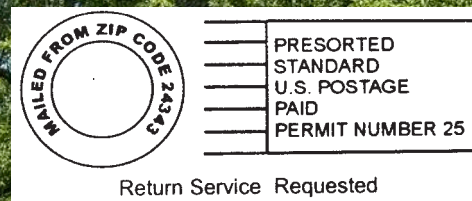


Dawn Auction Co.  
235 West Stuart Drive  
Hillsville, Virginia 24343  
(276) 728-9181  
www.dawnauction.com

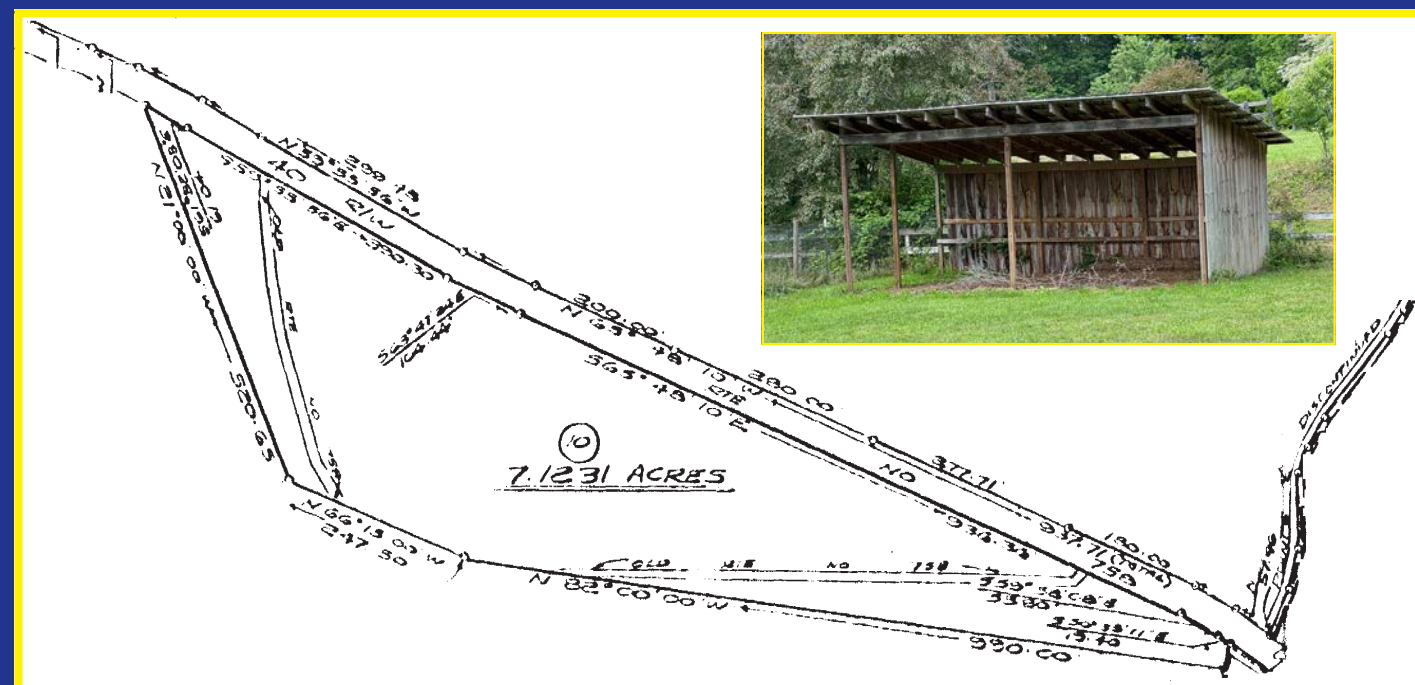
# HUGE ABSOLUTE ESTATE AUCTION

SAT. JULY 19 - 10:00 AM



**3 BEDROOM/2 BATH HOME ON 7.12 OPEN & WOODED ACRES WITH 12'x24' METAL BUILDING - STABLE BARN - 15'x15' WOOD/METAL CHICKEN HOUSE & BUILDING**

**Also CHEVROLET 1500 PICKUP (1 Owner) - HARLEY DAVIDSON MOTORCYCLE - KUBOTA TRACTOR - ATV'S - TRAILERS - GUITARS - CAMERA EQUIP. - TOOLS & Personal Property of the late Robert William James and Tia James**  
4388 Buffalo Mtn. Rd. - Willis, VA 24380



**TERMS:** Real Estate \$6,000 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 lovely property. Personal Property 1.5 hrs. prior to auction.

**DIRECTIONS:** From stoplight in Hillsville, VA at int. of Rt.# 58 & Rt.# 221 go N on Rt.# 221 for 13.1 mi. to Rt.# 758 (Buffalo Mtn. Rd.), turn R & go 7.7 mi. to Prop. on Right.

