Real Estate& Personal Property 391 Niswander Rd., Staunton, Va. Saturday, September 18, 2021 at 9 a.m. Real Estate at Noon

Directions: From Verona, **take** Rt. 612 (Laurel Hill Rd.) to turn right on Barren Ridge Rd. Turn left on Cricket Rd. Turn right on Niswander Rd. **Watch for signs** on left.

Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Fosher Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

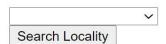
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MARK W. CRAIG AUCTIONS

MARK W. CRAIG - Va. Lic. #2905002160 - 540/246-6430





-HomeLeg	alContact VamaNet-	-Commissioners-	-Localities-	-FAQs-	-About this Site-	
Property Information - Tax M	ap# 047 96 - Account# 0					
Property Owner: Breeding, Henry P. Or Margaret L. (life)		Legal Descriptio 47-96 Near Christians				View Sketch (Building 1)
Owners Address: 391 Niswander Rd Staunton, Va 24401		19.898 Acres Prior Assessme	nt:		324,600	Zoned: Ga
Total Land Area: 19.898Acres		Assessment Val	ues:		149.088	
Physical Location: 391 Niswander Rd Staunton, Va 24401		Other Improvem Land Value: Calculated Value			18,552 173,400 341,040	
Magisterial District: Beverley Manor		Rounded Taxab	of anterior contra		341,000	

Exterior Informa	tion:	Interior Informat	tion:	Site Informatio	n:
Year Built:	1977	Story Height:	1.00	Zoning Type:	Ga
Occupancy Type:	Dwelling	# of Rooms:	6	Terrain Type:	On
Foundation:	Brick	# of Bedrooms:	3	Character:	Rolling/sloping
Ext. Walls:	Brick	Full Bathrooms:	2	Right of Way:	Private
Roofing:	Comp Shg	Half Bathrooms:	None	Easements:	Gravel
Roof Type:	Gable	Building Sq. Ft.:	1899	Water:	Pub-i
Garage:	Det Gar	Basement Sq.Ft.:	None	Sewer:	Septio
Number of Cars:	2	Fin. Bsmt Sq. Ft.:	None	Electric:	Yes
Carport:	None	Interior Walls:	Drywall	Gas:	No
			Paneled	Fuel Type:	Electric
		Floors:	Hardwood	Utility Value:	10000
		Heating:	Ht. Pump	Fireplace:	1
		A/C:	Yes	Stacked Fireplace:	1
				Flues:	None
				Metal Flues:	None
				Stacked Flues:	None
				Inop Flue/FP:	None
				Gas Log FP:	None

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Garage-frame 2 Car	Building 1	864	15,552
Barn	Building 1	486	No Value
Shed-frame	Building 1	N/A	No Value
Driveway-asphalt	Building 1	N/A	2,500
Cp-metal	Building 1	N/A	500
		Total Value:	\$ 18,600
		F	inal Value Rounded to Nearest 100

Acreage Des	scription - Tax Map# 04	7 96				
Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.000	Lump Sum	50,000	.00	10,000	60,000
Wooded	18.898	Per Acre	6,000	.00	0	113,388
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D	Porch Porch	1.00	60	10.0	C- EPOR	10.0	5.00.00			
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Breeding, Henry P. & Margaret	1/01/1981	Not On File	Deed: 761 / 284 Will: 0 /	047 96
Smith, Paul W. & Thelma B. 1/2	1/01/1974	Not On File	Deed: 627 / 100 Will: 0 /	047 96
Allison, Mary James & Mertie	1/01/1971	Not On File	Deed: 142 / 218 Will: 0 /	047 96
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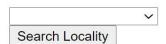
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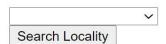
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Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Fosher Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

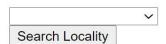
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MARK W. CRAIG AUCTIONS

