

# REAL ESTATE AUCTION

## TUESDAY MARCH 30<sup>th</sup>, at 6pm



The estate of Samuel Basham (deceased) & Judith Basham (living)

3 BEDROOM HOME w/ .46 acre lot  
925 Howlett Street, Hillsville, Virginia 24343

OPEN HOUSE Sunday March 21; 2-4 pm

*(PROPERTY CAN ALSO BE SHOWN BY APPOINTMENT IN ADVANCE OF AUCTION)*

This cozy home lies on the outskirts of Hillsville in a quiet community overlooking the eastern views of the Blue Ridge Mountains. It was built in 1994 and is approximately 1000 sq. ft. It has three bedrooms and one and a half bathrooms. It has laminate flooring throughout the home and porcelain tile in the bathrooms. It also has an approximately 800 sq. ft. unfinished basement with a full bathroom. Double doors allow entry from the outside of the basement which gives easy access to the backyard. The home comes with some new, and like new, appliances including; dishwasher, refrigerator, glass top stove, and hot water heater. The house also has a central heat and air system that was installed two years ago. The property is serviced by city sewer and water. There is an 18ft. by 21ft. carport that adjoins the home to allow covered access to the house.



**Auctioneers note:** Mr. Basham passed away in early December and Mrs. Basham would like to move closer to her family in North Carolina. This home is in good condition and ready to be moved in immediately should the new buyer so desire!!

This quaint ranch style home offers numerous opportunities for prospective buyers. It would make a great home for first time buyers. It would also make a great getaway, or second home for those who would like a property in the beautiful Blue Ridge Mountains with views of the rolling landscape to the East. The family tells me that at night, from the front porch, one can see the nightlights of the towns of Galax and Independence off in the distance.

**Also selling the family car!!! 2008 Dodge Caliber SXT; 4 cyl. gas, auto trans.;**  
128K miles (2 owner car)

**DIRECTIONS:** From I-77 and U.S. Hwy. 58 interchange, take Hwy. 58 business east toward Hillsville, turn right on Howlett St., go approximately 1 mile to auction address.



**AUCTION CONDUCTED BY:**  
**LENOX AUCTION AND REALTY**  
505 TRAPPERS RUN DRIVE  
CARY, NC 27513  
919-522-0074

VAREBL# 0226008628 VAAL# 2907002911  
GARY LENOX VABIC # 0225080578

**ELI DETWEILER AUCTIONEER**  
148 WHIP-O-WILL LANE  
RUFFIN, NC 27320  
336-848-8165  
VAAL # 290700309



**Terms:** Buyers must inspect property prior to purchasing. Sale day announcements take precedence over printed material. Each bidder voluntarily assumes all risks and responsibilities while on auction premises. Further, each bidder agrees that the Auction Company is not responsible for any damage to person or property while on property. This presentation is offered as an aid to prospective buyers and has been obtained from reliable sources; however, it is only an aid and is in no way intended as an accurate representation of metes and bounds or other factual information. Property sells with seller's confirmation sale day.

**The successful bidder will accept the property and any improvements there-in, in its present condition, As-Is, with all faults, if any.**

**A 5% buyer's premium will be added to the highest bid to determine the final successful bid. 10% non-refundable deposit due day of sale, balance due at closing, 30 days or less.**