

BOWMAN AUCTIONS

VALUABLE REAL ESTATE
& PERSONAL PROPERTY

6595 MILL CREEK CHURCH ROAD
MOUNT CRAWFORD, VIRGINIA
AUCTION TO BE HELD ON SITE

FRIDAY, Nov. 7, 2025 @ 4:00PM
Personal Property @ 1:00PM

OPEN HOUSE BY APPOINTMENT



LOCATION: From Harrisonburg, East On Port Republic Rd, Turn Right On Cross Keys Rd, Left On E Timber Ridge Rd, Property On The Corner Of E Timber Ridge & Mill Creek Church Rd, Just Past Crosskeys Vinyard. Watch for signs.

We will sell the following at auction: 6 Acres, Zoned A2. Property is improved by a 1,965 Square Foot 4 Bedroom, 1 Bath Farmhouse Style Home. Large Galley Kitchen opens to large Dining Area, there is a cozy Family Room, Office and covered Front Porch. An excellent rural lot with spectacular views of The Peake, Crosskeys Vineyard & surrounding countryside. Room for livestock, or possible future division. Several outbuildings for tinkering & a large bank barn perfect for someone with a vision.

PERSONAL PROPERTY: Starting at 1:00PM.

Motorcycle: 2003 Honda BTX 1800C Gradall 534D Telehandler 42'w/6x16' work platform, pallet forks, large material bucket, Genie S60, 29' Titan Gooseneck trailer, (2) Stihl 192Tchainsaws, FS134R weed eater, 20 boxes of 7/16"x11/4" staples, 10 boxes of "Englert cleats for mechanical seam, Richards gun metal gray roof paint, pallet of stainless steel shelving, Graco airless paint sprayer, Craftsman jointer, Coil of Englert Hartford green metal, Troy-bilt generator 5500 watt, Welder horse metal splitter, pressure washer, Craftsman shop vac, garden hoses, small lot of Walnut & Cherry lumber, large variety of Oak & Eastern Cedar lumber, yellow pine canning items, dehumidifier, air conditioners, spool of well wire, log chains, 3hp 15: plainer, Craftsman radial arm saw, Delta table saw, more misc. items not listed.

Furniture: oak roll top desk, King size bed frame w/matching dresser w/mirror, Antique dresser w/mirror, Oak child's changing table w/drawers, L-shaped office desk w/drawers & upper cabinets, Large yellow pine dining hutch w/glass doors

TERMS OF SALE: \$20,000.00 (Twenty Thousand) Dollar non-refundable deposit due the day of sale. Balance due within 30 days upon delivery of deed. Deposit will be applied at closing. Taxes will be pro-rated as of date of settlement. Property will be sold "AS IS" by the boundaries, without warranty expressed or implied. 2% referral paid to participating Brokers who have registered a buyer.

NO BUYERS PREMIUM! TERMS OF PERSONAL PROPERTY: CASH, LOCAL CHECK, CREDIT CARD

For more information, or appointment to see property call:

Auctioneers John Bowman 540-271-2178 or Jack Bowman 540-830-1028.
Jodi 540-271-3181

Announcement made the day of the sale take precedence over all written material.

Auctioneers:

Col Jack Bowman #185 WV #1832

John Bowman #2551 WV #1833

Owner:

Roland E Beery