MARK W. CRAIG - Va. Lic. #2905002160 - 540/246-6430





-HomeLeg	alContact VamaNet-	-Commissioners-	-Localities-	-FAQs-	-About this Site-	
Property Information - Tax M	ap# 047 96 - Account# 0					
Property Owner: Breeding, Henry P. Or Margaret L. (life)		Legal Descriptio 47-96 Near Christians				View Sketch (Building 1)
Owners Address: 391 Niswander Rd Staunton, Va 24401		19.898 Acres Prior Assessme	nt:		324,600	Zoned: Ga
Total Land Area: 19.898Acres		Assessment Val	ues:		149.088	
Physical Location: 391 Niswander Rd Staunton, Va 24401		Other Improvem Land Value: Calculated Value			18,552 173,400 341,040	
Magisterial District: Beverley Manor		Rounded Taxab	of anterior contra		341,000	

Exterior Informa	tion:	Interior Informat	tion:	Site Informatio	n:
Year Built:	1977	Story Height:	1.00	Zoning Type:	Ga
Occupancy Type:	Dwelling	# of Rooms:	6	Terrain Type:	On
Foundation:	Brick	# of Bedrooms:	3	Character:	Rolling/sloping
Ext. Walls:	Brick	Full Bathrooms:	2	Right of Way:	Private
Roofing:	Comp Shg	Half Bathrooms:	None	Easements:	Gravel
Roof Type:	Gable	Building Sq. Ft.:	1899	Water:	Pub-i
Garage:	Det Gar	Basement Sq.Ft.:	None	Sewer:	Septio
Number of Cars:	2	Fin. Bsmt Sq. Ft.:	None	Electric:	Yes
Carport:	None	Interior Walls:	Drywall	Gas:	No
			Paneled	Fuel Type:	Electric
		Floors:	Hardwood	Utility Value:	10000
		Heating:	Ht. Pump	Fireplace:	1
		A/C:	Yes	Stacked Fireplace:	1
				Flues:	None
				Metal Flues:	None
				Stacked Flues:	None
				Inop Flue/FP:	None
				Gas Log FP:	None

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Garage-frame 2 Car	Building 1	864	15,552
Barn	Building 1	486	No Value
Shed-frame	Building 1	N/A	No Value
Driveway-asphalt	Building 1	N/A	2,500
Cp-metal	Building 1	N/A	500
		Total Value:	\$ 18,600
		F	inal Value Rounded to Nearest 100

Acreage Des	scription - Tax Map# 04	7 96				
Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.000	Lump Sum	50,000	.00	10,000	60,000
Wooded	18.898	Per Acre	6,000	.00	0	113,388
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Breeding, Henry P. & Margaret	1/01/1981	Not On File	Deed: 761 / 284 Will: 0 /	047 96
Smith, Paul W. & Thelma B. 1/2	1/01/1974	Not On File	Deed: 627 / 100 Will: 0 /	047 96
Allison, Mary James & Mertie	1/01/1971	Not On File	Deed: 142 / 218 Will: 0 /	047 96
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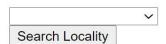
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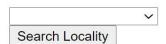
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Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Fosher Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

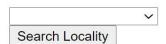
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MARK W. CRAIG AUCTIONS

MARK W. CRAIG - Va. Lic. #2905002160 - 540/246-6430





-HomeLeg	alContact VamaNet-	-Commissioners-	-Localities-	-FAQs-	-About this Site-	
Property Information - Tax M	ap# 047 96 - Account# 0					
Property Owner: Breeding, Henry P. Or Margaret L. (life)		Legal Descriptio 47-96 Near Christians				View Sketch (Building 1)
Owners Address: 391 Niswander Rd Staunton, Va 24401		19.898 Acres Prior Assessme	nt:		324,600	Zoned: Ga
Total Land Area: 19.898Acres		Assessment Val	ues:		149.088	
Physical Location: 391 Niswander Rd Staunton, Va 24401		Other Improvem Land Value: Calculated Value			18,552 173,400 341,040	
Magisterial District: Beverley Manor		Rounded Taxab	of anterior contra		341,000	

