



**JASON AYCOCK
AUCTIONEERING**

3878 NC 581 HWY,
LOUISBURG, NC 27549

TWO AUCTIONS

DECEMBER 13TH & 20TH!!

ALL SALES HELD RAIN OR SHINE

**REAL ESTATE
AUCTION**
301 OAK RIDGE AVE
(OAK RIDGE
COMMUNITY CENTER)
MOUNT OLIVE, NC

**SATURDAY, DEC 13TH
at 11:00 am**



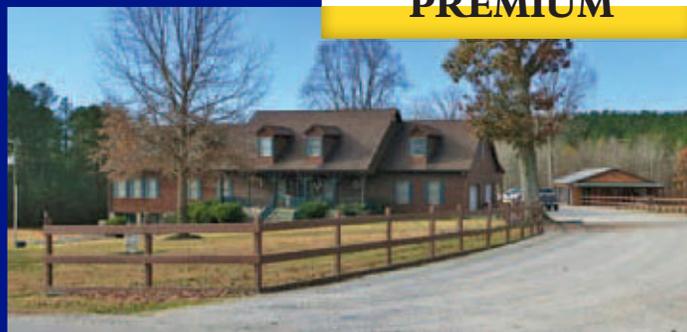
**NO BUYERS'
PREMIUM**

**BARNETTE ESTATE
(LIVING)**
1283 CRAIG MILL RD
SOUTH HILL, VA

**SATURDAY, DEC 20TH
at 10:00 am**

Bidding Available Thru

PERSONAL PROPERTY ONLY



JASON AYCOCK AUCTIONEERING, INC.

919-495-0285

WWW.JASONAYCOCKAUCTIONEERING.COM

NCAL-6679

NCFL-8621

VAL-004616

SATURDAY DEC 20TH
@ 10:00 am

NO BUYERS'
PREMIUM

OPEN HOUSE:
DECEMBER 7TH 2-4 PM

BARNETTE ESTATE (LIVING) **REAL ESTATE +/-7 ACRES &** **PERSONAL PROPERTY AUCTION** **1283 CRAIG MILL RD • SOUTH HILL, VA**



This special mini-farm is located six miles north of South Hill, VA in the rolling hills of Lunenburg County and in the Lochleven Magisterial District. It is just ten minutes away from access to the I-85 corridor for traveling north to Richmond or south to Raleigh-Durham. It is also twenty miles from the Microsoft Data Center in Boydton, VA. The property consists of 7.32 acres of land with a pond that is shared with a neighbor. It has a magnificent 6882 sq. ft. cedar-sided home, two large garages/workshops, another two-bedroom home, and a nice, 20' by 40' concrete floor pavilion overlooking the pond with a fireplace that is perfect for entertaining guests.

There are many highlights to this property. One of the main highlights is the amazing home that Jerry and Cindy built in 2001. Being a carpenter by trade, Jerry designed and built the home himself. It is an expansive six-bedroom, five-bath home with a heated basement. The home has a covered front porch that is 8' by 30'. On the first floor of the home there is an open area with a kitchen and a wrap-around bar which adjoins the living room and dining space. Off from the living room is the master bedroom with a large bathroom with jacuzzi bathtub. Adjoining the master bedroom, facing the south, Jerry built a sunroom/office where one can enjoy the sunrise.

On the second floor there is a large entertainment room with a stone fireplace. This is a wonderful place to host parties. The room has covered porches on the north and south sides of the home where one has a wonderful view of the pond to the south and the open field to the north. The decks are 40' by 12'. Also on the second floor are four bedrooms and two bathrooms. Two of the bedrooms are connected by a promenade which overlooks the first-floor kitchen and living room area. The basement of the home is a spacious area currently used as an exercise and entertainment room with a tanning bed, hot tub, and bar.

On the south side of the home is a 53' by 40' concrete entertainment space for parties, etc. There is a 35' by 24', two car garage. The home is heated and cooled by four central ac units. It also has a built-in vacuum system, security system, and Centurion/Generac back-up generator unit. Sellers are letting the refrigerator, stove, and washer/dryer stay with the home.

In addition, there is a two-bedroom, one-bath home located on the property which can be used as a mother-in-law house or for rental income. The property has two garages/workshops that Jerry used in his business for storage and woodworking. One building, 51' by 24', has three bays. The other is a seven-bay workshop which is 80' by 32'. This building has a one room apartment which can be used as a rental. The stone-lined pond has a large pier that is easily accessible for fishing and watersports. There are open fields and plenty of area for sports for children and adults alike to enjoy the outdoors.

