

AUCTION
Saturday, November 16, • 9:00 a.m.

**Estate of
Herman T. Murphy
5619 Dry Fork Rd
Dry Fork, VA**

All of the Real Estate and Personal Property will be sold at 5619 Dry Fork Road.

Some of the single wide homes may not be habitable.

Directions - From route 29, take Dry Fork Road and continue to the sale site on the left.
From Franklin Turnpike, take Dry Fork Road and continue to the sale site on the right.



1. 43.57 acres with frontage on US Highway 29 being mostly open land currently planted in corn. 2 Lots, Shop and storage building.
2. .69 acre with Brick house 3 Bedrooms, 1.5 Baths 1144 sf.
3. 1.67 acre with house 1088 sf main level, 920 sf 2nd level, 2 bedrooms on main level, 2 bedrooms on the 2nd level, 1 bath, single wide mobile home with 3 bedrooms, 1 bath.
Second house on same lot: 1166+- sf, vinyl siding, 2 bedrooms, 2 bathrooms, kitchen, living room.
4. 3517 Dry Fork Road. House with 800 sf, .34 acre, 2 bedrooms, 1 bath, 3491 Dry Fork Road, Single wide with .51 acre.
5. 376 Rainbow Lane 2 acres with cabin and 2 singlewide mobile homes. Cabin has outside bathroom. Zoned RC-1
6. .9 acre land on Johnson Road

Personal Property will be sold at 3517 Dry Fork Raod.

2008 Toyota regular cab, 2 wheel drive, 14k miles

Library Table, School Deck, Doll Showcase, Numerous Dolls, Rocking Chair, Howard Miller Clock, Pictures, Stone Jugs, Mantel Clock, Figurines, Book Case, Round Top Trunks, Lane Cedar Chest, Night Stand and Dresser, 3 pc. Bed-room suite, Numerous Baskets, Wardrobe, tins, OTHER ITEMS TOO NUMEROUS TO MENTION



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TERMS:
10% Deposit Day of
Auction and balance due
in 30 days at closing.
Personal Property Cash
Or
Good Check



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

**Doug Dalton, Auctioneer
434-941-3721**

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.