



FARMER  
AUCTIONS

## **REAL ESTATE AUCTION**

**1007 Hershberger Road, NW**

**Roanoke, VA 24012**

### **Farmer Auctions**

Corporate Office: (540) 384-0100

VAL#4007

On the web at: [www.farmer-auctions.com](http://www.farmer-auctions.com) and [www.farmerauctionsonline.com](http://www.farmerauctionsonline.com)

Contact us by E-mail at: [info@farmer-auctions.com](mailto:info@farmer-auctions.com)

---

#### *Why use Farmer Auctions to sell your property?*

Farmer Auctions will customize and execute a results oriented auction marketing campaign that maximizes exposure and creates active competition for the purchase of your property. Our auctions are conducted in combination with both live and internet auction formats. This results not only in full and current market value, but preserves opportunities for greatest price, while limiting risk of lower price. Individual sellers also benefit from the convenience of controlled viewings, standardized terms and conditions, reduced risk, and a known sale and closing date. Our experience is broad-based allowing us to bring together the necessary resources for a successful sale of practically any type of real estate. For more information please visit [www.entrustedauctions.com](http://www.entrustedauctions.com) and allow us the privilege to add your name to our growing list of satisfied clients.

---

Farmer Auctions

Driven by Service, Proven by Results



# FARMER AUCTIONS

**Property Location:** 1007 Hershberger Road, NW  
Roanoke, VA 24012

**Description:** **MOTIVATED SELLER.** Tremendously spacious home on 1/2 acre. Well cared for and maintained. Hardwood floors. Central heat and air. Vinyl windows. Detached garage. Hot tub. Large paved driveway. **INCOME POTENTIAL**-Includes detached single unit apartment, currently rented. Includes an additional 0.043 (15x142) adjacent parcel.  
**Sold subject to motivated seller confirmation.**

Actual age – 148 years

Effective age – 28 years

5 bedrooms

3.5 baths

Total approx. sq. ft. above grade- 4,216

Total acreage = approx. 0.50 acres

9 total rooms

Paved driveway

Public water and sewer

Heat – Forced air gas/electric

Cooling-Central air

Partial basement

Additional single unit apartment

Detached garage

Parcel ID: 2190914&2190915

Municipality: City of Roanoke

Zoning: R5 Single Family

Recent Commercial Appraisal-\$288,000.00

Tax Appraised Value - \$160,700.00

Suggested starting bid - \$200,000.00

Seller is **MOTIVATED TO SELL!!**

**Date & Time:** **INTERNET AUCTION ONLINE NOW** at [www.farmerauctionsonline.com](http://www.farmerauctionsonline.com)

**LIVE AUCTION** – Wednesday, June 7 1:00 pm **ONSITE**

**Property Inspection:** May 25 1:00 PM – 7:00 PM or by private appointment  
Please contact Jarrod Hines for more information or a private preview of the property at (540) 250-2964

**Broker Participation:** Pre-registered broker participation is required and well compensated

**Earnest Money:** A non-refundable \$10,000 deposit is due immediately after confirmation of final bid in the form of certified funds made payable to you.

**Closing:** Closing is to take place on or before 30 days from date of auction. Buyer acknowledges and agrees that time is of the essence.



