

# ESTATE AUCTION of Garold W. Senger, Sr.

## 27 Hawks Ln, Mt. Sidney, Va.

### Saturday, October 20, 2018

## PERSONAL PROPERTY at 9 a.m.

## REAL ESTATE AT NOON

**Directions:** From Staunton take bypass to Spring Hill Rd. Take the 2nd left to stay on Springhill Rd. Turn right on Roman Rd (4.5 miles). Watch for signs approx. 3 miles. From Weyers Cave take Fadley Rd. to turn left on Roman Rd. Watch for signs approx. 2 miles.

**Real Estate will be offered in THREE OPTIONS.**

**Option 1** – Described as 27 Hawks Ln consisting of a house, barn and 4.080+/- acres.

**Option 2** – Undeveloped farm land with 85.010+/- acres.

**Option 3** – Both Option 1 & 2 combined together.

**TERMS ON REAL ESTATE:** Real Estate sold AS IS, WHERE IS without warranty of any kind. \$10,000 non-refundable bidders deposit required in the form of cash or cashier's check at conclusion of real estate auction for each parcel. Balance due at closing on or about 30 days from auction. Not responsible in case of accident. Announcements on day of sale take precedence over printed matter.

**Furniture:** rocker, kitchen step stool, wood chair, chest of drawers w/drop front drawer for desk, school desk, magazine rack, cedar wardrobe, chests of drawers, secretary, kitchen step stool, telephone stands, blanket chest, dressers, buffet, table, floor lamp, smokestand, large wardrobe, wood chairs, wood ironing board, Tar Heel parlor stove, bed.

**Collectibles & Household:** Phillips 66 sign, oyster tins, Gills Hotel Special Coffee tin, King Syrup tins, coal scuttle, Birtcherd milk crates, enamel pans, galvanized tub, milk bottles, insulators, cider barrel, license plates, store scales, milk cans, electric meat grinder, feed sacks, Satin Luminol & Mize Supply thermometer, regulator clock, canning jars, Radio Flyer 90 wagon, butchering kettles w/stands, lard press, scalding pan, grinder, apple butter stirrer, chicken waterer, nutcracker, advertising box, round washtubs, square washtubs w/stand, water pump, Tupperware, thermos & coolers, Fiesta pitcher, iris candy dish, jadite, mouth harp, tractor toys, knives, binoculars, pressure cooker & canner, blue & canning jars, churn, bread boxm mixing bowls, covered cake plate, corning, flatware, iron skillet, cookie jar, linens, window AC, cookbooks, microwave, small kitchen appliances, parlor lamp, crocks, albums, bottle capper, laundry basket, cream can, cown bell, meat grinder, applie peeler, old locks, ladies hats, pitcher & bowl, NC chauffeur license pin 1940-41, viewmaster, typewriter, ham boiler, crank ice cream maker, Simmons Pail-O Dried Skim Milk & Whey container, croquet set, Silvertone radio, Radiola III radios, trench art lamp, mirrors, carnival, oil lamps, egg plates, yearbooks (Keezletown Hi 1949, Montevideo HS 1951), Family history books (Wine Family, Johannes Kirshof, Levi May, Daniel & Barbara Cupp, Our Children's Heritage), Mills of Augusta County, old kitchen utensils.

