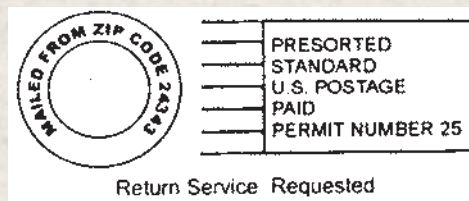


Dawn Auction Co.
235 West Stuart Drive
Hillsville, Virginia 24343
(276) 728-9181
www.dawnauction.com

ABSOLUTE LIVING ESTATE AUCTION APRIL 26 — 10:00 AM



ABSOLUTE LIVING ESTATE AUCTION

**SAT., APRIL 26th,
2025 – 10:00 AM**

2,800 SQ. FT. BRICK & VINYL 3 BDRM./2 BATH
HOME ON 14.67 OPEN & WOODED AC. WITH
AMAZING VIEW OF NEW RIVER!!

2162 Reed Creek Dr. – Draper, VA 24324

FRAME 2 BDRM./1 BATH HOME ON 14.28 OPEN
& WOODED AC. WITH VIEW OF NEW RIVER!

2114 Reed Creek Dr. – Draper, VA 24324

&

KUBOTA 4X4 LAWN TRACTOR W/MOWING DECK

– CUB CADET ZERO TURN MOWER –

NUMEROUS TOOLS – COIN COLLECTION –

COLLECTIBLES – FURNITURE & Personal

Property of Effie Hasson

2162 & 2114 Reed Creek Dr. – Draper, VA
24324

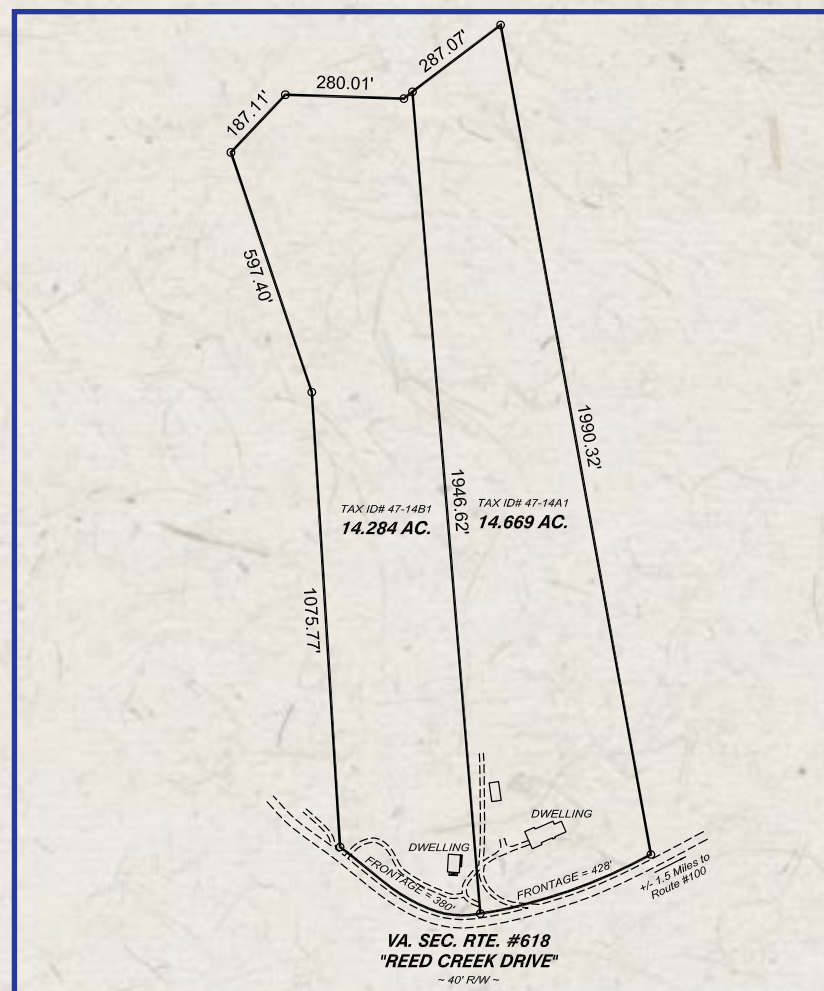


See Survey Plat on Back

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FRAME 2 BDRM./1 BATH HOME ON 14.28 OPEN & WOODED AC. WITH VIEW OF NEW RIVER!