Exterior Informa	tion:	Interior Informat	tion:	Site Informatio	n:
Year Built:	1977	Story Height:	1.00	Zoning Type:	Ga
Occupancy Type:	Dwelling	# of Rooms:	6	Terrain Type:	On
Foundation:	Brick	# of Bedrooms:	3	Character:	Rolling/sloping
Ext. Walls:	Brick	Full Bathrooms:	2	Right of Way:	Private
Roofing:	Comp Shg	Half Bathrooms:	None	Easements:	Gravel
Roof Type:	Gable	Building Sq. Ft.:	1899	Water:	Pub-i
Garage:	Det Gar	Basement Sq.Ft.:	None	Sewer:	Septio
Number of Cars:	2	Fin. Bsmt Sq. Ft.:	None	Electric:	Yes
Carport:	None	Interior Walls:	Drywall	Gas:	No
			Paneled	Fuel Type:	Electric
		Floors:	Hardwood	Utility Value:	10000
		Heating:	Ht. Pump	Fireplace:	1
		A/C:	Yes	Stacked Fireplace:	1
				Flues:	None
				Metal Flues:	None
				Stacked Flues:	None
				Inop Flue/FP:	None
				Gas Log FP:	None

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Garage-frame 2 Car	Building 1	864	15,552
Barn	Building 1	486	No Value
Shed-frame	Building 1	N/A	No Value
Driveway-asphalt	Building 1	N/A	2,500
Cp-metal	Building 1	N/A	500
		Total Value:	\$ 18,600
		F	inal Value Rounded to Nearest 100

Acreage Des	scription - Tax Map# 04	7 96				
Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.000	Lump Sum	50,000	.00	10,000	60,000
Wooded	18.898	Per Acre	6,000	.00	0	113,388
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	Map N	th Index To. 047 96 Iding I		This Sketch of	nly represents the Exterior	details image for a			in any intern	ai structui
Sect A	<u>Type</u> Main Structure	Stories 1.00	<u>SqFt</u> 1899							
B C	Porch Enclosed	1.00 1.00	188 340		34.0		6.0			
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Breeding, Henry P. & Margaret	1/01/1981	Not On File	Deed: 761 / 284 Will: 0 /	047 96
Smith, Paul W. & Thelma B. 1/2	1/01/1974	Not On File	Deed: 627 / 100 Will: 0 /	047 96
Allison, Mary James & Mertie	1/01/1971	Not On File	Deed: 142 / 218 Will: 0 /	047 96
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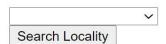
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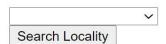
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Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Fosher Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

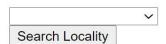
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MARK W. CRAIG AUCTIONS

MARK W. CRAIG - Va. Lic. #2905002160 - 540/246-6430





-HomeLeg	alContact VamaNet-	-Commissioners-	-Localities-	-FAQs-	-About this Site-	
Property Information - Tax M	ap# 047 96 - Account# 0					
Property Owner: Breeding, Henry P. Or Margaret L. (life)		Legal Descriptio 47-96 Near Christians				View Sketch (Building 1)
Owners Address: 391 Niswander Rd Staunton, Va 24401		19.898 Acres Prior Assessme	nt:		324,600	Zoned: Ga
Total Land Area: 19.898Acres		Assessment Val	ues:		149.088	
Physical Location: 391 Niswander Rd Staunton, Va 24401		Other Improvem Land Value: Calculated Value			18,552 173,400 341,040	
Magisterial District: Beverley Manor		Rounded Taxab	of anterior contra		341,000	

Exterior Informa	tion:	Interior Informat	tion:	Site Informatio	n:
Year Built:	1977	Story Height:	1.00	Zoning Type:	Ga
Occupancy Type:	Dwelling	# of Rooms:	6	Terrain Type:	On
Foundation:	Brick	# of Bedrooms:	3	Character:	Rolling/sloping
Ext. Walls:	Brick	Full Bathrooms:	2	Right of Way:	Private
Roofing:	Comp Shg	Half Bathrooms:	None	Easements:	Gravel
Roof Type:	Gable	Building Sq. Ft.:	1899	Water:	Pub-i
Garage:	Det Gar	Basement Sq.Ft.:	None	Sewer:	Septio
Number of Cars:	2	Fin. Bsmt Sq. Ft.:	None	Electric:	Yes
Carport:	None	Interior Walls:	Drywall	Gas:	No
			Paneled	Fuel Type:	Electric
		Floors:	Hardwood	Utility Value:	10000
		Heating:	Ht. Pump	Fireplace:	1
		A/C:	Yes	Stacked Fireplace:	1
				Flues:	None
				Metal Flues:	None
				Stacked Flues:	None
				Inop Flue/FP:	None
				Gas Log FP:	None