**Farm Equipment & Tools:** Farmall A tractor, John Deere 420 w/loader, bush hog, 2-bottom plow, scraper blade, roller, spreader, cart for barrel sprayer, side-delivery rake, iron wheels, John Deere 3pt rake, 3pt 2-bottom plow, 3pt cultivators, John Deere #5 sickle bar mower & parts, horse-drawn 1-bottom plow & potato plow, disc, Ford post hole digger, truck racks, John Deere AMT626, water tank, 3pt bale spear, John Deere hammer mill, fencing, hay wagon, hay elevator, New Holland 66 baler, horse drawn cultivators, scythe & cradle, fence stretchers, horse drawn hay/barley rake, glass chicken waterer, hay hooks, spring tooth hare, 2-bottom disc/plow, farm carts (no titles), cable, hi-tinsel wire, 3pt buzz saw, wood feed box, chain hoists, wood & alum step ladders, platform scales, lumber, metal lathe, log grabs, toolboxes, belt-drive drill press, vises, Pennzoil & Unico cans, metal band saw, grinder, metal chop saw, Lincoln 225 am welder & welding supplies, jacks, floor jack, chain, jack stands, wood nail keg, misc shop & farm supplies, come-alongs, PTO drive generator, hand saws, scroll saw, table saw, hand carts, Craftsman battery-op tool set, seeder, extension cords, sickle bar mower, sprayer, skil saw, mitre box, jump box, scythe, chain binder, Army gas cans, Simplicity garden tractor, roto hoe, chainsaws, weed eaters, leaf blowers, tiller, Craftsman self-propelled push mower, Honda H-TR300 riding mower, John Deere 68 riding mower, push mowers, reel mowers, lawn cart, misc scrap iron.

**Vehicle & Mobile Home:** 1987 Nissan pickup (5-speed), Mobile Home (24x8.5ft).

**TERMS:** Cash, check, card (3%). Food. Not responsible in case of accident. Announcements on day of sale take precedence over printed matter. See pictures at [MarkCraigAuctions.com](http://MarkCraigAuctions.com)

## MARK W. CRAIG AUCTIONS

Mark W. Craig - Va. Lic. #2160 - 540/246-6430 - [MarkCraigAuctions.com](http://MarkCraigAuctions.com) - [MarkCraigAuction@aol.com](mailto:MarkCraigAuction@aol.com)

Augusta County

# VamaNet

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**Property Information** - Tax Map# 026 40 - Account# 0

Property Owner: Senger, Garold W., Sr. Estate	Legal Description: 26-40 Intersec Of Rt 732 & Rt 616 4.080ac	<a href="#">View Sketch</a> (Building 1)
Owners Address: 346 Burkes Mill Rd Weyers Cave, Va 24486	Prior Assessment:	134,200 Zoned: Ga
Total Land Area: 4.080Acres *Land Use* \$ 46510	Assessment Values: <a href="#">Building 1</a>	46,844
Physical Location: 29 Hawks Ln Mount Sidney, Va 24467	<a href="#">Other Improvements:</a> <a href="#">Land Value:</a>	12,044 66,600
Magisterial District: North River	Calculated Value:	<u>125,488</u>
	Rounded Taxable Value:	<u>125,500</u>

**Building Information** - Building #1 - Tax Map# 026 40

**Exterior Information:**

Year Built:	1820
Occupancy Type:	Dwelling
Foundation:	Concrete
Ext. Walls:	Alum
Roofing:	Metal
Roof Type:	Gable
Garage:	Det Gar
Number of Cars:	2
Carport:	None

**Interior Information:**

Story Height:	2.00
# of Rooms:	7
# of Bedrooms:	3
Full Bathrooms:	1
Half Bathrooms:	None
Building Sq. Ft.:	1590
Basement Sq.Ft.:	None
Fin. Bsmt Sq. Ft.:	None
Interior Walls:	Plaster
Floors:	Carpet Wood Vinyl
Heating:	F. Air
A/C:	No

**Site Information:**

Zoning Type:	Ga
Terrain Type:	On
Character:	Rolling/sloping
Right of Way:	Public
Easements:	Paved
Water:	Cistern
Sewer:	Septic
Electric:	Yes
Gas:	No
Fuel Type:	Wood/coal
Utility Value:	5000
Fireplace:	None
Stacked Fireplace:	None
Flues:	1
Metal Flues:	None
Stacked Flues:	None
Inop Flue/FP:	None
Gas Log FP:	None

**Other Improvements** - Tax Map# 026 40

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Barn-fr/mtl	<a href="#">Building 1</a>	2200	7,700
Shed-loaf Att	<a href="#">Building 1</a>	544	544
Gar-fr W/bsmt	<a href="#">Building 1</a>	380	3,800
Sheds (4)	<a href="#">Building 1</a>	N/A	No Value
Shed-frame	<a href="#">Building 1</a>	320	No Value
Total Value:			\$ 12,000
Final Value Rounded to Nearest 100			

**Acreage Description** - Tax Map# 026 40

Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.000	Lump Sum	40,000	.00	5,000	45,000
Open Residue	3.080	Per Acre	7,000	.00	0	21,560
Total Value:						\$ 66,600
*rounded to the nearest 100						

**Sales Information - Tax Map# 026 40**

Name	Sales Date	Sales Price	Instrument	Grantor
Senger, Garold W., Sr. Estate	5/08/2018	Not On File	Inst: WF20180024898	Senger, Garold W.

