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Licensed Brokers and Auctioneers in VA, KY, TN  
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When Experience Counts - Count On Experience - Selling At Auction Since 1948

"Selling the world in little pieces"

**MENNO AND ROSANNA YODER PROPERTY**  
**42+- ACRE FARM, HOME, EQUIPMENT, TOOLS AND CATTLE**

# AT AUCTION

**Saturday, April 16, 10:00 A.M.**



**5% BUYER'S PREMIUM**  
WILL BE ADDED TO THE HIGH BID  
TO DETERMINE THE FINAL SELLING PRICE  
ON REAL ESTATE AND PERSONAL PROPERTY.



**357 BOONE MEAT DRIVE,  
JONESVILLE, VA**

Located 8 Miles West Of Jonesville  
And 6 Miles East Of Rose Hill, VA Fronting US Hwy. 58  
(Wilderness Road) And Burning Well Road

**TRACT 1** Has 1.3 Acres With 3,100 Sq. Ft. 8 Room  
Farmhouse, Four Bedrooms, Bath, Living Room, Open  
Floor Plan - Kitchen/Dining/Den Area With Large Wood  
Burning Stove, Central Heat And Air - Two Heat Pumps  
Situating On A Nice Level Tract With Large Garden  
Area, Two Outbuildings And A Circle Driveway.



**MENNO AND ROSANNA YODER PROPERTY**  
**42+- ACRE FARM, HOME, EQUIPMENT, TOOLS AND CATTLE**

# AT AUCTION

**Saturday, April 16, 10:00 A.M.**

**357 BOONE MEAT DRIVE, JONESVILLE, VIRGINIA**

**FOOD AVAILABLE**



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Check Our Web Site For Color Photos • Web Site: [www.fannonlandandauction.com](http://www.fannonlandandauction.com)

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**357 BOONE MEAT DRIVE, JONESVILLE, VIRGINIA**

**TRACT 1** Has 1.3 Acres With 3,100 Sq. Ft. 8 Room Farmhouse, Four Bedrooms, Bath, Living Room, Open Floor Plan - Kitchen/Dining/Den Area With Large Wood Burning Stove, Central Heat And Air - Two Heat Pumps Situated On A Nice Level Tract With Large Garden Area, Two Outbuildings And A Circle Driveway.

**TRACTS 2** Is Three Acres With A Good All Purpose Barn.

**TRACTS 3, 4, 5, 6, 7 and 8** Are All Good Fertile Cropland And Pasture With Nice Building Sites Each Having Access To Or Fronting On US Hwy. 58 And Burning Well Road.

This Well Balanced Fertile 42 Acre Farm Will Be Offered In 8 Tracts, Combinations And By The Entirety. It Is Very Well Located Only 10 Minutes To Jonesville Or Rose Hill And Only 30 Minutes To Middlesboro, KY, Harrogate, TN And LMU College.

**CATTLE** - 5 Cows/Calf Pairs And 1 Angus Bull.

**FARM EQUIPMENT** - Ford 5000 Farm Tractor With 70 HP (6,040 Hrs.); 6' Bushhog; Ford 3 Pt. 14" Bottom Plow; John Deere 3 Pt. Small Disc Harrow; 3 Pt. Fertilize Spreader; 472 New Holland Hay Bine; 3 Pt. King Kutter II Gear Drive Tiller; Hobart 4500 Watt 8 HP Generator; Big Bear 4000 Yamaha 4-Wheeler; 8 Ft. Fury Homesteader Utility Trailer (Same As New); Cub Cadet Lawn Mower; Boat And Trailer With 18 HP Evenrude Motor; Rear Tine 6.5 HP Garden Tiller; Husquvarna Chain Saw No. 385; Lincoln Cordless Electric Grease Gun; Aluminum Fuel Tank; Cattle Head Gate; Hand Tools; Tool Boxes, Pipe Wrenches, Levels; Electric Chemical Spray And Tank For 4-Wheeler; Stihl Weedeater; Chain Hoist; Kerosene Space Heater; Antique Fireplace Mantles; Bird Hotels; Tires And Wheels And Many Household Items And Boxed Lots To Numerous To Mention.

**VEHICLE:** 1986 Dodge Pickup Truck, 318 Engine (90,552 Miles).

**LEAD BASED PAINT** In Compliance With Federal Law, Title X, The Purchaser Of A Single Family Residence Has 10 Days To Conduct A Risk Assessment Of A Structure Built Before 1978 For The Presence Of Lead Based Paint, Tests And Results Must Be Completed Prior To Sale Date And A Waiver Of Future Testing Signed By Purchaser.

**REAL ESTATE TERMS:**  
**10% Of Purchase Price Deposit Sale Day,**  
**Balance With Deed At Closing.**

**PERSONAL PROPERTY TERMS:**  
**Full Payment Auction Day,**  
**Cash Or Good Check With Proper ID.**

**TENTS WILL  
 BE UP AND  
 CHAIRS OUT,  
 So Bring A  
 Friend And  
 Plan To Spend  
 The Day. Food  
 Available.**



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