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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



Lovely vinyl sided 3 bedroom/2 bath manufactured home has over 1,900 sq. ft. of living area including a living room w/fireplace (gas logs), kitchen/dining combo w/oak cabinets-pantry and stainless appliances, large den w/ flue, 3 bedrooms, 2 baths and mud/utility room. Heat pump provides heat & air, metal roof only 3 years old and private well & septic system. Home sits on 7.12 open & wooded acres with a wraparound deck in a beautiful country setting. This is the perfect mini farm previously used for alpacas with the following buildings: a 12'x24' metal storage building w/entry and sliding door-heat-air & elec., a 9'x9' wooden storage building, a wooden barn w/9 stalls-water hookup & elec. and a 15'x15' wood/metal chicken house w/elec.



Subject  
Property

**TRUCK/HARLEY/ATV:** 2010 Chevrolet Silverado 1500 Pickup (1 Owner - 1/2 ton - ext. cab-Vortec 5.3l V8-6sp. Trans.-trailer package-EZ lift tailgate-remote start-off road suspension package-has original window sticker & 93,057 miles), 2014 Harley Davidson Heritage Soft Tail Motorcycle (103 cu. in.- 5,767 mi.-Vance Himes exhaust-saddle bags-passenger back rest-luggage rack-LED headlight & running light-windshield-after-market floorboard, shifter & brake pedal - HD chrome), Kubota B7610 HST Tractor w/Kubota LA352 front end loader (4x4-diesel, ps & 604 hrs.), 2016 Gator Made 7'x16' dual axle trailer w/"Gate Lift-R", 1998 Suzuki LT-F 500FW ATV (4x4 & 1788 hrs.), 2009 Suzuki LT A400 IF ATV (4x4 & 748 hrs.), HD motorcycle helmet, leather motorcycle bags & clothes, new cowboy boots, 4 UniRoyal 215/55 R17 tires w/good tread, new front bumper for 2020 Toyota Highlander.



**GUITARS/COLLECTIBLES:** 5 Guitars (1833 Martin D35 mod. 2679661 in Martin case, Sigma 1910 DR28 guitar in case, Fender Stratocaster elec. guitar w/original contour body in case, Yulong GUO Luthier guitar mod. 18004028 Serial# 023 manuf. 2022 w/Singing Dragon white case., G&L ASAT Fullerton Deluxe elec. guitar #CLF2003116 in case), spinning wheel (Canadian production wheel double stand), Cannon Pro-10 EOS R6 Mark II camera, several lens & auxiliary pieces (Oben, CTT-1010, Fiber Tabletop, Tripod), Ruggard camera cabinet, portable photo studio, amps & speakers.

**FURN./HOUSEHOLD:** 2 lawyer's cabinets, antique record cabinet, Waterbury clock, Howard Miller grandfather clock, 3 pc. Queen bdrm. suite, full size bed, oak end table, sofa, cherry finish executive desk, desk & chair, several bookcases, barstool, armchairs, rocker, glider/rocker, lamps, pictures, compact chest freezer, Maytag washer & dryer, treadmill, Honeywell dehumidifier, sm. kitchen appliances, W.H. Grindley England china, (2) NIB bathroom cabinets, metal racks, iron table & chairs & more!

**MOWERS/TOOLS/MISC.:** Husqvarna YTH 24V54 XLS Riding Mower (One Owner & 553 hrs.), Speeco Split Master 22 ton wood splitter, Generators (Briggs & Stratton 8000-watt, DeWalt DX6NR8000, Porter Cable 5250 watt), Southern 6' scraper blade, XB subcompact 5' tiller, Tarheel tractor tiller, lawn dethatcher, DK Power OPC506 wood chipper, Stihl HT 56C pole saw, Echo weed eater, Echo EX675 string trimmer, Husqvarna 235 chain saw, Stihl MS391 chain saw, Poulan Pro 42 chain saw, Echo gas hedge trimmer, Husqvarna power mower, lawn spreader, Speeco auger, 2 metal lawn carts, Smith NL 400 back pack sprayer, Poulan BUM 200 blower, wheelbarrows, yard/garden tools, alum. ladders, several DeWalt power tools, DeWalt 12" compound miter saw, Skilsaw table saw, air compressors, (3) 6,000lb jack stands (NIB), railroad jack, tie downs, Craftsman tool box, US General stacking tool cabinet, several hand & power tools, tap & die set, Pittsburg auto ramp set (NIB) transmission fluid, Synthetic oil, antifreeze, gas cans, saw horses, bicycles, new treated posts & 2x4's, drainage pipe, metal fence posts, old barn wood, stack of lumber, alum. step ladder, feeding tubs, sm. shop vac, Mr. Heater contractor space heater, 10'x10' canopy, (6) bags of 10-10-10 fertilizer, bags of pine shavings, bags of pellet bedding & more!