**Transaction History:**

Senger, Garold W.	1/01/1987	Not On File	Deed: 387 / 161	Not On File
Senger, Garold W.	1/01/1987	Not On File	Deed: 0 / Will: 0 /	026 40
Senger, Garold W. & Anna S.	1/01/1952	Not On File	Deed: 387 / 161 Will: 0 /	026 40
Guyer, Kinser A. & Lucy M.	1/01/1950	Not On File	Deed: 379 / 313 Will: 0 /	026 40
Campbell, R. L.	1/01/1918	Not On File	Deed: 190 / 490 Will: 0 /	026 40



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### Property Information - Tax Map# 018 29 - Account# 0

Property Owner: Senger, Garold W., Sr. Estate	Legal Description: 18-29 On Rt 732 & Rt 616 At Roman 85.01 Acres	Zoned: Ga
Owners Address: 346 Burkes Mill Rd Weyers Cave, Va 24486	Prior Assessment:	482,600
Total Land Area: 85.010Acres *Land Use* \$ 24640	Assessment Values:	
	<a href="#">Building 1</a>	0
	<a href="#">Other Improvements:</a>	0
Physical Location: Not On File	<a href="#">Land Value:</a>	357,500
	Calculated Value:	<u>357,500</u>
Magisterial District: North River	Rounded Taxable Value:	<u>357,500</u>

### Building Information - Building #1 - Tax Map# 018 29

#### Exterior Information:

Year Built:	Not on File
Occupancy Type:	Vacant Land
Foundation:	
Ext. Walls:	
Roofing:	
Roof Type:	
Garage:	
Carport:	

#### Interior Information:

Story Height:	.00
# of Rooms:	Not On File
# of Bedrooms:	Not On File
Full Bathrooms:	None
Half Bathrooms:	None
Building Sq. Ft.:	
Basement Sq.Ft.:	None
Fin. Bsmt Sq. Ft.:	None
Interior Walls:	
Floors:	
Heating:	
A/C:	

#### Site Information:

Zoning Type:	Ga
Terrain Type:	On
Character:	Rolling/sloping
Right of Way:	Public
Easements:	Paved
Water:	None
Sewer:	None
Electric:	No
Gas:	No
Fuel Type:	
Fireplace:	None
Stacked Fireplace:	None
Flues:	None
Metal Flues:	None
Stacked Flues:	None
Inop Flue/FP:	None
Gas Log FP:	None

### Acreege Description - Tax Map# 018 29

Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreege Value
Pasture	30.000	Per Acre	5,500	.00	0	165,000
Wooded	55.010	Per Acre	3,500	.00	0	192,535
					Total Value:	<u>\$ 357,500</u>
					*rounded to the nearest 100	

### Sales Information - Tax Map# 018 29

Name	Sales Date	Sales Price	Instrument	Grantor
Senger, Garold W., Sr. Estate	5/08/2018	Not On File	Inst: WF20180024898	Senger, Garold W., Sr.

#### Transaction History:

Senger, Garold W., Sr.	1/01/1985	Not On File	Deed: 539 / 629	Not On File
Senger, Garold W., Sr.	1/01/1985	Not On File	Deed: 0 / Will: 0 /	018 29
Senger, Garold W., Sr. & Anna E.	1/01/1968	Not On File	Deed: 539 / 629 Will: 0 /	018 29
Sheets, J. O., Sr	1/01/1935	Not On File	Deed: 268 / 350 Will: 0 /	018 29