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Garage-frame 2 Car	Building 1	864	15,552
Barn	Building 1	486	No Value
Shed-frame	Building 1	N/A	No Value
Driveway-asphalt	Building 1	N/A	2,500
Cp-metal	Building 1	N/A	500
		Total Value:	\$ 18,600
		F	inal Value Rounded to Nearest 100

Acreage Des	scription - Tax Map# 04	7 96				
Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.000	Lump Sum	50,000	.00	10,000	60,000
Wooded	18.898	Per Acre	6,000	.00	0	113,388
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Breeding, Henry P. & Margaret	1/01/1981	Not On File	Deed: 761 / 284 Will: 0 /	047 96
Smith, Paul W. & Thelma B. 1/2	1/01/1974	Not On File	Deed: 627 / 100 Will: 0 /	047 96
Allison, Mary James & Mertie	1/01/1971	Not On File	Deed: 142 / 218 Will: 0 /	047 96
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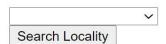
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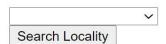
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Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Fosher Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

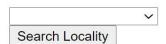
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MARK W. CRAIG AUCTIONS

MARK W. CRAIG - Va. Lic. #2905002160 - 540/246-6430





-HomeLeg	alContact VamaNet-	-Commissioners-	-Localities-	-FAQs-	-About this Site-	
Property Information - Tax M	ap# 047 96 - Account# 0					
Property Owner: Breeding, Henry P. Or Margaret L. (life)		Legal Descriptio 47-96 Near Christians				View Sketch (Building 1)
Owners Address: 391 Niswander Rd Staunton, Va 24401		19.898 Acres Prior Assessme	nt:		324,600	Zoned: Ga
Total Land Area: 19.898Acres		Assessment Val	ues:		149.088	
Physical Location: 391 Niswander Rd Staunton, Va 24401		Other Improvem Land Value: Calculated Value			18,552 173,400 341,040	
Magisterial District: Beverley Manor		Rounded Taxab	of anterior contra		341,000	

Exterior Informa	tion:	Interior Informat	tion:	Site Informatio	n:
Year Built:	1977	Story Height:	1.00	Zoning Type:	Ga
Occupancy Type:	Dwelling	# of Rooms:	6	Terrain Type:	On
Foundation:	Brick	# of Bedrooms:	3	Character:	Rolling/sloping
Ext. Walls:	Brick	Full Bathrooms:	2	Right of Way:	Private
Roofing:	Comp Shg	Half Bathrooms:	None	Easements:	Gravel
Roof Type:	Gable	Building Sq. Ft.:	1899	Water:	Pub-i
Garage:	Det Gar	Basement Sq.Ft.:	None	Sewer:	Septio
Number of Cars:	2	Fin. Bsmt Sq. Ft.:	None	Electric:	Yes
Carport:	None	Interior Walls:	Drywall	Gas:	No
			Paneled	Fuel Type:	Electric
		Floors:	Hardwood	Utility Value:	10000
		Heating:	Ht. Pump	Fireplace:	1
		A/C:	Yes	Stacked Fireplace:	1
				Flues:	None
				Metal Flues:	None
				Stacked Flues:	None
				Inop Flue/FP:	None
				Gas Log FP:	None

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Garage-frame 2 Car	Building 1	864	15,552
Barn	Building 1	486	No Value
Shed-frame	Building 1	N/A	No Value
Driveway-asphalt	Building 1	N/A	2,500
Cp-metal	Building 1	N/A	500
		Total Value:	\$ 18,600
		F	inal Value Rounded to Nearest 100

