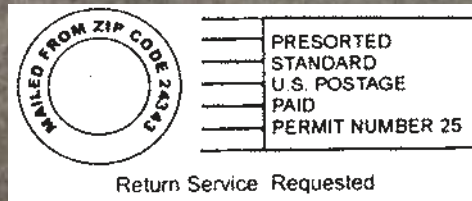


Dawn Auction Co.
 235 West Stuart Drive
 Hillsville, Virginia 24343
 (276) 728-9181
 www.dawnauction.com

ABSOLUTE ESTATE AUCTION

MAY 2 — 12 NOON
MAY 3 — 10:00 AM



HOME & 35 (+-) AC IN 3 TRACTS – ALSO CLASSIC CAR PARTS – TOOLS – NASCAR ITEMS – FARM EQUIP. – NEON SIGNS – 1,000's of PIECES OF COSTUME JEWELRY – COLLECTIBLES – FURNITURE & Personal Property
 Sale Site: 2217 Cavalier Dr. – Hillsville, VA 24343

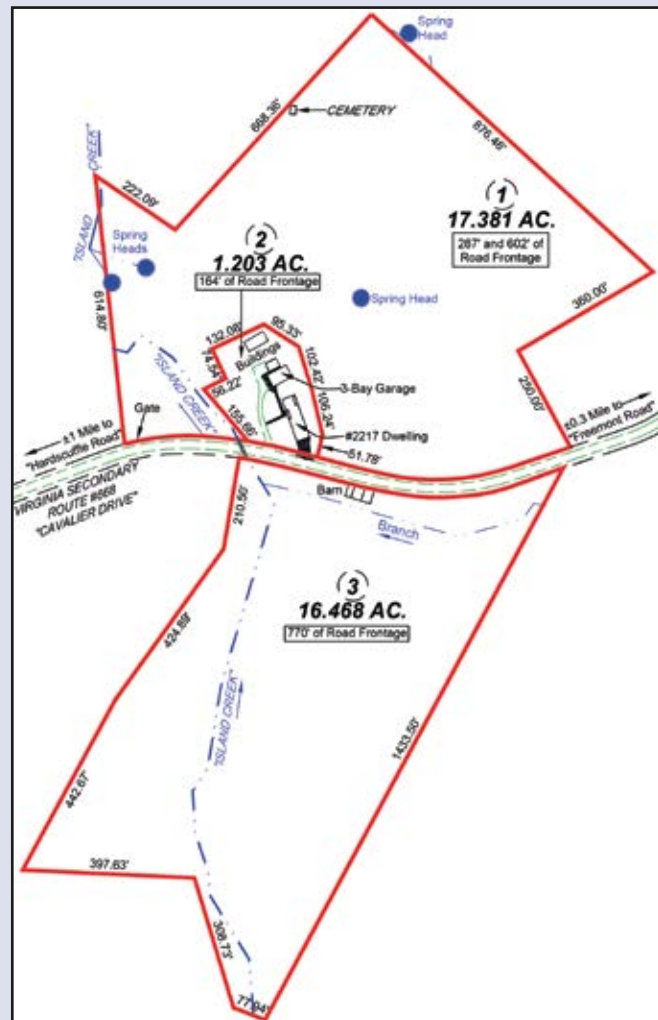


TERMS: Real Estate \$2,000 deposit on each tract day of auction, balance within 30 days at closing. Personal Property cash, check or credit card day of auction.

INSPECTION: You are welcome to walk/ride over either property on your own or call our office anytime to see the home or for a private showing. Personal Property 1.5 hrs. prior to auction.

AUCTIONEER'S NOTE: This is AWESOME Real Estate in a Great Location just outside the Hillsville Town Limits! Fred Alderman was an avid Chevrolet & Nascar collector and has a great collection and this is the largest collection of costume jewelry we have seen in 47 years of business!

DIRECTIONS: From stoplight in Hillsville, VA at int. of Rt.# 58 & Rt. 52 go E. on Rt.# 58 for 8/10 mi. to Rt.# 668 (Cavalier Dr.), turn L & go 2.2 mi. to property on both sides of the road.



ABSOLUTE ESTATE AUCTION



Sale Site: 2217 Cavalier Dr. – Hillsville, VA 24343

FRI. MAY 2nd 2025 – 12 NOON

FARM EQUIP. – CLASSIC CAR PARTS – ALL TOOLS – NASCAR ITEMS – 16 CLASSIC VEHICLES (Parts/Salvage 1950's, 60's & 70's) – MANY OLD TAGS

SAT. MAY 3rd 2025 – 10:00 AM : REAL ESTATE AT 10:00 AM

LOVELY WOOD SIDED HOME WITH THREE GARAGES AND 5 BAY SHED ON 1.2 AC. – 17.381 ADJOINING MOSTLY OPEN ACRES WITH VIEW AND 16.468 OPEN/WOODED ACRES WITH BARN & ABUNDANCE OF CREEK FRONTAGE!!

