

AUCTION
Saturday, March 19, 2016 • 10:00 a.m.

PROPERTY OF
**Chris & Charlene
Booth**

**206 Blue Ridge Drive
Gretna, VA**

*Don't miss this opportunity to purchase a nice home just
outside the Town of Gretna.*



Very nice and well-maintained 2500+ s.f. brick house just outside the Gretna Town limits on .58 acre lot. The main level consists of 3 bedrooms, living room, kitchen/dining area, foyer, and full bathroom. There are hardwood floors in the living room, foyer, and hallway and carpet in the bedrooms. The living room has a nice fireplace. The basement is finished with a fireplace and carpet on the floors and also has a kitchen that would be great for an inlaw suite. There is also a full bathroom in the basement. Outside features include a front covered porch, carport and paved drive, fenced back yard and a 10x12 storage shed. The roof is only about 4 years old, has updated windows and an alarm system.

Heating and air is gas. Convenient to Centra Medical Center, restaurants, grocery store and drug store.

OPEN HOUSE - Sunday, March 13 from 3 - 5 p.m.

DIRECTIONS:

From the traffic light in Gretna, go north on Main Street and turn right on Blue Ridge Drive and it will be the first house on the right.

**RAMSEY
YEATTS**
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TERMS:

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



**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.