

300 E Cedar Street, Yadkinville, North Carolina 27055-8185

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List \$: **\$5,000**

MLS#: **4314506**

Category: **Residential**

County: **Yadkin**

Status: **ACT**

Parcel ID: **132293**

Acres: **0.42**

**Auction/Reserve
Starting Bid**

Legal Desc: **PB2-032; LOTS 61-63, SEC 1, BLK A;**

City Tax Pd To: **Yadkinville**

Tax Val: **\$40,353**

Zoning: **RM**

Deed Ref: **632/296**

OSN: **Canopy MLS**

Subdivision: **None**



General Information

Type: **Single Family**
Style:
Levels Abv Grd: **1 Story**
Const Type: **Site Built**
SubType:

School Information

Elem: **Unspecified**
Middle: **Unspecified**
High: **Unspecified**

Level	# Beds	FB/HB	HLA	Non-HLA
Main:	2	1/0	640	
Upper:			0	
Third:			0	
Lower:			0	
Bsmt:			0	
2LQT:				

Building Information

Beds: **2**
Baths: **1/0**
Yr Built: **1940**
New Const: **No**
Prop Compl:
Cons Status:
Builder:
Model:

Above Grade HLA: **640**
Tot Primary HLA: **640**

Additional SqFt:
Garage SF:

Additional Information

Assumable: **No**
Spcl Cond: **Subject to Court Approval**
Rd Respons: **Publicly Maintained Road**

Ownership: **Seller owned for at least one year**

Room Information

Main **Kitchen**

Parking Information

Main Lvl Garage: **No** Garage: **No**
Covered Sp: Open Prk Sp: **No**
Driveway: **Gravel**
Parking Features: **Driveway**

Gar Sp: Carport: **No** # Carport Spc:
Assg Sp:
Prkng Desc:

Features

Windows:
Fixtures Exclsn: **No**
Foundation: **Crawl Space**
Accessibility:
Exterior Cover: **Vinyl**
Road Surface: **Paved**
Appliances: **Electric Oven, Electric Range, Refrigerator**

Laundry: **Main Level**
Basement Dtls: **No**
Fireplaces: **No**
Construct Type: **Site Built**
Road Frontage:
Patio/Porch:

Utilities

Sewer: **City Sewer**
Heat: **Heat Pump**

Water: **City Water**
Cool: **Heat Pump**

Association Information

Subject to HOA: **None**

Subj to CCRs: **Undiscovered**

HOA Subj Dues:

Public Remarks

SELLING VIA LIVE/ONLINE AUCTION, LIST PRICE IS OPENING BID. Judicial Real Estate Auction – Home and Lots in Yadkinville, NC. Auction Date is Monday, November 3rd, 2025 at 3:00 PM (On-site & Online Bidding Available). Don't miss this court-ordered judicial auction of a classic 2-bedroom, 1-bathroom home, situated in a peaceful setting of Yadkinville, NC. This 640 sq/ft home sits on a spacious lot (with additional lot) and offers endless potential for renovation and investment. Whether you're a first-time buyer, investor, or flipper, this is your chance to purchase at your price. Features include 2 bedrooms / 1 bathroom, Corner Lot, Fenced in Yard and Multiple Storage Buildings, Urban location with easy access to everything Yadkinville has to offer. Judicial Sale – Property is being sold by court order, Bidding available both on-site and online, 10 day upset bid period applies. Open house held Sunday, October 26th, 2025 from 2 PM to 4 PM. Live auction held on-site on Monday, November 3rd, 2025 at 3:00 PM with online bidding as well. This property is being offered for sale, transfer and conveyance, "as-is", "where-is". Neither the Commissioner, nor the Auctioneer, nor the officer's directors, attorneys, employees, agents, or authorized representative of the Commissioner or the Auctioneer may make any representation or warranty relating to the title or any physical, environmental, health, or safety condition existing in, on, at, or relating to the property being offered for sale, and any and all responsibilities or liabilities arising out of or relating to such conditions are expressly disclaimed. Also, this property is being sold, subject to all taxes, special assessments, and prior liens or prior encumbrances of record, and any recorded releases. This property is being sold subject to the requirements of the N.C. Judicial Sales Act and is subject to the approval and confirmation of the Clerk of Superior Court of Yadkin County. The Commissioner will allow remote online bidding through the services of the Auctioneer. Those choosing to bid either in person, or through remote bidding online, shall be required to pay ten percent (10%) of their bid amount in addition to their bid to the auctioneer as a buyers premium / commission. The sale may be subject to other terms as announced at the time of the sale by the Auctioneer or the Commissioner. The successful bidder for the real property shall be required to deposit 5% of his bid in cash or my certified check made payable to "Yadkin Valley Law Trust Account" at the time of the sale, or in the case of an online bidder, by wire transfer to the Auctioneer within 24 hours of the sale. The sale will be subject to upset bid as provided by law for judicial sales as fourth in the general statute of the state of North Carolina. The sale of real property shall remain open for a period not less than ten (10) days from the date of the filing of the report of sale for upset bids as provided by law. If the Commissioner is unable to convey the title to the property, for any reason, the sole remedy of the purchaser is the return of the deposit. Closing shall be 30 days from the court's approval and confirmation of the sale.

Agent Remarks

Auction information, terms and video tour can be found at www.ready2bid.com. Your client must register and bid themselves. Brokers only need to complete "broker participation form" found under FAQ section of our website to "claim" your client. Listing firm is also the Auction firm. The Swicegood Group, Inc. NCAFL 8790.

Showing Instructions, Considerations, and Directions

Combination Lock Box, Sign

from Hwy. 601, turn East onto E Lee Ave. Turn Left onto S Van Buren Street. Property is on Right at intersection of S Van Buren Street and Cedar Street.

List Agent/Office Information			
DOM:	0	CDOM:	0
Mkt Dt:	10/20/2025	DDP-End Dt:	Expire Dt: 12/31/2025
Agent/Own:	No	List Agreement:	Exclusive Right To Sell
For Appt Call:	800-746-9464	Agent Phone:	828-408-1651
List Agent:	Zach Johnson (62482)	Office Phone:	336-751-4444
List Office:	The Swicegood Group Inc (10160)	Full Service:	Full Service
Seller Name:	Leake		
Web URL:			

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Price: \$5,000



