

SATURDAY OCTOBER 29TH @ 10AM

THE CLAYTON C CALLAHAN ESTATE

ABSOLUTE AUCTION

103 WOODLAND DR CLARKSVILLE VA 23927



**LIVE &
ONLINE
BIDDING**

**VAUGHAN
AUCTION & REALTY CO.**

VAAF239

**THE
COUNTS**

Realty & Auction Group

VAAF93

In cooperation with Vaughn Auction & Realty Co. 434-736-8400

17 Properties & Personal Property

**REAL ESTATE, WATERFRONT, FARMS,
HOMES & LOTS**



LOCATION OF REAL ESTATE AUCTION

CLARKSVILLE COMMUNITY CENTER 103 WOODLAND DR, CLARKSVILLE VA 23927

Preview Dates

**Saturday October 8th, 2022 & Saturday October 15th
10:00 AM-2:00 PM**

Personal Property

Online Only date start date, Wednesday, September 28, 2022, at 10:00am and close, Wednesday, October 19, 2022 at 12:00pm

2011 Cadillac CTS(106,911 miles), Gold Bullion Proof Set 1oz1/4 oz & 1/10 (missing 1/2 oz), 1986 Liberty Set \$5 Gold 1 oz Silver, 1884 Carson City Silver Dollar Unc. , 1883 C.C. Silver Dollar (Toned) other Carson City Silver Dollars, Silver Dollars, Silver Halves (Walking Liberty, Franklin & Kennedy in rolls, Silver Quarters, Silver Dimes, 38 Piece Sterling Dinnerware, 7-Piece Walnut Eastlake Parlor Set, Large Round Mahogany Dining Table Very Ornate Base & 5 Leaves, 6 Hitchcock Type Chairs Made In N.C. , Lots of very nice antique furniture, Pine Bench (From Mecklenburg Courthouse) , Stoneware, Baskets, Lamps, and more!



www.countsauction.com

828 Main St, Floor 15, Lynchburg VA 24504. | 434-525-2991



SATURDAY OCTOBER 29TH @ 10AM

THE CLAYTON C CALLAHAN ESTATE

ABSOLUTE AUCTION

103 WOODLAND DR CLARKSVILLE VA 23927

PRN 604



30.48 ± acres 1049 Trottingridge Rd Clarksville, VA. Beautiful brick home on 38 ± acres with water frontage Kerr Lake. This property has a permit and dock.

Directions: From Clarksville Rt. 15 North 2 miles to Rt. 49 North, turn right. Continue on Rt. 49 North 2 miles to Trottingridge Road St. Rt. 609), turn left and continue on Trottingridge Road 1 mile to property on left.

PRN 547



9.29 ± acres 215 Trottingridge Rd Clarksville, VA. Country 2 story home on 9.29 ± acres frontage on Kerr Lake. This property includes a dock permit.

Directions: From Clarksville Rt. 15 North 2 miles to Rt. 49 North, turn right. Continue on Rt. 49 North 2 miles to Trottingridge Road (St. Rt. 609), turn left and go 1/4 mile to property on left.

PRN 3423, 3424, 3475, 3705, 5285



Totaling 118 ± acres. at the end of Chandler Rd.

Directions: From Clarksville Hwy. 58 East 2 1/2 miles to Charuller Road (St. Rt. 783), turn right and continue on to the end of Chandler Road to private road into property.

PRN 601



1.85 ± acres. On Jones Rd. Clarksville, VA

Directions: From Clarksville Rt. 15 North 2 miles to Rt. 49 North, turn right. Continue on Rt. 49 North 2 miles to Trottingridge Road (St. Rt. 609), turn left and continue on Trottingridge Road 1.4 miles to the intersection of Jones Road (St. Rt. 698) and Boswell Road (St. Rt. 801), property on right.



VAAF239

Sales Manager

Rick Manley 540-874-5965

SATURDAY OCTOBER 29TH @ 10AM

THE CLAYTON C CALLAHAN ESTATE

ABSOLUTE AUCTION

103 WOODLAND DR CLARKSVILLE VA 23927

PRN 602



79.61 ± acres. At Jones and Boswell Rd Clarksville, VA.

