

CITY OF ROANOKE, VIRGINIA

REAL ESTATE AUCTION

**TUESDAY, OCTOBER 21 AT 2:00 PM (LIVE AND ONLINE)
HELD AT THE TRAIN STATION**

1402 SOUTH JEFFERSON STREET, ROANOKE, VA 24016



Auction Tract 1

1610 Cove Road NW, Roanoke, VA 24017

- 3 Bedrooms
- 2.5 Baths
- 2,079± SF

Estate Auction: Great opportunity to purchase this well-maintained home at auction! Beautiful brick ranch located in the City of Roanoke featuring 3 bedrooms, 2.5 baths, and approximately 2,079± square feet of living space. This spacious home includes a large living room, formal dining area, attached two-car garage, and storage basement. The property sits on a large 0.82± acre level lot and offers easy access to shopping, dining, and major roads.

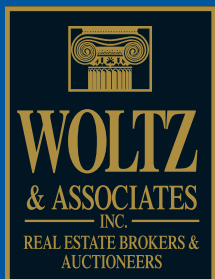
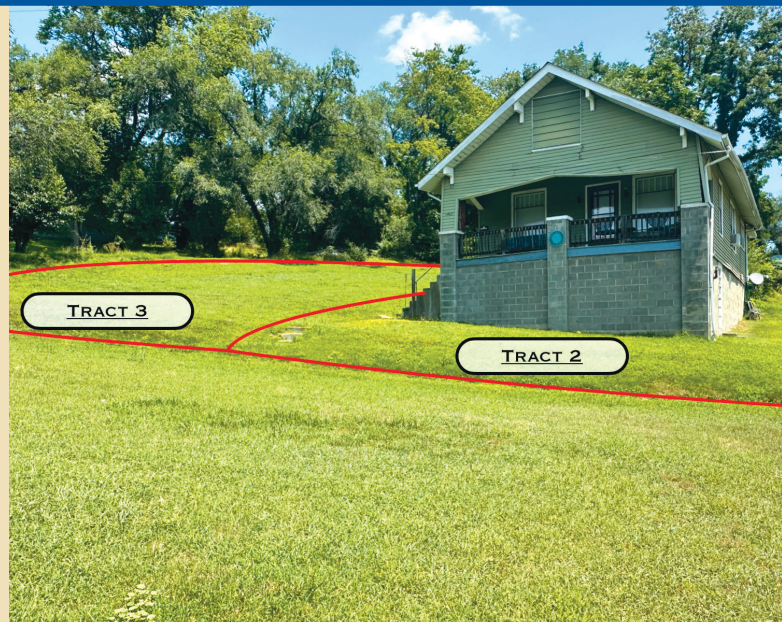
2 HOMES & A RESIDENTIAL LOT IN CITY OF ROANOKE

Auction Tracts 2 & 3

1403 Burrell Street NW, Roanoke, VA 24012

- 2 Bedrooms
- 1 Bath
- 966± SF
- 2 Lots
- Offered Separately or Combined
- Unfinished Walkout Basement
- Zoned RM1 for Townhouses and 2 Family Dwellings

Investor-ready 2BR/1BA home just minutes from Downtown Roanoke and I-581/US 220! Located in Washington Park, this 966 sq ft bungalow offers strong rental potential with estimated rents around \$1,200/month. Features a functional layout, covered front porch, and backyard space. Solid opportunity to add value with minor updates. Ideal for a flip, rental portfolio, or first-time buyer. Convenient to Carilion, shopping, dining, parks, and more. Don't miss this affordable opportunity in a growing area!



VA #321

CALL TODAY:

