

AUCTION
Saturday, August 26, 2017 • 9:00 a.m.

**Judy Kay
Pearson**

**644 Piney Road
Chatham, VA**



Brick ranch home on 1.60 acres in the Climax community of Pittsylvania County. Has 3 bedrooms, 1.5 bathrooms, living room, dining room, kitchen and 1422 square feet on the main level and 120 square feet unfinished basement. Hardwood floors and carpet over hardwoods in bedrooms. New roof in 2005, furnace in 2016, well pump in 2017, plumbing in 2016, central air is about 20 years old, survey 2017, and new water heater. There is a building and shed on the property. There is oil heat and tank conveys with property.

This property is convenient to Danville, Lynchburg, Smith Mountain Lake, and Gretna Centra Emergency Facility.

Don't miss this opportunity to purchase this home at auction!

DIRECTIONS:

From Gretna, take 40 west (West Gretna Road) to left on Piney Road and the house will be on the left.

From Chatham, take Route 57 west and turn right on Climax Road and then bear right on Piney Road and the house will be on the right.

**RAMSEY
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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.