

ESTATE AUCTION

Saturday, September 12, 2009 • 9:05 a.m.

Estate of the
Late Burton and Helen Dalton
4700 ROCKFORD SCHOOL RD.
GRETNA, VA

41.50 Acre Farm

Selling in 3 Tracts • Real Estate Sells at 9:05 a.m.

**2.31 ACRES w/HOUSE • 6.75 ACRE TRACT • 32.44 ACRE TRACT
HOUSEHOLD PERSONAL PROPERTY • ANTIQUES & COLLECTABLES**

LOCATION: 4700 Rockford School Rd, Gretna, VA

DIRECTIONS: From Gretna turn onto Blue Ridge Drive off of Business 29 north of Gretna, go approximately one mile, turn right onto Deer View Rd, go approx 1/3 mile to property on left.



- **GOOD SINGLE STORY 6 ROOM CONTAINING APPROX. 1300 SQ FT WITH VINYL SIDING SITUATED ON 2.31 ACRES –**
333 feet frontage on Rockford School Rd and 139 feet frontage on Deer View Rd (Tract 3 on the map). Includes small triangle across the road.
- **6.75 ACRE TRACT –**
All wooded land with approx 1700 feet frontage on Rockford School Rd with barn.
- **32.44 ACRE TRACT –**
Mostly wooded timberland with some previously open farm land. Nice small farm tract with 338 feet frontage on Rockford School Rd. Small stream on back corner.

Don't miss this important real estate sale plus many collectable personal property items.

• PERSONAL PROPERTY • ANTIQUES • COLLECTABLES •

Jadite bowl Cobalt blue pitcher w/ 6 glasses Refrigerator dish w/lid, fruit design Old punch bowl set Antique Dazey Churn #40 Small 1/2 pint milk bottle Oil lamp (1) Peanut lamp Iris pattern pitcher, sugar dish, bowl & vase Red handle egg beater Blair deviled egg plate Berry deviled egg plate Homer Laughlin (Virginia Rose) 6 plates, 6 cups & saucers Cream & suger dish Fostoria pitcher w/glasses, creamer & sugar Dishes & small plates 7 Jefferson pewter cups Iron frying pan Antique metal cake cover Old metal bread box Brown stone pitcher Brown crock w/lid	Preserve dish Table & chairs Rooster, made in Japan Aunt Jemima salt & pepper shakes Kenmore auto washing machine Kenmore clothes dryer Kenmore electric range Sears Coldspot chest freezer Crosley refrigerator/freezer Kenmore vaccum Metal porch glider, porch chair Love seat Antique floor lamp - 5 Flat irons Miniature cedar chest, (Lane) Wood book shelves Wood stools Stone crock Glass basket Telephone table Oak dresser base Pine china cabinet Lift chair Rocker US President trash can Costume jewelry & jewelry box Figurines	Assorted baskets Assorted books Large assortment of dolls Metal wardrobe Cedar wardrobe Cedar chest of drawers Double bed w/vanity seat Upright piano & bench seat Quilt chest (pine) Small china cabinet Treadle type sewing machine, oak cabinet Kenmore portable sewing machine Wide assort of material Maple sofa w/3 cushions RCA portable stereo Wicker clothes hamper Stone crock w/bail 200 lb. Hanging scales Craftsmen table saw Old push mower Barn lantern Radio Flyer red wagon Hospital bed Round top trunk Cow bell	Riteway wood heater 2 Small metal world banks Hobmail vase Misc clocks Metal milk cans Aluminum step ladder Aluminum ext ladder Briar blade Vise Metal wash pots Push mower Wood saw mounted on wheels Hand tobacco planter Powder wedge Misc garden tools Iron pots, #8 Socket set Pipe wrench Side grinder Electric drill Brace & bits Antique wood spoke Ford wheels	Farm wagon AMF Roadmaster bicycle Metal chicken waterer Ariens RM 830 riding mower Hand truck Horse drawn corn planter Log chain Wood chicken coo[WW II German flag WW II memorabilia, medal & coins Metal safe w/key Hand crocheted doilies Longaberger hand made basket Old watches Various Portable radios MANY OTHER ITEMS TO NUMEROUS TO MENTION...
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TERMS & CONDNTIONS OF SALE

BUYER'S PREMIUM:
There will be a 5% Buyers Premium added to the final bid price of the real estate to determine the final sale price.

OTHER 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.



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

Aaron W. Johnson

Auction-Realty

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(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.



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Permit #53

ESTATE AUCTION

SATURDAY, SEPTEMBER 12, 2009 • 9:05 A.M.

