

REAL ESTATE AUCTION

2111 SHENANDOAH VALLEY AVENUE NE, ROANOKE, VIRGINIA

Selling for The Estate of Mr. James R. Hagee

3200± sq. ft. masonry and frame building with one in-ground lift, offices and storage. Formerly used as garage, towing service, and vehicle storage and impound lot.

LAND AREA: 1.10± ACRES or 48,398± SQ. FT.

Selling as one parcel - Tax parcels #3120208, 3120209, 3120210, 3120211 known as Lots 48, 49, 50, 51, 52, 53, and 54A block 12, map of Laurel Terrace.

Served by city water with septic system. Sewer is available at the intersection of Kanter Road. Zoned HM. Building constructed in 1947.

Directions: Orange Avenue to Plantation Road to right at Kanter Road to property. Convenient to I581 and US 460.

For pics and more information
call **540.857.9177** or visit **www.tommywagnerauctions.com**

FRIDAY, JULY 8TH, 2005
12:00 NOON

Onsite Registration & Preview: 10:30 a.m.

Open House Schedule:

Thursday, June 16th, Thursday, June 30th, & Tuesday, July 5th
4:00 p.m. – 6:00 p.m. or by appointment. Call 540.857.9177.

Sold On-Site!

TOMMY 
WAGNER

VAL #1713

Auction Company



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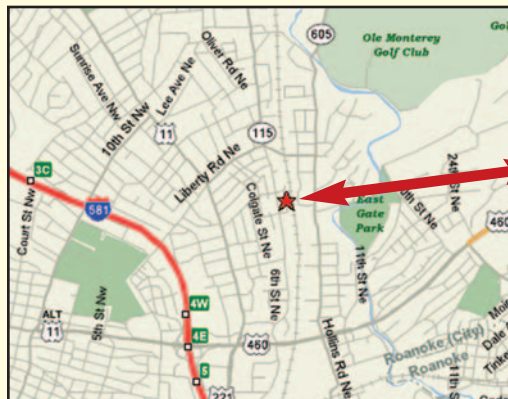
Auction Time & Location: Friday, July 8th, 2005 • 12:00 noon. **On-site at 2111 Shenandoah Valley Avenue NE, Roanoke, VA.**

Registration and Preview: Friday, July 8th • 10:30 a.m. (Auction Day).

Terms & Conditions: Property sold in "AS IS" condition. Auction company represents seller/client. Bidding by registered bidders only. Conveyed by Special Warranty Deed. \$20,000 non-refundable deposit by cashiers or certified check made payable to bearer. SOLD SUBJECT TO CONFIRMATION OF SELLER by direction of the court. A very low reserve. Closing to take place within 20 business days - by August 8th, 2005. TIME IS OF THE ESSENCE! Premium of 10% will be added to final and high bid to determine contract price.

Information deemed reliable but not warrantied - has been derived from public sources..

Sale day announcements take precedence over all other print or published media of any nature.



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406 White Avenue
Roanoke, Virginia 24013



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