KUBOTA 4X4 LAWN TRACTOR W/MOWING DECK – CUB CADET ZERO TURN MOWER – NUMEROUS TOOLS –
COIN COLLECTION – COLLECTIBLES – FURNITURE & Personal Property of Effie Hasson



DAWN AUCTION CO., INC.

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235 West Stuart Drive
Hillsville, VA 24343
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2162 Reed Creek: Nice brick & vinyl sided home boasts over 2,800 sq. ft. of living area and features a den w/brick fireplace (gas logs)-exposed wood beams & gorgeous view of New River, living room, kitchen/dining, 3 bedrooms, 2 baths and an unfinished basement. Propane furnace for heat with whole house Generac backup generator, vinyl replacement windows and private well & septic. Home sits on 14.67 open & wooded acres with an attached 2 car garage, frontage on Reed Creek Drive overlooking the scenic New River! Also on this tract is a 22'x45' garage/shop w/ conc. floor-garage door-entry door-air compressor-shelving & elec.

2114 Reed Creek: 1 story frame house features living room, den, kitchen/dining combo, 2 bedrooms and full bath. Private well & septic system. Home sits on 14.28 open & wooded acres overlooking the scenic New River!! **Both Tracts are fenced on three sides and were previously used for livestock.**

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



Terms: Real Estate \$4,000 deposit on each property day of auction, balance within 30 days at closing. Personal Property cash, check or credit card day of auction.

Inspection: You are welcome to walk/ride over either property on your own or call our office anytime to see the homes or for a private showing. Personal Property 1.5 hrs. prior to auction.

Auctioneer's Note: Incredible Home & Property Overlooking the Scenic New River!! **NEW SURVEY!! Note:** The two properties will be offered separate and together.

Directions: From int. of Rt.# 100 & I-81 (Exit# 89A) go S. on Rt.# 100 for 4.6 mi. to Rt.# 618 (Reed Creek Dr.), turn R & go 1.5 mi. to properties on Right.



Partial List of Personal Property at "Absolute Auction"

Tractor/Mower/Tools: Kubota BX2200 lawn tractor w/ mowing deck (4x4-3pt. hitch-diesel-hydrostatic & 895 hrs.), 15' sailboat on trailer, Cub Cadet RZT Zero Turn Mower (Kohler eng. - 50" deck & 859 hrs.), Craftsman 125cc push mower, Craftsman 6.6 hp. 22" push mower, Homelite chain saw, Ryobi battery weed eater, Brute 10hp snow blower, Hobart welder, mowing scythe, floor jacks, jack stands, scaffolding deck, Craftsman tool chest, step ladder, 16 gal. shop vac, numerous hand tools, gas & diesel cans, wood carpenter's box, wheelbarrow, numerous pipe fittings & PVC pieces, 10" chop saw, creeper, diesel transfer pump, numerous tools.

Collectibles/Furn./Household: 5 gal. milk can, Aunt Jemima S&P shakers, sausage grinder, quilts, costume jewelry, Lone Ranger & Silver toy, Cabbage Patch dolls, antique fiddle in case, vintage view master & slides, runner sled, glass insulators, maple 3 pc. bedroom suite, 4 pc. bedroom suite, cherry (full) bed, chest & dresser, blanket chest, dining table w/4 chairs, buffet, Briarwood pool table, occasional chairs, telephone chair, child's rocker, bookcase, end tables, desks, Singer treadle sewing machine, magazine racks, coat rack, lamps, pictures, sm. kitchen appliances, pots/pans, glassware, dishes, TV's, stereo system, what knots, figurines, books, wall hangings, heaters, monitor heater, plastic Adirondak chairs, bird bath, golf clubs, sm. airplane wings & parts, **Zazzy 1113 mobility chair** & more!!

Coin Collection: Several Lots of Coins to include Morgan & Eisenhower Dollars, State Quarters, Kennedy Half Dollars & over 200 Proof Sets! For a complete lots list visit dawnauction.com or call our office.

