



HOME AUCTION

3540 Hartland RD, SW

ROANOKE, VA

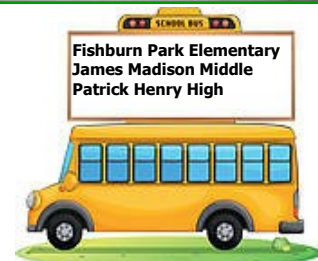
THURSDAY, NOVEMBER 1, 12 P. M.



Directions: From Virginia Western College follow Colonial Avenue West to right on Hartland Rd. to property on right. Look for Col Tom signs.



Home Auction: THURSDAY, NOV 1, 12:00 PM
3540 Hartland RD SW, Roanoke, VA 24015
 Immaculate 3 bedroom, 2 bath, Brick Ranch home with Living Room, Formal dining room, **Knotty Pine Paneling** in large den. Home has gas double fire place, hardwood floors under carpet, full walkout basement including one car garage. 1600 sq. foot plus basement. There is natural gas range, furnace and hot water heater. Home is in move in condition. Dead end street, convenient to all creature comforts.



Fishburn Park Elementary
 James Madison Middle
 Patrick Henry High

OPEN HOUSE: SUNDAY OCT. 28. 1-3PM
 Call Auctioneer for appointment.

Need a 1031 Exchange?

RAIN or SHINE



COL TOM
WOLFE, CALCES
 AUCTIONEER & BROKER, LLC
 VA 5311
 WV#1497

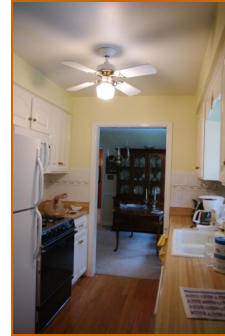
Col Tom Wolfe, CAI, CES
 Auctioneer/Broker VA#311, WV#1497
 (540) 334-Sold (7653) Office
 (540) 314-5692 Cell

www.coltom.com Auctions & Listings
www.auctionzip.com/1766



TERMS & CONDITIONS:

1. Real Estate to be sold at 12:00 p.m. Bids accepted only from registered bidders. Come early for registration.
2. 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.
3. Property is being sold "AS IS, WHERE IS." Please inspect before bidding.
4. Announcements day of sale take precedence over all prior releases, verbal and written concerning this sale.
5. Auction company and its representatives represent the Seller.
6. Detailed terms and conditions will be provided on sale day.
7. 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, Auctioneer & Broker LLC on November 1, 2018 and sign a real estate contract. Closing shall take place on or before Monday, December 3, 2018.
8. Real Estate to be conveyed by General Warranty Deed.
9. Property being sold subject to confirmation of the high bid .
10. A 10% buyer's premium shall be added to the high bid to determine final contract sales price on Real Estate.



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

COL TOM
WOLFE, CALCES
AUCTIONEER & BROKER, LLC
VA 6111
WV 6111

3540 Hartland RD, SW
ROANOKE, VA
THURSDAY, November 1, 2018
12:00 P.M.

