



BOWMAN AUCTIONS

VALUABLE REAL ESTATE

THURSDAY, FEB. 19, 2026 • 4:00PM

1408 N.COALTER STREET, STAUNTON

OPEN HOUSE: TUE. FEB.10 FROM 4:00-6:00PM



.34 acres improved by a newly renovated ranch style home located in downtown Staunton. 1248 sq. ft. includes a Kitchen, dining room, and living room w/ fireplace. 2 bedrooms and 2.5 baths. Finished 1248 sq. ft. basement w/ possible apartment which includes a large living space, full bath and kitchenette and outside entrance. This home has been upgraded with a new roof, new awning, 200 amp electric, gas hot water, central air, and separate thermostats for each floor. What a great find! Located across the street from Staunton High School, Shelburne Middle School and just minutes from Mary Baldwin University. This is a great investment, make an appointment to see it today!

For more information or to view this property call : Jack @540-830-1028 or Jodi 540-271-3181. Go to BowmanAuctions.com or Auctionzip.com #6418 for more pictures and details.

TERMS OF REAL ESTATE SALE: \$30,000.00(Thirty-thousand) Dollar non-refundable deposit due the day of sale. Balance is due within 30 days upon delivery of the deed. Deposits will be applied at closing. Taxes will be pro-rated as of date of settlement. Properties will be sold "AS IS" by the boundaries, without warranty expressed or implied. 2% referral paid to participating Brokers(must be present at Auction and registered 48 hours prior to auction to receive).

NO BUYER'S PREMIUM!!

Announcement made the day of the sale takes precedent over all written material.

Next Personal Property Auction is Feb. 14. 680 Waterman Drive, Harrisonburg

AUCTIONEER: Col. Jack Bowman #185