Lastly, there is a 10' by 24' shed with a roll-up door with a 13' by 24' lean-to attached which houses a nice chicken coop.

ONLINE BIDDING THRU PROXIBID
ON PERSONAL PROPERTY, REAL
ESTATE IN PERSON ONLY!!!!

Check

www.jasonaycockauctioneering.com

for updates.

(919) 495-0285

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DIRECTIONS: FROM SOUTH HILL, VA—FROM CROSS ROADS OF HWY 58 (EAST ATLANTIC ST) IN SOUTH HILL VA AND N MECKLENBURG AVE TRAVEL ABOUT 0.4 MILES DOWN MECKLENBURG AVE AND TURN LEFT ONTO CHAPTICO RD. CONTINUE 5.7 MILES (ROAD TURNS INTO CRAIG MILL RD) AND TURN LEFT AT SALE SITE 1283 CRAIG MILL RD, SOUTH HILL RD.

VEHICLES & TRAILERS

2005 FORD F-150 EXT CAB, GAS, AUTO TRANS, 256,000 MILES
VIN:1FTRF1255NA93201

1996 IH 3600 20 PASSENGER BUS, 7.3 IH DSL ENG, AUTO TRANS, 113K MILES

1979 FORD F-150 RANGER LARIAT, 351 M GAS ENG, AUTO TRANS, AIR CONDITION, 112K MILES (ALL ORIGINAL)

1974 FORD DUMP TRUCK, 360 GAS ENG, 4 SPD TRANS, QUALITY 12' ELECTRIC DUMP

1963 BUICK SKYLARK, 2 DOOR, 112K MILES, ALL ORIGINAL, NOT RUNNING
HUDSON 16' X 6'6" TRAILER, TANDEM AXLE, STEEL RAMPS BALL HITCH

12 X 6 UTILITY TRAILER, 1' SIDES, STEEL FOLD DOWN RAMP

TRACTORS, MOWERS, & EQUIPMENT

KIOTI N55310, MFWD, DSL, CANOPY, HYDRASHIFT TRANS SELLS W/
KIOTI KL5810 LOADER WITH 4-N-1 HYD VALVE, SINGLE REMOTE 504 HRS,
SN:XXIE-0018

MF 35 DELUXE, GAS, SN: SGM208475, 2847 HRS

FARMALL CUB TRACTOR W/ FRONT MT BLADE

CASE TRICYCLE TRACTOR, GAS, RUNS, SN:AC5556303

JD 757 ZERO-TURN MOWER, 60" 1646 HRS

KUBOTA 2122R ZERO TURN LAWN MOWER 42" DECK, 303 HRS
SNAPPER PRO S125XT ZERO-TURN MOWER, 60", 592 HRS (WEAK TRANSMISSION)

TITAN 5' QUICK ATTACH GRAPPLE • 6' ANGLE BLADE
INTERNATIONAL 5' 3PT ROTARY CUTTER

3B PLOW • BOOM POLE • 5' BOX BLADE (LIKE NEW)

HYDRA-MAC 140 SKID STEER, 3CYL DSL ENG (NOT RUNNING)

QUICK ATTACH PALLET FORKS • LEINBACH 5' 3PT AERATOR

CONSTRUCTION EQUIPMENT

(4) MUDHOG HYDRAULIC MOTOR MIXERS, 1 YD, HONDA ELECTRIC START
ENGINES (1 HAS NO MOTOR)

(2) MUDHOG ELECTRIC BLOCK SAWS

12' ALUMINUM BRAKE • 24' ALUMINUM WALKBOARD, 1' WIDE

STOW 20 MORTAR MIXER, HONDA ENGINE

(25) SETS OF SCAFFOLDING • SCAFFOLDING WALK BOARDS

MORTAR MIXING PANS

HYDRA MAC? 85 SKID STEER BACKHOE ATTACHMENT

CONSTRUCTION MATERIALS INCLUDING VINYL SIDING, TRIM,
ALUMINUM COIL, SHINGLES

CENTRAL MACHINERY 3 1/2 CU FT ELECTRIC CONCRETE/MORTAR
MIXER (NEW)

CONCRETE TROWEL, GAS (MOTOR NEEDS ROPE)

