

GIGANTIC REAL ESTATE AUCTION

WEDNESDAY- SEPTEMBER 23, 2020 AT 12:00 PM

Selling **THREE (3)** Parcels of Prime Real Estate Belonging to the Estate of Charles Baxter Rogers (DECEASED)
515 South Main Avenue • Maiden, NC 28650

DIRECTIONS: Old Highway 321 into Maiden. At the stoplight, turn LEFT on W. Main St, then turn RIGHT on S. Main Avenue. Properties on the LEFT.

SEE SIGNS AND POINTERS!!!!!!

DESCRIPTION OF REAL ESTATE:

THREE (3) Tracts of Prime Real Estate located in a pretty setting in Maiden, NC.

Tract A: Two Parcels being sold together. Beautiful Brick Home Loaded with Amenities! Interior layout includes living room with gas fireplace, spacious kitchen, den, 3 Bedrooms, one of which is a Master Bedroom and 2 full baths and a laundry nook. Approximately 1104 square feet

on one level. Great Yard with Beautiful Shade Trees and Crepe Myrtles. Approximately 24' x 30' garage/workshop on the property plus other additional outbuildings. Amenities include in ground pool (needs repair), double covered carport, fencing and a paved drive. Gas pack heating and air unit new in approximately 2018. According to the tax records, this home was built in 1962, has city water and sewer, is zoned R-20 and the approximate combined acreage of the 2 parcels is 1.12 acres with frontage on South Main Avenue and Pine Tree Drive. Catawba Valley Assessed Tax Value of the 2 parcels is \$120,900. Applicable schools are Maiden Elementary, Middle School and High School. Catawba County Parcel ID's 364605097318 and 364605098329.

Tract B: Approximately .94 acre lot that joins Tract A with frontage on both S. Main Avenue and E. Holly Street. Lot Dimensions are 231' (on S. Main Ave) x 145' (on E. Holly Street) x 220' x 235'. Zoned R-20. Catawba County Parcel ID# 364605098622. Catawba County Assessed Tax Value is \$13,800.

Tract C: Approximately .49 acre tract that joins Tract A. This tract fronts Pine Tree Drive and has an older model mobile home on the property (condition unknown/no title). Zoned R-20. Catawba County Assessed Tax Value is \$8,900.

INSPECTION FOR REAL ESTATE: Monday, September 21, 2020 (12 PM- 2 PM), or by appointment.



Yount Auction and Realty, Inc.

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