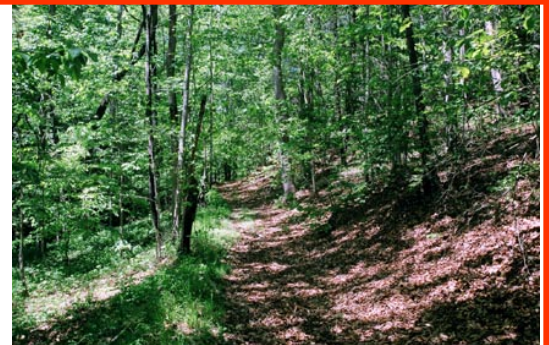


ROANOKE COUNTY BORDERING THE EXPLORE PARK LAND AUCTION 48 +/- AC WEDNESDAY SEPTEMBER 8



12:00 PM –HIGH NOON

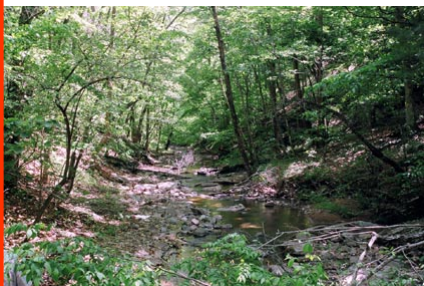
PREVIEW: Sunday, August 29, 1-3 PM, call for appointment or at your own leisure.



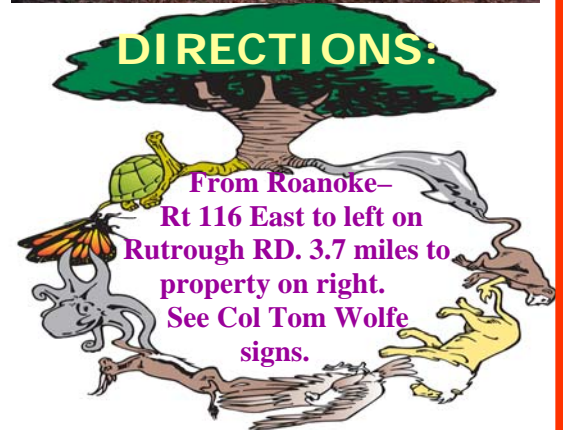
A tremendous recreation tract that joins **Explore Park** with growing timber frontage on Back Creek & Horseshoe Branch. All wooded with private ridges for homes or cabins. Deer & turkey hunting, hiking, camping and other forms of recreation & relaxation. Only 4 miles from downtown Roanoke takes you to your own private, wooden & hidden retreat.

Auctioneer will be on property **Aug 29, 1 to 3** or preview at your own leisure.

**GREAT 1031 EXCHANGE
PROPERTY**



DIRECTIONS:



From Roanoke–
Rt 116 East to left on
Rutrough RD. 3.7 miles to
property on right.
See Col Tom Wolfe
signs.

Col Tom Wolfe, CAI, CES

Auctioneer/Broker VA#311, WV#1497

(540) 334-Sold (7653) Office

(540) 314-5692 Cell

www.coltom.com Auctions

www.auctionzip.com





**PREVIEW: 29th of August
1-3 PM, by appointment or
at your own leisure.**

AUCTION IS:

**Wednesday Sept 8
12:00 PM- HIGH NOON
SEE YOU THERE**

TERMS & CONDITIONS:

1. Real Estate to be sold at 12:00 P.M. 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 bidding.
5. Announcements day of sale take precedence over all prior releases, verbal and written concerning this 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** per tract 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 September 8, 2010** and sign a real estate contract. Closing shall take place on or before **October 8, 2010.**
9. Real Estate to be conveyed by General Warranty Deed.
10. Property being sold subject to confirmation of the high bid.



DIRECTIONS:
From Roanoke Rt 116
East to left on Rutrough
RD. 3.7 miles to
property on right. See
Col Tom Wolfe signs.



GREAT FOR 1031 EXCHANGE



LAND AUCTION
12:00 PM
Wednesday, Sept 8

COL TOM WOLFE
AUCTIONEER/BROKER
VA#311, WV#1497
P.O. Box 450
Boones Mill, VA 24065
(540)334-SOLD (7653)