Directions: From Clarksville Rt. 15 North 2 miles to Rt. 49 North, turn right. Continue on Rt. 49 North 2 miles to Trottingridge Road (St. Rt. 609), turn left and continue on Trottingridge Road 1.4 miles to intersection of Jones Road (St. Rt. 698) and Boswell Road (St. Rt. 801), property on right.

PRN 3772



.33 ± acres and rental house. 4 Jones Rd. Clarksville, VA.

Directions: From Clarksville Rt. 15 North 2 miles to Rt. 49 North, turn right. Continue on Rt. 49 North 2 miles to Trottingridge Road (St. Rt. 609), turn left and continue on Trottingridge Road 1.4 miles to intersection of Jones Road (St. Rt. 698) and Boswell Road (St. Rt. 801), property on right.

PRN 22171



306 Virginia Ave Clarksville, VA. The office building is currently rented. COMMERCIAL

PRN 1549



.94 ± acres. Jones Rd. Clarksville, VA, across the road from PRN 601

Directions: From Clarksville Rt. 15 North 2 miles to Rt. 49 North, turn right. Continue on Rt. 49 North 2 miles to Trottingridge Road (St. Rt. 609), turn left and continue on Trottingridge Road 1.4 miles to intersection of Jones Road (St. Rt. 698) and Boswell Road (St. Rt. 801), property on right. To view the .94 acres on Jones Road (St. Rt. 698), continue on Jones Road 1/4 mile to property on left.

Sales Manager

Rick Manley 540-874-5965



VAAF239

SATURDAY OCTOBER 29TH @ 10AM

THE CLAYTON C CALLAHAN ESTATE

ABSOLUTE AUCTION

103 WOODLAND DR CLARKSVILLE VA 23927

PRN 21851



328 Virginia Ave Clarksville, VA. Office building (formally Clayton C. Callahan's Real Estate office). COMMERCIAL

PRN 22396



Vacant lot joins 328 Virginia Ave. COMMERCIAL

PRN 22275



12 Mansion Dr. Clarksville, VA. Home currently rented.

PRN 911



181 Oakwood Dr. Clarksville, VA. Vacant home formally rented. Close to the lake.

Directions: From Clarksville Rt. 15 North 2 1/2 miles to Prestwoud Drive (St. Rt. 1601), turn left. Continue on Prestwoud Drive for 1 mile to Rock Hill Road (St. Rt. 1602), turn right, and continue on to Oakwood Drive (St. Rt. 1603), turn right, and go 1/10th mile to property on left.



VAAF239

Sales Manager
Rick Manley 540-874-5965

SATURDAY OCTOBER 29TH @ 10AM

THE CLAYTON C CALLAHAN ESTATE

ABSOLUTE AUCTION

103 WOODLAND DR CLARKSVILLE VA 23927

PRN 580



Vacant lot on Oakwood Dr. Clarksville, VA. Close too the lake.

PRN 22562



306 Commerce St. Clarksville, VA. Brick home .26 ± acre lot. With lake access.

PRN 34088



Triple C Drive, Clarksville, VA. 1.87 ± acre lot, off of Trottingridge Rd. Very nice subdivision.

Directions: From Clarksville Rt. 15 North 2 miles to Rt. 49 North, turn right. Continue on Rt. 49 North 2 miles to Trottingridge Road (St. Rt. 609), turn left and go 1/2 mile to Triple C Drive, turn left and go 1/4 mile to property on left.

PRN 34089



Triple C Drive, Clarksville, VA 1.81 ± acre lot off of Trottingridge Rd. Very nice subdivision.

Directions: From Clarksville Rt. 15 North 2 miles to Rt. 49 North, turn right. Continue on Rt. 49 North 2 miles to Trottingridge Road (St. Rt. 609), turn left and go 1/2 mile to Triple C Drive, turn left and go 1/4 mile to property on left.



