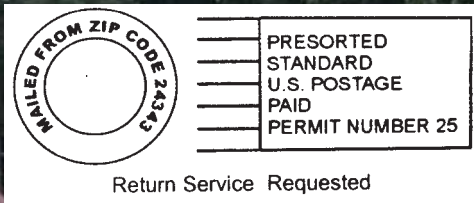


Dawn Auction Co.
 235 West Stuart Drive
 Hillsville, Virginia 24343
 (276) 728-9181
 www.dawnauction.com

AUCTION

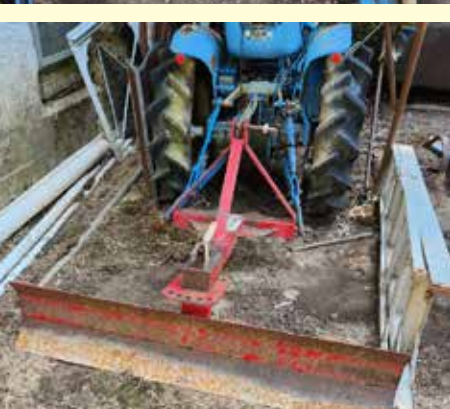
AUG 26, 2023 — 10:00 AM



CHARMING 2 STORY 3 BDRM. HOME WITH WRAP AROUND PORCH ON LOT & ADD'L ADJOINING LOT

ONLY 6/10 MI. FROM SCENIC BLUE RIDGE PARKWAY
 634 Old Appalachian Trail - Fancy Gap, VA 24328

Also GREAT ASSORTMENT OF ANTIQUES/COLLECTIBLES - GLASSWARE - CAST IRON - TOOLS & Personal Property



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 lovely property. Personal Property 1.5 hrs. prior to auction.

AUCTIONEER'S NOTE: Beautiful home just off the scenic Blue Ridge Parkway that would be a perfect permanent or vacation home! Also a great collection of antiques and collectibles - Don't Miss This One!!

DIRECTIONS: In Fancy Gap, VA at int. of Rt.# 52 & Blue Ridge Parkway continue S. on Rt.# 52 for 100' to Rt.# 608 (Old Appalachian Trail), turn R & go 6/10 mi. to home on right.

Note: Additional Parking will be available next door at Fancy Gap Methodist Church.

AUCTION

SAT., AUG. 26, 2023 - 10:00 AM

CHARMING 2 STORY 3 BDRM. HOME WITH WRAP AROUND PORCH ON LOT & ADD'L ADJOINING LOT

ONLY 6/10 MI. FROM SCENIC BLUE RIDGE PARKWAY
 634 Old Appalachian Trail - Fancy Gap, VA



Also GREAT ASSORTMENT OF ANTIQUES/COLLECTIBLES - GLASSWARE
 CAST IRON - TOOLS & Personal Property



DENNIS WARD 276-733-6633

CHRIS WARD 276-733-9811

MIKE DALTON 276-733-5614

BRIAN HALL 276-237-1419

DAWN AUCTION CO., INC.

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

This 2 story vinyl sided home has over 1,600 sq. ft. of living area and includes a living room w/rock fireplace (gas logs) and cathedral ceiling, kitchen, dining w/sliding doors to side porch, bedroom and spacious full bath on main level. Upstairs boasts 2 add'l bedrooms and a loft area overlooking the living room. Home has been partially renovated but on inside you can still see the original American Chestnut log walls. Served by public water and a private septic system. Home sits on a mostly open .65 acre lot with 150' of frontage on Old Appalachian Trail, apple trees and a large garden spot. There is also an adjoining wooded .47 acre lot which will be offered separate from house lot.

Note: Potential buyers will have from Aug. 16th until Aug. 25th to conduct a lead-based paint contamination test if they so desire.



Partial List of Personal Property at "Absolute Auction"

ANTIQUES/COLLECTIBLES: Karr Range Co. wood cook stove (#A-420 Belleville, IL), antique gas cook stove, Hoosier cabinet w/flour & sifter, 8' dining table (2 board top) w/chairs, antique sideboards, oak antique beds, secretary, antique wardrobe, marble top dresser, wash stands, Lance jar, wood Merita bread door, metal Merita bread door advertisement, wood Merita bread boxes, several collectible tins (Prince Albert-Pepsi-Esso-Luzianne-Coca Cola-Coffee-Argo, etc.), RC bottles, several other bottles, medicine bottles, Coca-Cola 6 pk metal holder, wood Coca Cola bottle tray, Mason's pickle jar, green/blue jars, lots of speckle enamelware, old fishing lures, antique fishing rod in wood box, antique shavers, grinders, jars of marbles, antique lamps, lanterns, oil lamps, sadd irons, lots of cast iron (Griswold) skillets-dutch ovens-waffle maker -cornbread, metal milk box, railroad lanterns, Asco scales, Pepsi lg. syrup can, Iris & Herringbone, Carnival, Pink Depression, Pfaltzgraff stoneware, glass canister set, homemade water cooler, metal toy train engine, RC Cola Thermometer-mirror & bottles, glass rolling pins, tea kettles, round cheese boxes, red handle utensils, Bill Elliott shot glasses, several quilts, X-cut saw, 1 man x-cut saw, Ads axe, single trees, child's chair, Pepsi coin bank truck, Pepsi mini grill, several die cast trucks/banks, wood ironing board, stop lights, old metal trunk, Olympic memorabilia & more!



FURNITURE/HOUSEHOLD/MISC.: Dining table w/4 chairs, patio heater, oil heater, iron & wood park benches, porch rockers, Keurig, Magic Chef ice maker, sm. kitchen appliances, binoculars, Barnett crossbow, gun case, turkey decoy, dart board, level, knives, bicycle wine rack, Visio flat screen TV, sofa & chair, wagon wheel coffee table, canning jars/lids, dish pans, candy dishes, canners, pictures, lots of pots/pans, Hinomoto Best E-15 tractor (806 hrs. showing - not running), ext. ladder, harrow, scoop, 4' scraper blade, Leinbach disc, disc, woven wire, Leer pickup camper top, box blade, wheel barrow, hand tools, yard/garden tools, layoff plows, axe & more!

