 pocket knives, 1 hunting knife, elec. power tools, bench grinder, 2 air tanks, draw bar, Foley Planer-Molder (220v – planes & molds 12 3/8" wide x 6 1/4" thick boards), pacer water pump(150 gpm), metal tool cabinet, mechanic & carpenter tools, Craftsman (4 1/2" vise-10" band saw-hand sander), TJJL wood lathe, drill press, table saw, Delta frame & trim saw, belt sander, Ryobi sander, bar & C clamps, wooden work tables,, 100 PSI 36 gal. 1/3 hp. Air compressor, 26 gal. weed sprayer, Winco Power Plant (Wisconsin Motor).

ANTIQUES/FURN./MISC.: Antique china cabinet, gorgeous handmade dining table w/4 chairs, wooden dining table w/4 chairs, 4 & 5 pc bdrm. suites, Lane cedar chest, card table & chairs, lamps, pictures, wooden benches, sofas & chairs, 2 outdoor rockers, 2 rocking recliners, wicker chairs, patio table w/2 chairs, rockers, Grandfather clock, cheval mirror, Seth Thomas clock, marble top bench & mirror, sofa & matching loveseat, sofa tables, leather recliner, coffee/end tables, occasional chairs, wooden kitchen cart, 4 pc. sunroom furn. Set, wicker swan table, glass top end table, sm. wicker lamp stand, 2 bar stools, 5 gal. glass jug, costume & antique jewelry, oil lamps, vases, *Nice Collection of Glassware:* (Roseville pitcher-Pfaltzgraff & Metlok china-pink depression-damask rose-clear-butter dish-egg dishes-pitchers-glass baskets-candle holders-platters), silver coffee svc., antique Crisco jar, serving dishes, brass pieces, cookware, Copperware, Longaberger baskets & glass pieces, several Precious Moments figurines, refrigerator, dehumidifiers, Eden Pure heater, elec. heater, TV's & VHS, what knots, sheets/towels/linens & much more!



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

AUCTIONEER'S NOTE: This is an excellent opportunity to purchase a gorgeous home and land w/creek. The furniture and personal property is beautiful and well kept. Don't miss this one!

DIRECTIONS: From Fancy Gap, VA at int. of Rt.# 52 & Blue Ridge Parkway go N. on Rt.# 52 for 9/10 mi. to Rt.# 148 (Chances Creek Rd.), turn L & go 3.9 mi. to prop. on left.