# The City of Roanoke, VA

---

**Parcel Id:** 2190914

**Property Address:**

1007 HERSHBERGER RD NW

ROANOKE, VA 24012



---

## SUMMARY:

**Mailing Address:**

1007 HERSHBERGER RD NW

ROANOKE, VA 24012

**Neighborhood:** 17 - Williamson Rd North

**Property Class:** 200-SingleFamily

**Legal Description:** PT LOT 13 & PT 14 AIRLEE CT  
BLK 2

**Zoning:** R-5

**Property Acreage:** 0.4935

**Property Sq. Footage:** 21496

**Property Frontage:** 152

**Property Depth:** 145.00

---

## FLOOD ZONE INFORMATION:

**Special Flood Hazard Area:**

**Firm Panel:** 51161C0154G

**Floodway:**

---

## ASSESSMENTS:

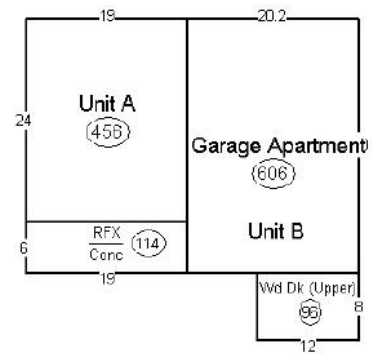
Valuation Date	Land Value	Improvement Value	Total Value
2017-01-01	\$19,400.00	\$141,300.00	\$160,700.00
2016-01-01	\$19,400.00	\$142,000.00	\$161,400.00
2015-01-01	\$19,400.00	\$142,000.00	\$161,400.00
2014-01-01	\$19,400.00	\$142,000.00	\$161,400.00
2013-01-01	\$19,400.00	\$133,700.00	\$153,100.00

## RESIDENTIAL DWELLING DETAIL:

Primary Photo:



Primary Sketch:



**IMPROVEMENT 2****2.0 Story****Structure:**

Year Built: 1869  
Number of Stories: 2.0  
Construction Exterior: Vinyl siding  
Foundation: 1/4 Bsmt, 3/4 Crawl  
Structure: Wood frame  
Size S/F: 3497  
Lower Split Level/Foyer: 0

**Roof:**

Roof Style: Gable  
Roof Cover: Comp sh to 235#

**Plumbing:**

2 Fixture: 1  
3 Fixture: 3  
4 Fixture: 0  
5 Fixture: 0

Lower Finished: 0  
Total Bedrooms: 4  
Total Rooms: 10

**Heating / Air:**

Heating Type: Forced hot air-gas  
Central Air: Y  
Fireplaces: NO

**Attic:**

Attic S/F: None  
Attic Fin S/F: 0

**Porches:**

Enclosed Porch: 703  
Open Porch: 0  
Wood Deck: 853

**Basement:**

Basement S/F: 300  
Basement Fin S/F: 0

**Other Improvements**

Unit B  
Unit A

**Garage**

Attached Garage:  
Detached Garage:  
Attached Carport:  
Basement Garage:



# Auction Specific Financing Information



## CALL BEFORE YOU BID!

7 Day Processing, Upfront Underwriting and first-rate service are the hallmarks of our fresh approach. Find out how we can help you move forward faster by talking to us today.



### **Pete Griffin**

**LOAN OFFICER**

NMLS#: 1227655

direct: 540.834.8826 | fax: 540.904.0416

[pete.griffin@movement.com](mailto:pete.griffin@movement.com)

[movement.com/pete.griffin](http://movement.com/pete.griffin)

[www.movement.com](http://www.movement.com)



1125 Jefferson David Highway, Suite 380, Fredericksburg, VA 22401 | VA-MLO-21348VA | Movement Mortgage, LLC is an Equal Housing Lender. NMLS ID# 39179 ([www.nmlsconsumeraccess.org](http://www.nmlsconsumeraccess.org)) | 877-314-1499. Movement Mortgage, LLC is licensed by VA # MC-5112. Interest rates and products are subject to change without notice and may or may not be available at the time of loan commitment or lock-in. Borrowers must qualify at closing for all benefits. "Movement Mortgage" is a registered trademark of the Movement Mortgage, LLC, a Delaware limited liability company. 8024 Calvin Hall Road, Indian Land, SC 29707. CPID 3024 | Exp. 4/2017

# **Broker/Agent Participation Terms**

**Auction Date:** Internet Bidding: ONLINE NOW at [www.farmerauctionsonline.com](http://www.farmerauctionsonline.com).

Live Auction: Wednesday, June 7, 1:00 PM

**Property Address:** 1007 Hershberger Road, NW Roanoke, VA 24012

Referral compensation of 10% of the 8% Buyer's Premium charged or 10% of any negotiated commission will be paid to any properly licensed real estate broker whose Buyer/Bidder is the successful purchaser for this property, and who actually closes and pays the total Contract Price and Closing Costs for this property. It is understood and agreed that the Broker referral compensation structure will be based on the stated terms and conditions of sale.