Acreage Des	scription - Tax Map# 04	7 96				
Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.000	Lump Sum	50,000	.00	10,000	60,000
Wooded	18.898	Per Acre	6,000	.00	0	113,388
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Breeding, Henry P. & Margaret	1/01/1981	Not On File	Deed: 761 / 284 Will: 0 /	047 96
Smith, Paul W. & Thelma B. 1/2	1/01/1974	Not On File	Deed: 627 / 100 Will: 0 /	047 96
Allison, Mary James & Mertie	1/01/1971	Not On File	Deed: 142 / 218 Will: 0 /	047 96
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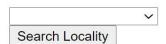
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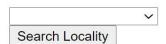
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Real Estate to Be OFFERED at Noon: Brick ranch home with 3 bedrooms, 2 bath, living, dining, office/den on 10 acres. Includes detached garage, paved driveway, cellar, greenhouse and outbuildings. . **OPEN HOUSE: Tuesday, August 31 from 4-6 p.m. and other times by appointment.**

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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Fosher Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

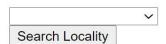
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MARK W. CRAIG AUCTIONS

MARK W. CRAIG - Va. Lic. #2905002160 - 540/246-6430





-HomeLeg	alContact VamaNet-	-Commissioners-	-Localities-	-FAQs-	-About this Site-	
Property Information - Tax M	ap# 047 96 - Account# 0					
Property Owner: Breeding, Henry P. Or Margaret L. (life)		Legal Descriptio 47-96 Near Christians				View Sketch (Building 1)
Owners Address: 391 Niswander Rd Staunton, Va 24401		19.898 Acres Prior Assessme	nt:		324,600	Zoned: Ga
Total Land Area: 19.898Acres		Assessment Val	ues:		149.088	
Physical Location: 391 Niswander Rd Staunton, Va 24401		Other Improvem Land Value: Calculated Value			18,552 173,400 341,040	
Magisterial District: Beverley Manor		Rounded Taxab	of anterior contra		341,000	

Exterior Informa	tion:	Interior Informat	tion:	Site Informatio	n:
Year Built:	1977	Story Height:	1.00	Zoning Type:	Ga
Occupancy Type:	Dwelling	# of Rooms:	6	Terrain Type:	On
Foundation:	Brick	# of Bedrooms:	3	Character:	Rolling/sloping
Ext. Walls:	Brick	Full Bathrooms:	2	Right of Way:	Private
Roofing:	Comp Shg	Half Bathrooms:	None	Easements:	Gravel
Roof Type:	Gable	Building Sq. Ft.:	1899	Water:	Pub-i
Garage:	Det Gar	Basement Sq.Ft.:	None	Sewer:	Septio
Number of Cars:	2	Fin. Bsmt Sq. Ft.:	None	Electric:	Yes
Carport:	None	Interior Walls:	Drywall	Gas:	No
			Paneled	Fuel Type:	Electric
		Floors:	Hardwood	Utility Value:	10000
		Heating:	Ht. Pump	Fireplace:	1
		A/C:	Yes	Stacked Fireplace:	1
				Flues:	None
				Metal Flues:	None
				Stacked Flues:	None
				Inop Flue/FP:	None
				Gas Log FP:	None

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Garage-frame 2 Car	Building 1	864	15,552
Barn	Building 1	486	No Value
Shed-frame	Building 1	N/A	No Value
Driveway-asphalt	Building 1	N/A	2,500
Cp-metal	Building 1	N/A	500
		Total Value:	\$ 18,600
		F	inal Value Rounded to Nearest 100

Acreage Des	scription - Tax Map# 04	7 96				
Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.000	Lump Sum	50,000	.00	10,000	60,000
Wooded	18.898	Per Acre	6,000	.00	0	113,388
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Breeding, Henry P. & Margaret	1/01/1981	Not On File	Deed: 761 / 284 Will: 0 /	047 96
Smith, Paul W. & Thelma B. 1/2	1/01/1974	Not On File	Deed: 627 / 100 Will: 0 /	047 96
Allison, Mary James & Mertie	1/01/1971	Not On File	Deed: 142 / 218 Will: 0 /	047 96
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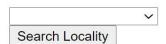
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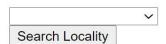
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Furniture: Fisher wood stove, pump organ, ball & claw piano stool, oval coffee table, rocker, dining table & 5 needlepoint chairs, coffee table, flatware cart, 4 oak chairs, refrigerator, upright freezer, GE washer, GE dryer, roll top desk, display cabinet, woven bottom chairs, glass tv stand, platform rockers, footstool, fireplace screen, ottoman, wicker table, child's chair & rocker, child's table & chairs, Eden Pure heater, magazine/lamp table, 3pc bedroom set, pitcher & bowl stand, card tables, night stand, dresser, quilt rack, wicker rockers, porch bench, porch swing,