SEVERAL SPACE HEATERS • SEVERAL GENERATORS 4375-7550 WATT

(2) STIHL CHOP SAWS

HAMMER DRILLS, ELECTRIC JACK HAMMERS

SHOP RELATED TOOLS

LARGE ASSORTMENT OF ALUMINUM AND FIBERGLASS LADDERS

ALUMINUM TOOLBOX • ENGINE LIFT



STIHL HT131 LIMB SAW • STIHL BR700 BACKPACK LEAF BLOWER
HAND TOOLS, LARGE ASSORTMENT OF WRENCHES
CRAFTSMAN 30-GAL AIR COMPRESSOR
POWER WASHERS & NAIL GUNS • DIAMOND BACK TILE SAWS
LARGE VARIETY OF WOOD WORKING EQUIPMENT INCLUDING TABLE
SAWS, EDGERS, CROSSCUT SAWS, PLANERS, BAND SAW
US ARMY CANNON HEATER
CHAINSAWS-HUSQVARNA 440, 445, 435, HOMELITE (3) XL12, HOMELITE
2, STIHL-180C, 025, 170, MS290, MS271, MS291
WEEDEATERS-STIHL 576, 556C, ECHO

GUNS

AMERICAN TATICAL 12 GAUGE PUMP, 3"
WINCHESTER MODEL 120 12 GAUGE PUMP, 3"
MOHAWK 48 12 GAUGE AUTO, 2 3/4"
IVEY JOHNSON 12 GAUGE IJ500 AUTO, 3"
ROSSI R92 .38 SPL .357 MAG RIFLE, LEVER ACTION
VANGUARD .270 WINCHESTER, BOLT ACTION, BUSHNELL SCOPE
REMINGTON MODEL 700 30.06 BOLT ACTION, BUSHNELL SCOPE
INSPECTION DAY DECEMBER 19TH 9-3

FOR MORE INFORMATION CALL TERRY BARNETTE 434-262-6269




JASON AYCOCK
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www.jasonaycockauctioneering.com

TERMS & CONDITIONS: 5% deposit day of sale, balance due at closing, 45 days or less. Each bidder assumes all responsibilities while on auction premises. All inspections which constitute a condition of a sale must be made prior to the auction. Further, each bidder agrees that the Auction Company is not responsible for any damage to person or property while on property. This presentation is offered as an aid to prospective buyers and has been obtained from reliable sources; however, it is only an aid and is in no way intended as an accurate representation of metes and bounds or other factual information. All property sells "as-is." The successful bidder will accept the property and any improvements there-in, in its present condition, As-is, with all faults, if any. Property is being offered with confirmation of the seller. Acceptance or rejection of final bid will be determined immediately following the auction. **NO BUYERS PREMIUM!**

Gary Lenox, Designated Broker

NC BIC #68739 NCAL #1640 (919) 522-0074

SCAL #486 SCBL #17431 VAAL #002911 VABL #0225080578

AUCTIONEER NOTE: JERRY BEING IN THE CONSTRUCTION BUSINESS BUILT THIS HOME AND ALL OF THE BUILDINGS HIMSELF. THEY ARE WELL THOUGHT OUT AND CONSTRUCTED TO THE HIGHEST STANDARD. DUE TO UNFORSEEN HEALTH ISSUES, JERRY HAS DECIDED TO LIQUIDATE ALL HIS EQUIPMENT AND HOME ON THE BLOCK FOR AUCTION. HE PLANS TO DOWNSIZE AND BUILD AGAIN. MAKE PLANS TO BE WITH US ON DECEMBER 20TH.



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AUCTIONEERING

3878 NC 581 HWY,
LOUISBURG, NC 27549

PRESORTED
First Class Mail
US Postage
PAID
Raleigh, NC
Permit No. 1910

Your Permanent Buyers Number

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(OAK RIDGE
COMMUNITY CENTER)
MOUNT OLIVE, NC
DECEMBER 13TH

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REAL ESTATE +/-7
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REAL ESTATE +/-7 ACRES &
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SOUTH HILL, VA**

TERMS AND CONDITIONS OF THE SALE: All items are sold as is, where is, with no warranties implied in any manner. Items are sold and represented to the best of our knowledge but are not guaranteed. Mileage and hours are noted and recorded, but not certified or guaranteed by the auction firm. Buyers must inspect items prior to purchasing. Sale day announcements take precedence over printed material. All items must be paid for with cash or good check the day of the sale before removing from sale site. The Auctioneer reserves the right to combine, group and sale separate items on the sale at any time. Once items are sold, they are the buyers responsibility. Not Responsible for accidents.

Cash or good check. Bank letter may be needed on new customers on larger items. Hauling available. There is **NO BUYER'S PREMIUM**

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