## **To earn the foregoing referral compensation:**

- 1) Participating broker must register his/her buyer/bidder by filling out the broker/agent registration form in full on the Farmer Auctions website and must file the registration from the website or email it to [info@farmer-auctions.com](mailto:info@farmer-auctions.com) no later than 5:00 pm EST, on the day preceding the live auction. Referral compensation is contingent upon, and will only be paid if the broker/agent participation form is received by no later than 5 pm on the day preceding the auction. The form may also be mailed to our office or hand delivered to: Farmer Auctions, 1713 East Midland Road, Salem, Virginia 24153
  - 2) Unless participating online, participating broker/agent must attend the scheduled home tour with his/her client or schedule a private tour and attend the private tour with his/her client.
  - 3) Unless participating online, participating broker/agent must accompany his/her buyer to the auction or be present with client
  - 4) Brokers/agent that intend to assist clients with online bidding must be present with their client as the auction closes on the final day of the auction (date to be determined) and, if they are the high bidder, they and their client must speak directly with the auctioneer following the end of the auction.
  - 5) Brokers/agents that assist a winning online bidder, must ensure that the real estate contract of purchase is executed immediately following the close of the auction. Earnest money from a winning online bidder, must be remitted in the form of a credit card payment or cashier's check immediately following the close of the auction. A 3% service fee will be added to the total earnest money deposit if a credit card is used.
- Broker/agent agrees that broker/agent will not claim any exceptions to the foregoing procedures.
  - Broker/agent agrees that no oral registration will qualify broker/agent for referral compensation, and no broker forms will be accepted at the auction site.
  - Broker/agent agrees that if the buyer's premium is reduced due to negotiations between buyer and seller the referral compensation to the broker/agent shall be 10% of total commission earned.
  - Broker/agent agrees that broker's/agent's referral compensation will be due upon closing of the purchase by his Buyer/Bidder with all consideration paid in full.
  - Broker/agent agrees that he/she shall hold harmless and indemnify Farmer Auctions, its affiliates or assigns, including its reasonable attorney's fees, from any and all claims with regard to such commission.
  - Broker/agent must attach a copy of these terms, executed by the broker/agent below, with each registration.
  - Broker/agent is not eligible for commission if he is the purchaser.

I agree to the terms set forth herein.

**Signed:** \_\_\_\_\_ **Printed Name:** \_\_\_\_\_

**Broker's Initials** \_\_\_\_\_



# **BROKER PARTICIPATION ACKNOWLEDGMENT FORM**

DATE: \_\_\_\_\_ REMIT TO: Farmer Auctions – 1713 East Main Street, Roanoke, VA 24153.  
E-mail: info@farmer-auctions.com

Name of Broker/Agent: \_\_\_\_\_

Name of Company: \_\_\_\_\_

Phone Number & Email Address: \_\_\_\_\_

Address of Auction Property: \_\_\_\_\_

Bidder Contact Information: Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Broker/Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

Real Estate License No. \_\_\_\_\_

Bidder's Signature: \_\_\_\_\_ Date \_\_\_\_\_

\*Bidder/Buyer acknowledges that he/she understands the Broker Participation Terms, and if Bidder/Buyer is the successful purchaser at the auction and successfully closes the transaction, said broker will receive referral compensation from the sale. Referral compensation is contingent upon, and will only be paid if the broker participation form is received by Farmer Auctions no later than 5 pm on the day preceding the auction.

**ALL BROKER PARTICIPATION FORMS MUST BE RECEIVED  
NO LATER THAN 5:00 PM (EST) THE DAY PRIOR TO THE AUCTION**