Household & Misc.: crocks, Christmas, Santa & Pumpkin blow molds, Fosher Price barn, Charlottesville topo map, softball gloves, coffee grinder, meat grinders, folding chairs, lanterns (B&O RR, Coleman), baskets, enamelware, Pepsi crates, GCC drink crate, cheese box, galv. tubs & buckets, iron tea kettle, wagon, Fisher metal detector, kitchen scales, fabric & patterns, galv. Watering can, paraffin wax bath, shampooer, eagle decoration, concrete planters & yard decorations, Canadian geese lawn ornaments, jewelry box, costume jewelry, luggage, cuckoo clock, doll cradle, crock jug, comforter & quilts, binoculars, runner sleds, vhs tapes & dvds, lamp, coffee urn, globe, linens, up/down churn, sewing supplies, glass feather basket, green depression, silverplate, vases, teapots, hens on nest, trays, egg plates, carnival, pitchers, bowls, pictures, Tupperware. Blue jars, electric meat grinder, toaster oven, crockpot, oil lamps, wire top crocks, pots & pans, gun rack, shoeshine box, dolls, corelle, Keurig, wood tv trays, what-nots, microwave, Bunn coffee maker, trash box, kitchen utensils, bread box, sad irons, frames, lighthouse décor, cookbooks, shoe laps, painted saw, scales, washboard, coa hook, bottles, marbles, tobacco basket, copper items, mantel clock.

Tools: Husqvarna YTH22V46 & YTH18542 riding mowers, John Deere LA100 5speed riding mower, Husqvarna FT900 tiller, Craftsman grass catcher, wheelbarrow, garden tools, tree limber, Porter Cable belt/disc sander, skil saws, shop supplies, Craftsman 10" bandsaw, Delta 12" portable planer, Delta 10" table saw, Makita 10" mitre saw, battery charger, Firestorm table saw, kerosene jug, oars, picture frame clamps, vice, bench grinder, shop vac, sander, floor jack, car ramps, screen house, hammock, hand tools, live traps, air compressor, saw horses, Troybily blower, Stihl MS 180C, Poulan chainsaw, hedge trimmers, alum. Step ladders, Stihl FS 40C & FS45 trimmers, bug zapper, plant stands, Dump Cart (new in box), gas cans, electric blower, small wood lathe, nail keg, cistern pump, surry, wood barrel, backpack sprayer, livestock trough, jack stands, fish pond, scales, firepit, push plow, scythe w/grain cradle,

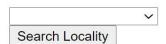
Vehicles & Carport: 1996 Toyota T100 SR5 4x4 (new tires & battery, 250,257 miles), 5x7 tilt trailer w/title, 18x20 metal carport.

TO BE OFFERED: 1950 Buick Super Dynaflo 4 door sedan w/ 35,000 miles, straight eight, runs excellent, garage kept.

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MARK W. CRAIG AUCTIONS

MARK W. CRAIG - Va. Lic. #2905002160 - 540/246-6430





-HomeLeg	alContact VamaNet-	-Commissioners-	-Localities-	-FAQs-	-About this Site-	
Property Information - Tax M	ap# 047 96 - Account# 0					
Property Owner: Breeding, Henry P. Or Margaret L. (life)		Legal Descriptio 47-96 Near Christians				View Sketch (Building 1)
Owners Address: 391 Niswander Rd Staunton, Va 24401		19.898 Acres Prior Assessme	nt:		324,600	Zoned: Ga
Total Land Area: 19.898Acres		Assessment Val	ues:		149.088	
Physical Location: 391 Niswander Rd Staunton, Va 24401		Other Improvem Land Value: Calculated Value			18,552 173,400 341,040	
Magisterial District: Beverley Manor		Rounded Taxab	of anterior contra		341,000	

