

# REAL ESTATE AUCTION!

18072 Camdenhurst Dr., Gainesville, VA • Thurs., Oct. 5th, 7 PM

**REAL ESTATE:** 4 Bedroom, 2.5 Bath, approx. 2996 sq. ft., fireplace, deck, hardwood floors, ceramic tile & carpet, great room, 2-car garage, fireplace, upgrades throughout.

**PREVIEW:** Friday, September 22nd from 4-7 PM; October 5th, 3 PM till auction. Call for special appointment.

**TERMS:** Min. \$25,000 down on auction day, non-refundable earnest money deposit. Balance due on or before 30 days. 10% Buyer's Premium added at this auction. Sold "As Is, Where Is." Auctioneer/Broker is agent for the Seller in this transaction.

**DIRECTIONS:** From I-66 E, Gainesville, VA: Take exit 43B on US-29N, sharp left onto US-29S, right onto John Marshall Hwy, right onto Catharplin Rd, left on to Heathcote Blvd, right onto Cantwell St, left onto Camdenhurst Drive. From I-66 W: Take exit 40 towards US-15/Leesburg, right to get on US-15N, right onto Old Carolina Rd, left on Heathcote Blvd, left onto Cantwell St, left onto Camdenhurst Drive. Watch for signs.

**SAMPLE GUARANTEE LETTER:** As a customer of our bank, we will guarantee payment of checks drawn on account #\_\_\_\_\_ not to exceed the aggregate amount of \$\_\_\_\_\_ for the purchase at the auction of Chris Pracht Auctioneers, R&A, LLC, on October 5th, 2006.

**AUCTIONEER'S NOTE:** This wonderful home is being offered to the last and highest bidder subject to Seller confirmation and subject to prior sale. Our Sellers have moved to Ohio and are motivated to sell this lovely home and convey all of its assets to a new owner. Please call for bidder information packets. Don't miss this outstanding opportunity to buy at YOUR price!

See you at the auction..... Chris

Held in cooperation with At Auction Real Estate, Dan Pegelow, Lic. #2905-000667



**Chris Pracht Auctioneers**  
REALTY & AUCTION, LLC

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**SCAA**  
AUCTIONEER

To:

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Any announcements made from the auction podium take precedence over printed matter.