- ESTATE OF THE LATE BURTON & HELEN DALTON -

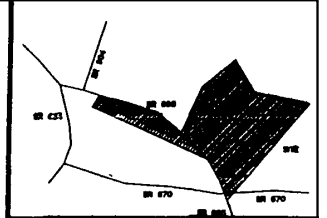
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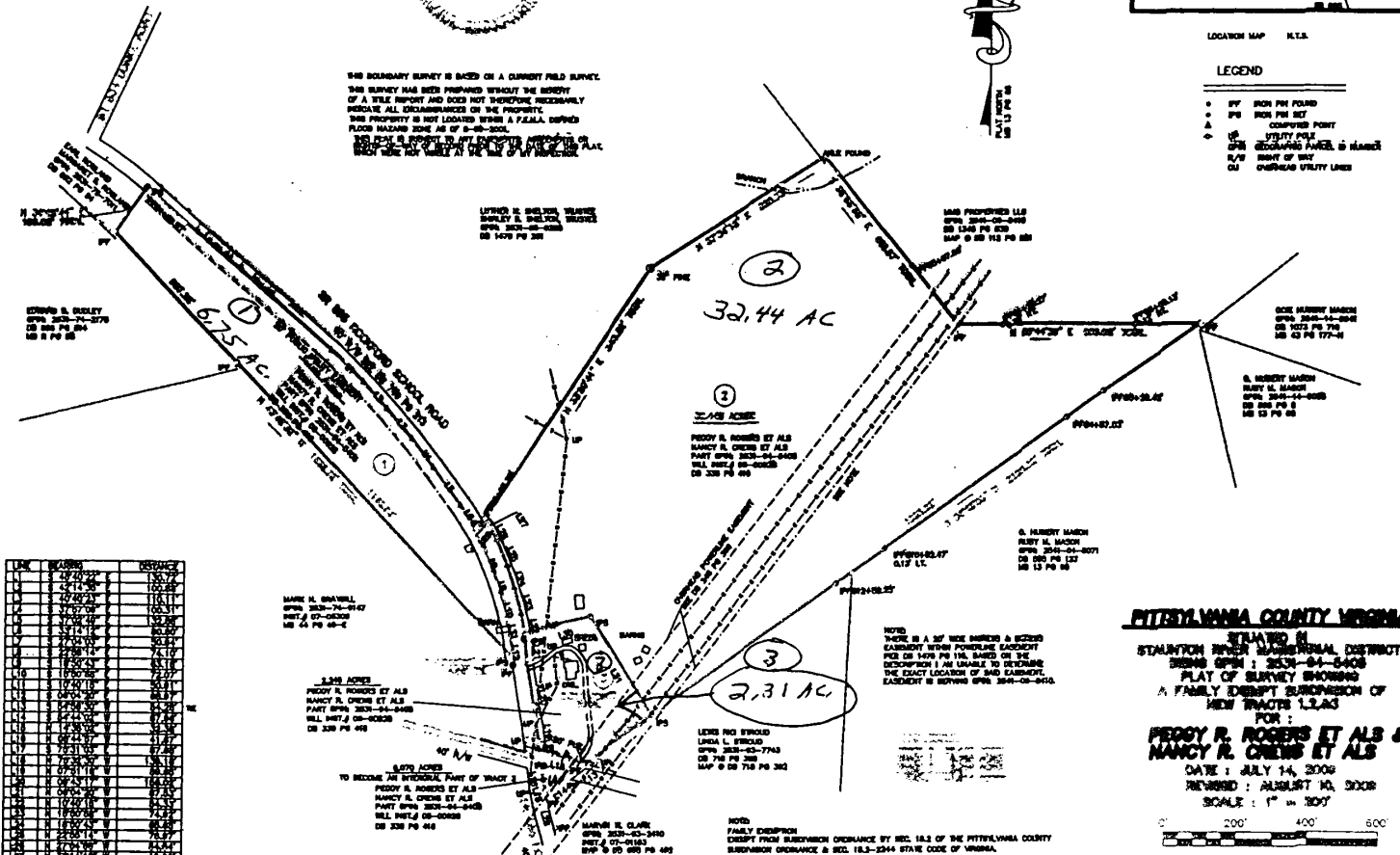
LOCATION MAP N.E.S.

LEGEND

- I.P. IRON PIN FOUND
- I.P. IRON PIN SET
- C.C.P. CORNER POINT
- U.P. UTILITY POLE
- O.P. OCEANIC PARCEL IS Hatched
- S.W. SOUTH OF WAY
- O.U. OVERHEAD UTILITY LINES



THE BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. THE SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY REVEAL ALL ENCUMBRANCES ON THE PROPERTY. THIS PROPERTY IS NOT LOCATED WITHIN A FEDERAL DESIGNATED FLOOD HAZARD ZONE AS OF 8-20-2008. ALL LOTS & PORTIONS ARE SUBJECT TO ANY AND ALL FEDERAL, STATE AND LOCAL TAXES AND LIENS.



LINE	BEARING	DISTANCE
1	N 89° 00' 00" W	100.00
2	S 89° 00' 00" E	100.00
3	N 00° 00' 00" E	100.00
4	S 00° 00' 00" W	100.00
5	N 45° 00' 00" E	141.42
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100	S 00° 00' 00" W	100.00

PITTSBURGH COUNTY VIRGINIA
STANTON ENGINEERING & SURVEYING DISTRICT
ENGINE NO. : 2631-04-5408
PLAN OF SURVEY SHOWING
A FAMILY DEEDS SUBDIVISION OF
NEW TRACTS 1,2,3,4
FOR:
**FREDY R. ROGERS ET ALS &
NANCY R. OWENS ET ALS**
DATE : JULY 14, 2009
REVISION : AUGUST 10, 2009
SCALE : 1" = 300'
200' 400' 600'