ALSO: NEON SIGNS – 1,000's of PIECES OF COSTUME JEWELRY – COLLECTIBLES – FURNITURE & Personal Property of Bonnie Alderman and the late Fred Alderman



See Survey Plat on Back



16.468 Acres



235 West Stuart Drive
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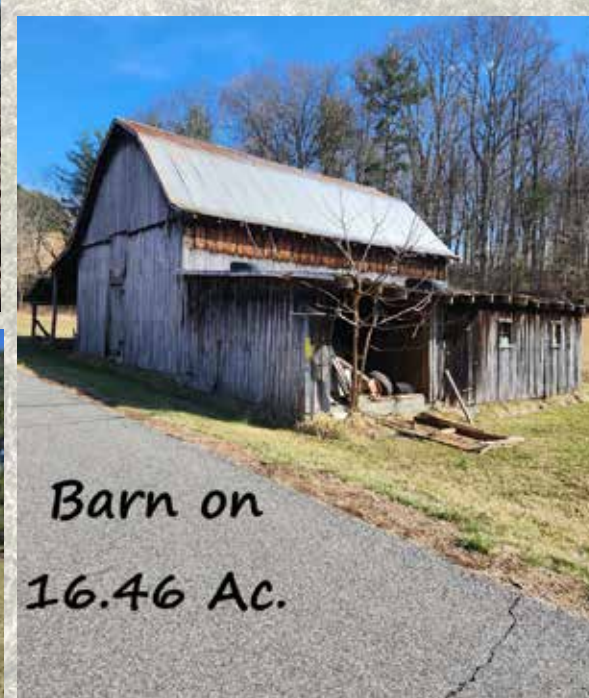
DENNIS WARD 276-733-6633 CHRIS WARD 276-733-9811 MIKE DALTON 276-733-5614 BRIAN HALL 276-237-1419



House & 1.2 Ac.: Wooded sided home with over 1,900 sq. ft. of living area all on one level includes a huge den w/ brick fireplace-2 closets-built-ins and patio doors to rear of house, living/kitchen/dining with brick fireplace and patio door, 2 spacious bedrooms and 1.5 baths. Home sits on 1.203 fenced acres with a paved drive, attached 2 car garage, a covered front porch and 164' of frontage on Cavalier Drive. Also on this tract are a detached 20'x28' metal garage w/ conc. floor, a 3-bay (20'x50') metal garage with conc. floor & flue for wood heat and a 5 bay (24'x48') shed w/ metal roof.

17.38 Ac.: This 17.38 acres is mostly open with great views and 889' of frontage on Cavalier Dr. Excellent building sites and tract is fenced on 3 sides with a spring. **Note: The House Tract and Adjoining 17.3 ac. will be offered separate and together.**

16.46 Ac.: This 16.46 acres lays well and has 770' of frontage on Cavalier Dr. Great building site for a home or cabin with beautiful, open woods and some mature timber. There is a wood barn, a branch that spans the width of the tract and an abundance of creek frontage!



Partial List of Personal Property at "Absolute Auction"

TRACTOR/MOWER/TOOLS: M.F. 135 tractor (1965 hrs. showing), post auger, 5' bush hog, cycle mower, 2 bottom plow, garden layoff plow, stack of lumber, yard/garden tools, 3 push mowers, wheelbarrow, Craftsman metal lawn cart, lawn fertilize spreader, scythe, elec. hedge trimmer, grain cradle, Snap-On upright tool cabinet, 16' alum. ladder, 8' alum. step ladder, Craftsman 7 1/2" circular saw, floor jack, air tank, mechanics hand tools, wheels, car ramps, gas cans, oil, shop vacs, jumper cables, metal storage racks.

CLASSIC CAR PARTS: 16 classic vehicles for parts/scrap (1950's, 60's & 70's), over 150 hub caps, old fender mirrors, sill plates for 1971-1976 Impala Bel Air or Biscayne, headlight trim, set of headlight bezels for Caprice or Impala, 1962 Impala emblems, 1957 Chevy Continental kit spare tire cover, 1965 Impala spinner hub caps, 1958 outside spot light w/mirror, several trim pieces, S10 pickup front bumper & parts, re-chromed bumper parts, used door panels, car covers, many old car tags, old mufflers, old car hoods, over 40 fender skirts, 1955 Chevy bumper, air cleaners, air cleaner for 3 deuces (348 or 409?), new GM floor mats, sm. block Chevy valve cover, several used parts, several old radios, pair of wheel spinners 1959/60, 409 valve covers, tail light lens, hood bar for 1957 Chevy, steering wheels, car trophies & more!!

COLLECTIBLES/FURN./HOUSEHOLD: 8 gal. milk can, 2 old kid metal wagons, baby rockers, #5 churn crock, lanterns, green canning jars, antique bottles, old gum ball machine, full Coca Cola & Pepsi Nascar bottles, X-cut saw, **1,000's of pieces of Costume Jewelry to include Sabika & Goshen**, clown pictures/faces, Aunt Jemina S&P, old glassware, NEW Temptations (QVC) Floral Lace pieces, brass pieces, oil lamp, **Barber chair**, Cosmetology tools & supplies, contemporary wall phone, antique treadle sewing machine, glass top wagon wheel table, 2 wood dough bowls, stone jugs, **Cigarette lighter collection**, Nascar & Beer car collectibles, handmade wooden barn w/51 Chevy, collector sets, matchbox cars, several model cars, liquor decanters, caps, autographed posters, clocks, steins, Joe Camel, headsets, knives, magazines, Western Auto pedal car (Darrell Waltrip), **Neon & Elec. Signs** (Chevrolet-Busch-Camel-Stroh Light-Lowenbrau-Winston Select-Dr. Pepper-Budweiser-Lite Clock-Michelob, etc.)

5 pc. Bedroom suite, antique dresser, antique wardrobe, lg. antique buffet, 7 drawer chest, wooden dining table w/4 chairs, Lane cedar chest, antique wood straight back chairs, antique dining table, armoire, 2 old trunks, patio furniture, old vine rockers, porch rocker, lamps, pictures, wicker shelves, white leather sofa, flat screen TV's, VCR's, microwave, dehumidifier, treadmill, sm. kitchen appliances, numerous books, blankets/sheets/towels, pots/pans, Ritchey bicycle, 2 propane grills, U.S. Flag, 100's of CD's/movies, Christmas decorations & more!