Exterior Informa	tion:	Interior Informat	tion:	Site Informatio	n:
Year Built:	1977	Story Height:	1.00	Zoning Type:	Ga
Occupancy Type:	Dwelling	# of Rooms:	6	Terrain Type:	On
Foundation:	Brick	# of Bedrooms:	3	Character:	Rolling/sloping
Ext. Walls:	Brick	Full Bathrooms:	2	Right of Way:	Private
Roofing:	Comp Shg	Half Bathrooms:	None	Easements:	Gravel
Roof Type:	Gable	Building Sq. Ft.:	1899	Water:	Pub-i
Garage:	Det Gar	Basement Sq.Ft.:	None	Sewer:	Septio
Number of Cars:	2	Fin. Bsmt Sq. Ft.:	None	Electric:	Yes
Carport:	None	Interior Walls:	Drywall	Gas:	No
			Paneled	Fuel Type:	Electric
		Floors:	Hardwood	Utility Value:	10000
		Heating:	Ht. Pump	Fireplace:	1
		A/C:	Yes	Stacked Fireplace:	1
				Flues:	None
				Metal Flues:	None
				Stacked Flues:	None
				Inop Flue/FP:	None
				Gas Log FP:	None

Description:	Parent Building:	Size in Sq. Ft.	Improvement Value - \$
Garage-frame 2 Car	Building 1	864	15,552
Barn	Building 1	486	No Value
Shed-frame	Building 1	N/A	No Value
Driveway-asphalt	Building 1	N/A	2,500
Cp-metal	Building 1	N/A	500
		Total Value:	\$ 18,600
		F	inal Value Rounded to Nearest 100

Acreage Des	scription - Tax Map# 04	7 96				
Description	Size in Acres	Lump Sum/Per Acre	Unit Value	Adj. %	Utility Value	Acreage Value
Homesite	1.000	Lump Sum	50,000	.00	10,000	60,000
Wooded	18.898	Per Acre	6,000	.00	0	113,388
					Total Value: *rounded to the nearest 100	\$ 173,400

	Map N	th Index To. 047 96 Iding I		This Sketch of	nly represents the Exterior	details image for a			in any intern	ai structui
Sect A	<u>Type</u> Main Structure	Stories 1.00	<u>SqFt</u> 1899							
B C	Porch Enclosed	1.00 1.00	188 340		34.0		6.0			
D	Porch Porch	1.00	60	10.0	C- EPOR	10.0	530.404			
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								_		

Sales Information - Tax Map# 047 9	6			
Name	Sales Date	Sales Price	Instrument	Grantor
Breeding, Henry P. Or Margaret L. (life)	10/21/2010	Not On File	Inst: LR20100008465	Breeding, Henry P. Or Margaret L.
Transaction History:				
Breeding, Henry P. Or	1/01/1981	\$39,050	Deed: 761 / 284	Not On File
Breeding, Henry P. & Margaret	1/01/1981	Not On File	Deed: 761 / 284 Will: 0 /	047 96
Smith, Paul W. & Thelma B. 1/2	1/01/1974	Not On File	Deed: 627 / 100 Will: 0 /	047 96
Allison, Mary James & Mertie	1/01/1971	Not On File	Deed: 142 / 218 Will: 0 /	047 96
James, John W. & Alice	1/01/1939	Not On File	Deed: 291 / 105 Will: 0 /	047 96



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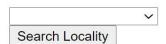
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Roofing:	Comp Shg	Half Bathrooms:	None	Easements:	Gravel
Roof Type:	Gable	Building Sq. Ft.:	1899	Water:	Pub-i
Garage:	Det Gar	Basement Sq.Ft.:	None	Sewer:	Septio
Number of Cars:	2	Fin. Bsmt Sq. Ft.:	None	Electric:	Yes
Carport:	None	Interior Walls:	Drywall	Gas:	No
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