

ABSOLUTE ESTATE AUCTION

SAT., JUNE 28, 2025 - 10:00 AM



**1.5 STORY VINYL SIDED 3 BEDROOM/2 BATH HOME
ON 2.19 OPEN & WOODED AC. WITH DET. GARAGE & POND
ALSO MOWERS - TOOLS - FURNITURE - GLASSWARE & Personal Property
of the late Marion Durre 280 Rock Creek Rd. - Hillsville, VA 24343**

This 1.5 story vinyl sided home has over 2,100 sq. ft. of living area including a living room w/ fireplace (gas logs), kitchen, dining, 3 bedrooms, 2 baths and a sunroom/office on the main level while upstairs is a large finished area that could be an additional bedroom, office or walk-in closet. Full basement, vinyl replacement windows, roof only 2 years old, 2 heat pumps for heat & air with a whole house backup generator, public water and private septic. Home sits on 2.19 open & wooded acres with a paved drive, an attached 1 car garage and 342' of frontage on Rock Creek Rd. Gorgeous, spacious front yard with willow-chestnut & fruit trees, a small pond and surrounded by nice flowers and landscaping. Also on the property are a detached garage and storage building.

Note: Potential buyers will have from June 18th until June 27th to conduct a lead-based paint contamination test if they so desire.



Partial List of Personal Property at "Absolute Auction"

FURN./HOUSEHOLD: 4 pc. King bedroom suite, dining table w/6 chairs, old wooden radio, Flatscreen TV, entertainment center, coffee/end tables, lamps, recliners, nightstands, wicker chairs & tables, pictures, window A/C units, Whirlpool washer, Cabrio dryer, sewing machines, coat rack, Gold's Gym weight bench system, Alum. handicap ramp, (2) chair stair lifts: Acorn & Handicare, computer desk, Hummel pieces, numerous Waterford crystal pieces, several Gorham crystal pieces, Baccarat pieces, Lenox Christmas plates, Lenox Holiday sets (in boxes), oil lamps, kitchen utensils, CD's, rolls of bubble wrap, sewing notions, luggage, Tupperware, linens/towels, Christmas village pieces, Lots of Christmas decorations & more!

TOOLS: Troybilt 21" push mower, elec. chainsaw, elec. hedge trimmer, Craftsman shop vac, skilsaw, step ladders, Charbroil gas grill, coolers, Remington pole saw (elec.), Poulan gas hedge trimmer, small Sentry safe, hand truck, gas cans, B&D cordless drill, B&D sander, toolbox, numerous tools, metal shelves & Much More!



VAAF #789

DAWN AUCTION CO., INC.

DENNIS WARD 276-733-6633

CHRIS WARD 276-733-9811

MIKE DALTON 276-733-5614

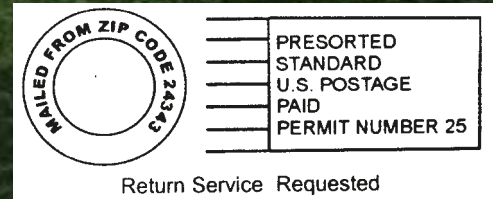
BRIAN HALL 276-237-1419

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

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

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TERMS: Real Estate \$4,000 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 property. Personal Property 1.5 hrs. prior to auction.

DIRECTIONS: In Hillsville, Va at int. of Rt. 221 & Rt. 100 go N. on Rt. 100 for 6.8 mi. to Rock Creek Rd., turn R & go 2/10 mi. to prop.



AUCTIONEER'S NOTE
Auction Shuttle will run from
Sylvatus Ruritan Building to
Auction Site all Day.