VAAF239

Sales Manager

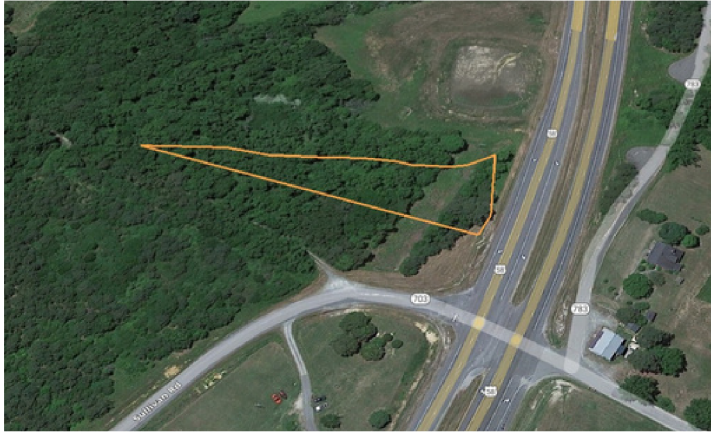
Rick Manley 540-874-5965

SATURDAY OCTOBER 29TH @ 10AM

THE CLAYTON C CALLAHAN ESTATE

ABSOLUTE AUCTION

103 WOODLAND DR CLARKSVILLE VA 23927



PRN 3427

Lot off of Hwy 58 E and Sullivan Rd. Directions: From Clarksville Hwy. 58 East 3 miles to Sullivan Road (Rt 703), turn right: to property.

Real Estate Date

October 29, 2022 at 10:00am

Location of Real Estate Auction

Clarksville Community Center:103 Woodland Dr. Clarksville, VA 23927

Personal Property

2011 Cadillac CTS (106,911 miles), Gold Bullion Proof Set 1oz1/4 oz & 1/10 (missing 1/2 oz), 1986 Liberty Set \$5 Gold 1 oz Silver, 1884 Carson City Silver Dollar Unc. , 1883 C.C. Silver Dollar (Toned) other Carson City Silver Dollars, Silver Dollars, Silver Halves (Walking Liberty, Franklin & Kennedy in rolls, Silver Quarters, Silver Dimes, 38 Piece Sterling Dinnerware, 7-Piece Walnut Eastlake Parlor Set, Large Round Mahogany Dining Table Very Ornate Base & 5 Leaves, 6 Hitchcock Type Chairs Made In N.C. , Lots of very nice antique furniture, Pine Bench (From Mecklenburg Courthouse) , Stoneware, Baskets, Lamps, and more!



Personal Property Date

Online Only date start date, Wednesday September 28, 2022 at 10:00am and close, Wednesday, October 19, 2022 at 12:00pm

Personal Property Pick Up

Friday, October 21, 2022 and Saturday, October 22, 2022 from 10:00am-2:00pm at 1049 Trottingridge Rd Clarksville, VA



VAAF239

Sales Manager

Rick Manley 540-874-5965

SATURDAY OCTOBER 29TH @ 10AM
THE CLAYTON C CALLAHAN ESTATE
ABSOLUTE AUCTION
103 WOODLAND DR CLARKSVILLE VA 23927

Terms & Conditions

Real Estate: Real Estate

10% Buyers Premium added to the high bid to determine the final sales price. 10% deposit due on the day of sale. Sold as is. Closing in 30 days. Statements Made Day Of Auction Takes Precedence Over Previous Printed Material Or Any Oral Statements. All Parcels Sold With Special Warranty Deed.

Personal Property Terms:

1. ABSOLUTE AUCTION – All items will be sold to the highest bidder regardless of price.
2. This is an online only auction.
3. A Buyer's Premium of 13% will be added to the high bid to determine the final sales price of each lot.
4. Virginia sales tax will be added to the final sales price unless a tax-exempt certificate is provided.
5. Payment by credit/debit card only.
6. Credit/debit cards of the high bidders will be charged after the sale.
7. The card used to register will be the card charged after the auction if you are the high bidder on any items.
8. Charge-backs are prohibited.
9. All items are sold as is where is with no warranties. Descriptions are not guaranteed
10. 3 lots will close per minute starting Wednesday, October 19, 2022 at 12:00pm There will be Extended Bidding Time available on all lots. Should a bid be received within 1 minute of the scheduled closing time, the lot will be extended for an additional minute.
11. Pick up will be Friday, October 21, 2022 and Saturday, October 22, 2022 from 10:00am-2:00pm at 1049 Trottingridge Rd Clarksville, VA.
12. **PURCHASER NEEDS TO BRING THEIR OWN LABOR AND PACKAGING MATERIALS.**

Statements Made Day Of Auction Takes Precedence Over Previous Printed Material Or Any Oral Statements



Sales Manager

Rick Manley 540-874-5965