

REAL ESTATE & PERSONAL PROPERTY AUCTION

SATURDAY, APRIL 25, 2026 • 10:00 a.m.

DIRECTIONS: In Elkton, Va., on Highway 33 west, turn left at Food Lion intersection. Take Rockingham Pike west to residence at 13896 Rockingham Pike, Elkton, Va. 22827. Watch for signs.

I will sell the following items from the Estate of Callie Bauserman: Large puppets (3), clocks (Grandfather, Cuckoo, pocket watches, Kenworth truck), dining table w/chairs, miniature tea sets, 2 cedar chests, lots of baskets, dolls, silverware (Reed & Barton), dressing table w/mirror & stool), dinner bell, book shelves, chairs, Duncan Phyfe lamp table, Costume jewelry & jewelry chest, glassware (Fenton, Hobnail, oil lamps, Corning Ware, vinegar cruets, dishes, barn lanterns), China hutch, computer desk, Electrolux vacuum, outside wicker furniture, refrigerator carts, Snap On tool chest, wood planes, tillers & mowers (Push, Husqvarna, Cub Cadet, Craftsman 26 HP, Ford tractor w/blade), air compressor, battery charger, drill press, weed eaters, gas post hole digger, lots of hand tools & boxes, lawn roller, more items too numerous to list

On the real estate, truck & building, the owners will have to right to refuse any or all bids.

At 12:00 noon, I will offer the real estate consisting of a frame dwelling – 2 bedrooms upstairs; full bath, living room, dining room, kitchen & bedroom downstairs. Closed porch, large front porch, metal roof, well water, hot air furnace, septic system, root cellar; large appliances; 2 outbuildings on 2.4 acres more or less.

TERMS OF REAL ESTATE: Ten thousand (\$10,000.00) day of sale. Non-refundable; Remainder in 30 days or when the deed can be delivered. Buying real estate as is; No guarantees. Taxes will be prorated day of closing.

TRUCK TERMS: 2009 Ford F-150, 4-wheel drive; mileage 89,720; Buying as is; no guarantee.

BUILDING: I will offer 12x20 building on runners

Terms of sale: Cash or check with proper ID. All announcements made day of sale take priority of all printed matter. Not responsible for accidents. No out of state checks.

Auctioneer: Charlie Grunewald (540)-578-1413 (Lic. #125) Corrie & Bonnie Bauserman, Executors