



REAL ESTATE AUCTION

THURSDAY OCTOBER 22, 2009

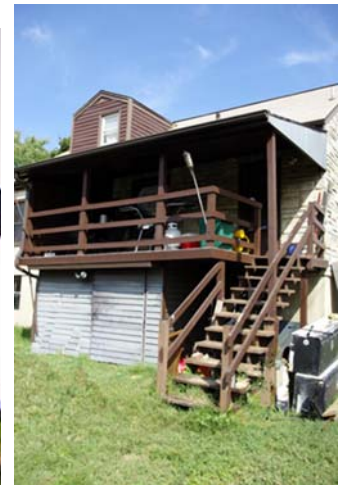
12:00 HIGH NOON

2418 MEMORIAL AVE, ROANOKE VA 24015



DIRECTIONS:

FROM DOWNTOWN
ROANOKE TAKE
CAMPBELL AVE WEST
TO LEFT ON MEMORIAL
AVE PAST GRANDIN RD
4 BLOCKS TO
PROPERTY ON LEFT



NICE 1260 SQ FT , 4
BEDROOM, 1 & 1/2 BATH HOME. HOME
INCLUDES HARDWOOD FLOORS , EAT IN
KITCHEN, DINING ROOM, LIVING ROOM,
FULL WALKOUT BASEMENT (RECREATION,
LAUNDRY & STORAGE AREA) , BACK PORCH,
ENCLOSED STORAGE AREA, CENTRAL AIR, GAS
HEAT, CONVENIENT TO SCHOOLS, SHOPPING,
AND OTHER CREATURE COMFORTS. ONLY
4 BLOCKS FROM GRANDIN RD
SHOPPING AND ENTERTAINMENT
AREA. IDEAL FOR FAMILY WITH
CHILDREN.

PREVIEW: SUNDAY OCTOBER 18, 2009 , 1 TO 3 PM
TWO HOURS PRIOR TO AUCTION OR CALL
AUCTIONEER FOR APPOINTMENT

**COL TOM
WOLFE**
AUCTIONEER & BROKER, LLC

Col Tom Wolfe, CAI, CES

Auctioneer/Broker VA311

(540) 334-Sold (7653) Office

(540) 314-5692 Cell

www.coltom.com Auctions

www.auctionzip.com



Terms & Conditions:

1. Real Estate Sold at **12:00 NOON** Bids accepted only from registered bidders. Come early for registration.
2. A **10% buyer's premium** shall be added to the high bid to determine final contract sales price on Real Estate.
3. All information provided by Auction Company and Seller is deemed reliable but not warranted. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate.
4. Property is being sold "**AS IS, WHERE IS.**" Please inspect before buying.
5. Announcements day of sale take precedence over all prior releases, verbal and written concerning the sale.
6. Auction Company and its representatives represent the Seller.
7. Detailed terms and conditions will be provided on sale day.
8. A **\$10,000.00** deposit shall be due and payable day of sale by cash, cashier's check, or pre-approved personal check accompanied by a bank letter stating "_____ is a customer of our bank and the bank guarantees payment of checks written on account number _____ up to (specify amount) dollars for purchases at the auction being conducted by **Col Tom Wolfe, Auctioneer & Broker, LLC** on **Thursday, October 29, 2009**. Balance due on **Monday November 26, 2009**.
9. Real estate to be conveyed by General Warranty Deed.
10. Property being sold subject to confirmation of the high bid.

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12:00 NOON
THURSDAY,
October 22, 2009

COL TOM WOLFE
P.O. Box 450
Boones Mill, VA 24065
540-334-SOLD (7653)