JACOB WOLTZ, REALTOR 540.588.3277

JIM WOLTZ (VA #825) 540.353.4582

800.551.3588 • WOLTZ.COM

5% BUYER'S PREMIUM

SCAN ME



CITY OF ROANOKE, VIRGINIA REAL ESTATE AUCTION



HOME ON COVE RD



HOME ON COVE RD



HOME ON BURRELL ST



HOME ON COVE RD



HOME ON BURRELL ST



HOME ON BURRELL ST



- BASIC TERMS & CONDITIONS OF AUCTION -

- REGISTRATION:** Bids will be accepted only from registered bidders. Registration begins at 1:00pm. Please bring a driver's license for identification.
- AUCTION SALE:** All auction parcels will be sold subject to Seller confirmation of the high bid. **ALL SALES ARE FINAL.** All property is auctioned "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise. Bidders should perform such independent investigation with respect to the property as they deem necessary or appropriate before bidding.
- FINANCING:** Your bidding and purchase of the property is not conditional upon financing. Be sure you have arranged financing, if needed, and are capable of paying cash at closing.
- LIABILITY:** Bidders inspecting property enter at their own risk. Auction Company assumes no risk for bodily injury or damage to personal property.
- BIDDING:** Qualified bidders may bid on individual tracts, any grouping of tracts or on all properties. The auctioneer will determine all bid increments. All decisions by the auctioneer regarding bid acceptance are final. Bidding signifies you have read and are in agreement with the terms and conditions of the auction.
- ANNOUNCEMENTS:** Announcements on day of sale take precedence over all prior releases, verbal and written, concerning this auction sale.
- BUYER'S PREMIUM:** The Buyer's Premium on the Real Estate is 5% of the high bid amount. The Buyer's Premium will be added to the high bid to determine the final sale price.
- AGENCY:** The Auction Company and its representatives represent the Seller.
- LEAD PAINT:** The residential properties in this auction were built prior to 1978 and may contain lead-based paint. A lead-paint inspection may be performed by bidders prior to the auction sale date. Applicable lead paint documents and information are available from Auction Company. Bidders will be provided a lead-paint disclosure prior to signing a real estate purchase agreement and agree to waive the ten (10) day right to inspection after the auction sale.
- REAL ESTATE DEPOSIT:** A NONREFUNDABLE deposit in the amount of ten percent (10%) of the contract sale price will be required on day of sale. The deposit is payable by Cashier's Check or pre-approved personal check payable to Woltz & Associates, Inc. Escrow Account. Personal checks will be approved if the Buyer presents a bank letter stating that the Buyer is a customer of the bank and the checking account is in good standing.
- REAL ESTATE DEED:** The real estate will be conveyed by a special warranty deed free and clear of liens, subject, however, to any rights of way, easements and restrictions of record. The balance of the purchase price is due at settlement on or before December 5, 2025. There will be no assigning of tracts or deeds between bidders. Tracts will be deeded in the manner purchased at the auction.
- BOUNDARY LINES:** Boundaries on aerial photos and topo maps are approximate. Refer to survey for exact boundary locations.
- GENERAL:** The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, error, or omissions is assumed by the Seller or the Auction Company.
- BROKER PARTICIPATION:** Any appropriately licensed Virginia broker whose agent properly registers the successful high bidder will be paid a 2% commission based upon the contract sales price, and will be paid at settlement by the Seller. Applications must be on a Woltz & Associates, Inc. Broker Participation Application form and contain the name, address and signature of agent and prospect as well as the Broker's license number and Federal Tax ID number. The form must be received in the office of Woltz & Associates, Inc. or by email at hannah@woltz.com no later than 12:00pm, October 20, 2025. Participating Broker must sign the Real Estate Purchase Agreement for winning bid. Agents acting as principals buying on their own behalf, on behalf of family members, other licensed real estate agents, or who represent prospects that have had prior contact with the Seller or Auction Company are not eligible. An agent may register and represent only ONE Bidder for this auction.
- SOFTWARE & TECHNOLOGY:** Woltz & Associates, Inc. reserves the right to reject any bid at our sole discretion. In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Woltz & Associates, Inc., reserves the right to extend bidding, continue the bidding, or close the bidding. NEITHER THE COMPANY PROVIDING THE SOFTWARE NOR WOLTZ & ASSOCIATES, INC. SHALL BE HELD RESPONSIBLE FOR A MISSED BID OR THE FAILURE OF THE SOFTWARE TO FUNCTION PROPERLY FOR ANY REASON. Email notifications will be sent to registered bidders with updated information deemed necessary by Auction Company.
- ONLINE BIDDERS:** Registration is due no later than Noon, October 20, 2025.

PREVIEW DATES: FRIDAY, OCTOBER 10 FROM 3 TO 6 PM; SATURDAY, OCTOBER 11 FROM NOON TO 3 PM; AND THURSDAY, OCTOBER 16 FROM NOON TO 3 PM

Licensed in AL, CO, FL, GA, IL, IN, KY, LA, MS, NC, OH, OK, PA, SC, TN, VA, WV

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2 HOMES AND A RESIDENTIAL LOT



VA #321 A1050

Jacob Woltz, REALTOR
Jim Woltz (VA #825)

Woltz & Associates, Inc.
23 Franklin Road
Roanoke, Virginia 24011



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