

**LIVING ESTATE & PERSONAL PROPERTY
 AUCTION OF LOIS CRAFT
 WEDNESDAY, DECEMBER 10, 2008 10:00am
 HOME and PERSONAL PROPERTY
 135 LACONIA AVENUE, NE
 ROANOKE, VIRGINIA 24012**



**PREVIEW:
 DAY OF SALE ONE
 HOUR PRIOR TO SALE TIME
 OR BY APPOINTMENT**

Brick three bedroom home on level lot, convenient to medical facilities, grocery stores, schools, has eat-in-kitchen, full bath, laundry room, living room with fire place, dining room, attic, full walk out basement plus front and side porches! Home has oil hot water heat and window air conditioner. All this not too mention 1 block from public transportation! This ideally located home would be an outstanding starter home or rental property. Home will be sold first at 10:00 A.M. then the Personal Property will follow.



Directions: Travel North on Williamson Road. Go past Berglund Chevrolet Turn right on Laconia Ave. right at Northwest Hardware. Look for Col Tom Wolfe Signs.



Col Tom Wolfe, CAI,CES
 Auctioneer/Broker VA311
 (540) 334-Sold (7653) Office
www.coltom.com Auctions
www.auctionzip.com



(540) 484-1559
 Auctioneer VA 1457

HOME & PERSONAL PROPERTY WEDNESDAY DECEMBER 10, 2008 10:00A.M.

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Terms & Conditions:

OR BY APPOINTMENT

1. Real Estate Sold at **10:00a.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.
6. A **\$10,000.00** deposit on the home 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 **December 10, 2008.** Balance due **Friday, January 9, 2009.**
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.

Personal Property

Furniture: Mahogany Corner Cupboard, Cedar Wardrobe, 3 Piece Antique Bedroom Suit, Coffee Table, Mahogany 2 Tier Table, Maple Wardrobe, White Dinette Set with 4 Chairs, Antique Rocker, Antique Sparten Record Player

Appliances: Gibson Refrigerator, Westinghouse Electric Range, Sears Washer & Dryer

Assorted Items: Oil Lamp, Oil Painting, Victorian Oval Frames, Pine Blanket Box, Christmas Items, Jazzy Electric Wheel Chair, Metal Glider & Chairs, Wood Picnic Table, Ping Pong Table, Aluminum Ladder, Hand Tools, and many other items.

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



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

