

Public Auction

Saturday March 17, 2018 10:30AM

Gary C. Bishop Property

2537 Rye Cove Memorial Rd. Duffield, VA 24244

3 Bedroom 1 Bath House Situated on a 2.00 Acre +/- Lot in the Rye Cove Community of Scott County, Virginia

Real Estate Consists of: 3 bedroom 1 bath house with kitchen, living room, and wash room. The house features partial wood siding, linoleum, drywall, celetex and drywall ceiling, front and back porch, metal roofing, electric wall heater, and oil stove. The previous owners added an addition in 1997 that allowed for the wash room, bath, and 1 bedroom. The lot is 2.00 acres +/-, with 222.00 feet +/- of road frontage on Rye Cove Memorial Rd., and features a storage building, barn, older house (that could be used as salvage lumber), two wells and public water.

Auctioneer's Note: The property features a 3 bedroom 1 bath house that is situated on a nice 2.00 acre +/- lot that has 222.00 feet +/- of road frontage on Rye Cove Memorial Rd. in the beautiful Rye Cove Community of Scott County, VA. The property is located near Rye Cove High School & Intermediate School, Highway 23, and several historical landmarks and beautiful scenery, such as Natural Tunnel State Park. Plan to be with us on Saturday March 17th 2018 at 10:30 AM.

Terms on Real Estate: 10% down on sale day and balance at closing within 30 calendar days from date of auction or sooner. Property is being sold as is with no warranties. **A 6% Buyer's Premium will be added to the high bid to determine the final contract price of the real estate.** **Lead base paint inspection if desired must be done 10 days prior to sale or a waiver must be signed by successful bidder sale day.**

Directions: From US Hwy. 23, take Rt. 65-N at Clinchport Exit, go 4.3 miles, turn left on Rye Cove Memorial Rd., go 2.3 miles, property on left. **(WATCH FOR SIGNS)**

*Information will be in information box on property. ***For pictures visit www.tomhiltonauctioneers.com****

For Private Showing Contact Tom Hilton at 423-677-0212

Sale Conducted for the Owner By:

Tom Hilton Auctioneers

276-479-2160 or 423-677-0212 www.tomhiltonauctioneers.com

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Announcements day of sale take precedence over printed material.