

REAL ESTATE AUCTION

MAKE THIS INCREDIBLE HOME YOURS

4162 WOODRIDGE DR. SW,

ROANOKE, VIRGINIA 24018

WEDNESDAY MARCH 25, 2009 12:00 NOON

NEED A 1031 EXCHANGE?



This brick ranch home offers a large private back porch with fireplace for entertaining.

4 large bedrooms, two full baths, eat-in-kitchen, knotty pine paneled study with fire place, formal dining and living room with hardwood floors. The full basement contains a knotty pine paneled family room, one car garage, laundry area with washer & dryer, (as is) and storage area add to this outstanding home. This home has everything a family desires in addition to being close to all creature comforts including schools, shopping, groceries, medical and recreation.

DIRECTIONS: Brambleton Ave (Rt 221) to Arlington Hills Dr Right on Huntwood St to left on Woodridge Dr., SW
PREVIEW: 1 Hour Prior to Sale Or by Appointment.

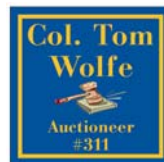


Col Tom Wolfe, CES,CAI

Auctioneer/Broker VA311

(540) 334-Sold (7653) Office

(540) 314-5692 Cell



Call for complete details and terms visit our website at :

www.coltom.com and

www.unitedcountry.com/boonesmillva



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 **\$20,000.00** 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 **Wednesday, March 25, 2009**.
Balance due on **Friday, April 24, 2009**.
9. Real estate to be conveyed by General Warranty Deed.
10. Property being sold subject to confirmation of the high bid.



**REAL ESTATE
AUCTION
12:00 NOON
WEDNESDAY,
MARCH 25, 2009**

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

