

AUCTION

Saturday, October 27, 2018 • 10:00 a.m.

**Susan Gammon &
Jeanette Keatts**
2313 & 2297 Telegraph Rd.

**2 houses to sell on the same day. Don't miss this opportunity to purchase these
2 houses. Great rental property or buy and make it your own home.**

Directions: From the traffic light in Gretna, take East Gretna Road (Route 40 East) and turn left at Meadows Auto Center and go 2 miles and the properties will be on the left.



Both houses will be sold at 2313 Telegraph Road, Gretna, VA.

2313 Telegraph road, home consists of approx. 1624 SF on the first floor and 352 on the second floor. 3 bedrooms, 1 bath, living room, kitchen, and another room that could be made into a bedroom, There are 1.67 acres of land with a right of way to get to the property. Square footage is estimated at 1624 SF. The house has thermopane windows, gas heat, well and septic tank. The laundry room is on the first floor. There are 2 open, covered porches. The house was build in 1920 and is zoned A-1. There is a large storage building.

2297 Telegraph Road, home consists of approx. 975 finished SF on the main level and 975 SF unfinished in the basement. Other rooms are: living room, kitchen, 3 bedrooms, and 1 bathroom. There is a side porch that could be turned into a carport. The house was built in 1966 and has .78 acres. The property has a well and septic tank and is zoned A-1. The house has radiant heat and no central air.

**RAMSEY
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TERMS:

**10% Deposit Day of
Auction and balance due
in 30 days of closing.**

Doug Dalton, Auctioneer
434-941-3721



**Also visit auctionzip.com to view the
full list of items and see pictures.**

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.