

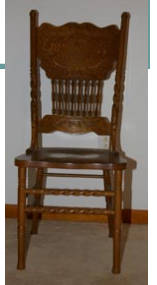


REAL ESTATE AUCTION ESTATE OF EMMA & ROBERT BUTLER WEDNESDAY, OCTOBER 29, 2008



10:00 AM

**184 BIG BEAR RUN, VINTON, VA (BEDFORDCOUNTY)
PREVIEW: 2 HOURS PRIOR TO AUCTION**



This wooded 5.56+/- acre lot with a 2802 sq ft 2 story home at the end of a paved road offers privacy & possible spectacular views. A paved circular drive, 4 bedrooms, 2 1/2 baths, with a hobby room. There is a living room, dining room, large open family room & eat in kitchen combo with a sizeable screened in porch, laundry room, 2 car garage and a walk out basement. The home has hardwood and carpet floors. The design offers one level living—big master bedroom suite with a spacious master bath. Home is close to Vinton and Roanoke.



WASHER AND DRYER WILL BE SOLD SEPARATELY



DIRECTIONS: From Vinton travel Rt 24 East 5 1/2 miles turn left just past Cascade Garden Nursery on Cascade Drive which becomes Big Bear Run, 1.7 miles to end . Look for Col Tom Wolfe signs.

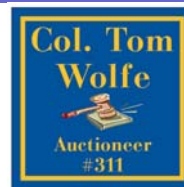


Affiliated with



Col Tom Wolfe

Auctioneer/Broker VA311
(540) 334-Sold (7653) Office
(540) 314-5692 Cell



www.unitedcountry.com/boonesmillva/ Real Estate
www.coltom.com Auctions

PERSONAL PROPERTY:

Vehicle: Taupe 2004 Toyota Sienna XLE AWD Sport Van –7 passenger, cassette, DVD, radio, heated seats, Slide passenger & driver side doors, rear seat auto system, 45,419 actual miles

Furniture: Dining Room Suite with 6 Chairs & China Cabinet, 3 Piece Living Room Suite, Lamps, End Tables, 6 Piece Sofa & Matching Recliner, Rocking Chair, Rocking Recliner, Entertainment Center, 5 Piece Cannonball Bedroom Suite (King Bed), Outdoor Furniture, Pronto Electric Organ and more.

Appliances: Side By Side GE Refrigerator, Washer, Dryer

Miscellaneous Glassware, Household Items: Toaster, Bread Maker, Lean Machine, Some Depression Glass, Bushnell Voyager Telescope, Grandma & Grandpa Dolls, Baby Items, Hitachi Big Screen, Mitsubishi Sound Center with DVD Player, Cassette, Turn Table, Radio with Speaker, Brother Sewing Machine in Cabinet, Pictures and Much More.

Tools & Equipment: Craftsman 10" Radial Table Saw, Few Hand Tools



Terms & Conditions:

1. Real Estate Sold at **10:00 a.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 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 **\$25,000.00** 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, Auctioneers & Brokers LLC** on October 29, 2008. Balance due within 30 days.
9. Real estate to be conveyed by General Warranty Deed.
10. Property being sold subject to confirmation of the high bidder.
11. Terms for Personal Property is cash or approved check day of sale. There is a 10% Buyers Premium.

October 29, 2008
Wednesday
10:00 A.M.
AUCTION
PERSONAL
PROPERTY
ESTATE &
REAL

P.O. Box 450
 Boones Mill, VA 24065
 540-334-SOLD (7653)
COL TOM WOLFE
 Auctioneer/Broker VA311

