

Auction

Saturday, May 1, 2010 • 10:00 a.m.

PROPERTY OF
Lacy Simpson

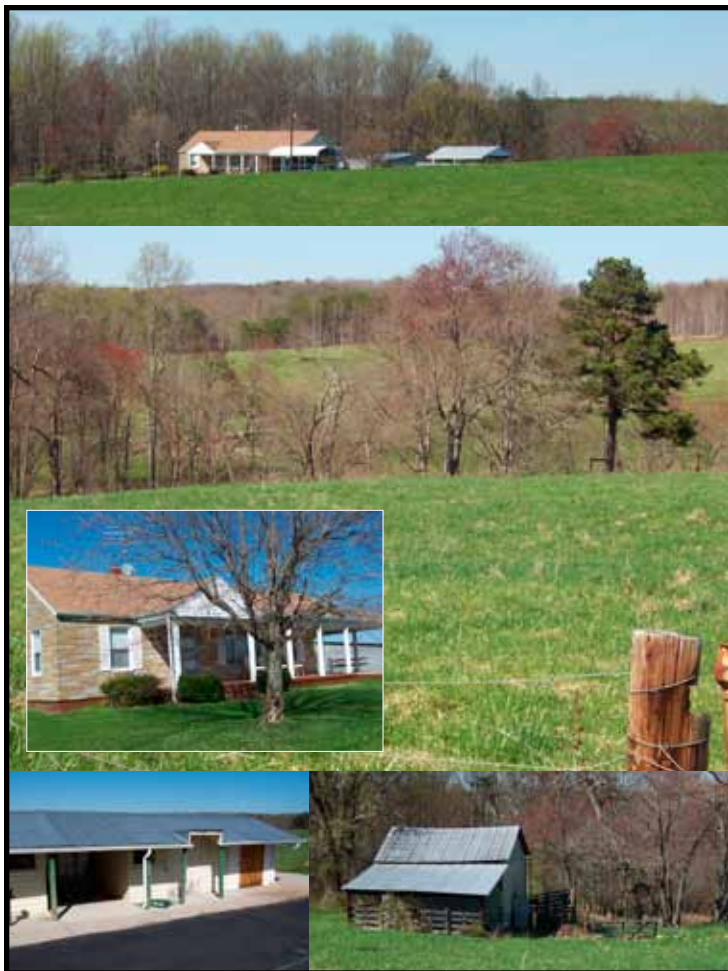
VALUABLE REAL ESTATE

10.22 +/- w/House Barn, Metal Carport & numerous buildings

**PERSONAL
PROPERTY**

LOCATION: 620 Owens Mill Rd., Gretna, VA – Sycamore Area of Northern Pittsylvania County, Virginia

DIRECTIONS: From Rt 29 at Sycamore, turn west onto Derby Rd (between Sycamore Grocery and Sycamore Church), bear left onto Saunders Shop Rd, bear left onto Rockford School Rd, turn right onto Owens Mill Road, property will be on the right.



Nice vinyl and stone sided ranch style home with 1824 square feet with 4 bedrooms, 2 full baths (1 handicapped accessible). The home has electric baseboard heat and a gas heater and central air conditioning. There is an attached carport and several detached carports, some fencing, barn, several storage buildings.

PERSONAL PROPERTY

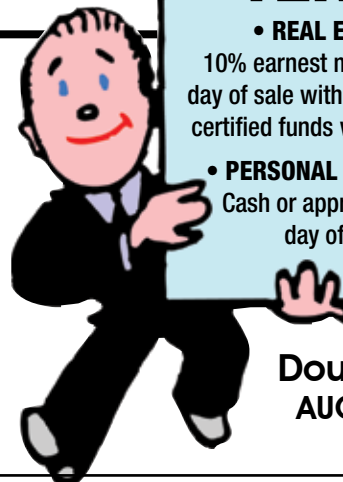
- | | |
|--|---|
| <ul style="list-style-type: none"> 2 Sofas & chairs Ethan Allen table w/ 6 chairs Round table w/ 4 chairs Storage cabinet Sharp Color TV w/ built-in VCR Small RCA TV, B/W Twin bed frame Dresser base Double bed frame Small table Coffee table 4 Drawer chest Electric lamps Coat tree Entertainment center Folding chair Emerson microwave Microwave cabinet Toaster oven Coffee maker Presto pressure cooker Crock pot Flat ware Misc pots & pans Misc dishes | <ul style="list-style-type: none"> Fan on stand VCR player Cassette player, am/fm Sony radio tape player w/ speakers Brother electric typewriter Misc linens Fish fillet knife set Outdoor thermometer 318 John Deere riding mower Craftsman sprayer on wheels Gas grill w/ gas tank Patio table w/ glass top Extension ladder Fertilizer spreader Small work stand Wheel barrow Misc hand & garden tools Vises Gas cans Large table awning Mesh screen Some vinyl siding, white Wrenches Air compressor Bolts, screws, nuts Poulan chain saw Weed eaters Pool table, rack, Cue sticks, balls Other misc items |
|--|---|

AUTIONEER'S NOTE:

This is one sale you don't want to miss. The 10.22 acres lays nice, has some fencing, and a creek on the back side. There is approximately 129 feet of road frontage. Property is in an ideal location being convenient to Rt 29 between Gretna and Alavista.

TERMS

- REAL ESTATE •
- 10% earnest money deposit day of sale with balance due in certified funds within 30 days.
- PERSONAL PROPERTY •
- Cash or approved check day of sale.



**Doug Dalton
AUCTIONEER**



Dalton-Yeatts Real Estate, Inc. t/a
"Your Key To Service"

Aaron W. Johnson

Auction-Realty

13995 U.S. Hwy. 29, Suite 800, Chatham, VA 24531

(434) 432-6000 • (434) 656-3150

aaronjohnsonauctionrealty.com
ajrealty@comcast.net

VA. A.F. 2908 000696



BASIC TERMS - CONDITIONS OF SALE: All property sold AS IS WHERE IS with the Seller allowing any reasonable inspection to be made prior to date of sale as desired by any prospective Buyer, therefore the Buyer will be buying based solely on their own inspection with all sales being final without recourse by way of refund, reduction of price, or otherwise. **ALL SALES ARE FINAL.** Bidders entering property enter at their own risk. Auction Company assumes no risk for bodily injury or damage to personal property. The Seller nor the Selling Agent makes any warranty as to quality or condition. Information provided by Auction Company deemed reliable but not guaranteed. Announcements day of sale take precedence over all prior releases, verbal or written. Auction Company and its representatives represent the Seller. Detailed terms and conditions provided day of sale. The Auction Company shall not be liable for any errors or omissions in advertising. The Sellers and the Auctioneer have the right to withdraw properties, reject bids, postpone or cancel the auction in whole or part, at their sole discretion without notice and to modify or add any terms and conditions either prior to or at the auction. All Purchasers must independently investigate and confirm any information or assumptions on which any bid is based. All sales subject to confirmation.

LEAD BASE PAINT DISCLOSURE: Federal law requires that the Purchaser of a house built prior to 1978 be given an opportunity to conduct a lead base paint test and/or risk assessment. Notice is hereby given that the house being sold in this sale was built prior to 1978 and that it may contain lead based paint and that any prospective Buyer will be given a reasonable opportunity before the sale date to have a test conducted if they so desire, therefore the Purchaser (successful Bidder) will be required to sign a waiver at time of sale waiving their right to conduct any test after the auction sale date.