



FARMER  
AUCTIONS

## REAL ESTATE AUCTION

**375 South 4<sup>th</sup> Street**

**Wytheville, VA 24382**

### **Farmer Auctions**

Corporate Office: (540) 384-0100

VAL#4007 VAF1007

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: [jarrod@farmer-auctions.com](mailto:jarrod@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

**Property Location:** 375 South 4th Street  
Wytheville, VA 24382

**Description:** A HISTORIC GEM IN A WONDERFUL SWVA TOWN.....A majestic and stunning home located two blocks from beautiful downtown Wytheville, Virginia. A town landmark since 1877 and listed on the National Register of Historic Places. Over 4,500 sq. feet. Endless possibilities await. This beautiful gem is just looking for a new owner to make it his/her own. A truly amazing opportunity. We simply cannot wait to congratulate a new owner on November 4.

Year built – 1877

4-6 bedrooms

2 full bath

Total approx. sq. ft. above grade- 4,572

Total acreage = approx. 0.6-0.8 acres

Hardwood floors throughout

Formal Living room

Informal living room

Dining room

Breakfast area

Kitchen

Library

Detached garage

Basement-dug out

Public water and sewer

Heat-Radiant hot water-gas

Cooling-none

Account: 9666

Tax Map: 041A-001-0076-0003

Municipality: Town of Wytheville

Zoning: R-2

Legal Desc.: L&H 4<sup>th</sup> Street

Tax Assessment Value - \$175,100.00

Suggested Starting Bid-\$175,000.00

## AUCTION INFORMATION

**Date & Time:** LIVE AUCTION – NOV. 4 2020 1:00 PM

**Property Inspection:** OCT 25, 2020 1:00PM-3:00PM 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 welcomed and compensated

**Earnest Money:** A non-refundable deposit of \$7,500.00 in the form of certified funds made payable to the buyer (you) is due immediately after confirmation of the highest bid.

**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.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 29

Wytheville Historic District  
Wythe Co., Va.

**375 S. Fourth St. Ewald-Tarter House. Ca. 1880. 139-29-149. C.**

Two-story frame house with vinyl or aluminum siding, a pressed-metal side- and front-gable roof, and a possibly accretive T-shape form. The house features several Victorian architectural elements such as an angled corner turret with pyramidal roof, a one-story front porch with turned posts and balusters and sawn brackets, a polygonal one-story front bay window, and secondary gables. The house has a stone foundation and a complicated rear elevation with one- and two-story porches, gabled dormers, and a ventilation monitor running along the ridge of the rear wing.

The circa 1880 Gray map shows the Steven Ewald House occupying the site. The present house is probably a reworking of this late-nineteenth-century dwelling. Dr. J. Tarter and his family lived in this house at the beginning of the twentieth century. Tarter was among Wytheville's first car owners. (Sources: Gray; Sanborn maps; Grady et al, "Wytheville, Virginia Historical Driving Tour".)

Map Number:  
**041A-001-0076-0003**

Name:  
**AKERS HARRY D ETUX**  
  
375 S 4TH ST  
  
WYTHEVILLE VA 24382

District: 8: TOWN OF WYTHEVILLE  
Class: 1: Single Family Res-Urban  
Purchase Info:  
Deed Book: DB 0-000  
E911 Addr: 375 S 4TH ST  
Spec. Asmnt: NONE

Account:  
**9,666**  
  
Card Number  
**1 of 1**

Building Type: HISTORIC  
Construction: WOOD FRAME  
Stories: 2  
Total Sq Ft: 4,572  
  
Foundation: STONE  
Roofing: METAL  
Ext. Finish: VINYL SIDING  
Fireplace:  
Addl. FPs: 0  
  
# Rooms: 8  
Bedrooms: 4  
Full Baths: 2 Half Baths: 0  
  
Int. Finish: DRYWALL  
Floors: WOOD  
  
Year Built: 1877  
Effective Age: 1877  
Condition: Fair  
  
Heat: GAS CENTRAL  
Air Cond:   
  
Utilities: Water: Public Water  
Sewer: Public Sewer

Legal Description:  
L & H 4TH ST

Road Frontage:  
S. 4TH STREET PAVED

Remarks:

Appraiser: KB  
Date: 5/16/2016 Time:  
Given By:

Building Values				Outbuilding Values					
-----------------	--	--	--	--------------------	--	--	--	--	--

Item	Sq.Ft.	Rate	Value	Description	L x W	Sq.Ft.	Rate	Adj	Value
NONE				GARAGE	16 x 16	256	1200		1,200
2 STORY WOOD FRAME	4,536	56.45	256,057	CARPORT	24 x 24	576	3456		3,500
Overhang	36	56.45	2,032	PATIO-DETACHED			500.00		500
PORCH	212	15.00	3,180						
PORCH	65	15.00	975						
PORCH	294	15.00	4,410						
Heat & Air Cond									
Fireplaces			0						
Bathrooms			1,000						
Subtotal:			267,654						
Grade: C+20		Grade Factor:		1.20					
Replacement Cost:			321,185						
Phys. Depreciation: Fair			0.35						
Func. Depreciation: N/A			1.00						
Economic Adj: N/A			1.00						

Building Market Value: 112,400      Outbuilding Market Value: 5,200

Land Information						
------------------	--	--	--	--	--	--

Description	Frt x Dpth	Acres	Rate	Adj.1	Adj.2	Value	
HOME SITE	160 x 165		375	1.05	0.81	51,000	Buildings: 112,400
SWL Pub Wtr/Pub Swr			6500			6,500	Outbuildings: 5,200
							Additional Cards: 0
							Total Building Value: 117,600
							Land Value: 57,500
							Total Market Value: 175,100
Total Acreage: 0.00			Total Land Value:		57,500		

Map Number:  
**041A-001-0076-0003**

District: **8: TOWN OF WYTHEVILLE**  
 Acreage: **0.000**

Account  
**9,666**

Card Number  
**1 of 1**

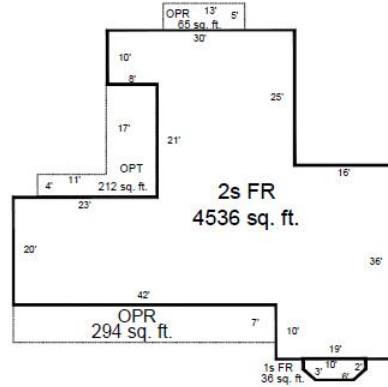
Record Of Ownership			
AKERS HARRY D ETUX		Date Recorded:	
375 S 4TH ST		Deed Book:	000 000 000
WYTHEVILLE	VA 24382	Consideration:	
		Date Recorded:	
		Deed Book:	
		Consideration:	
		Date Recorded:	
		Deed Book:	
		Consideration:	
		Date Recorded:	
		Deed Book:	
		Consideration:	

Building Photo:



Year	Market Value of Land	Use Value of Land	Market Value of Improvements	Total Value
2018	57,500		117,600	175,100

Building Sketch:



Bldg Remarks: 2016//ADDED VINYL SIDING

Comments: This card includes tax parcels: 41A-1-76-3

---



---

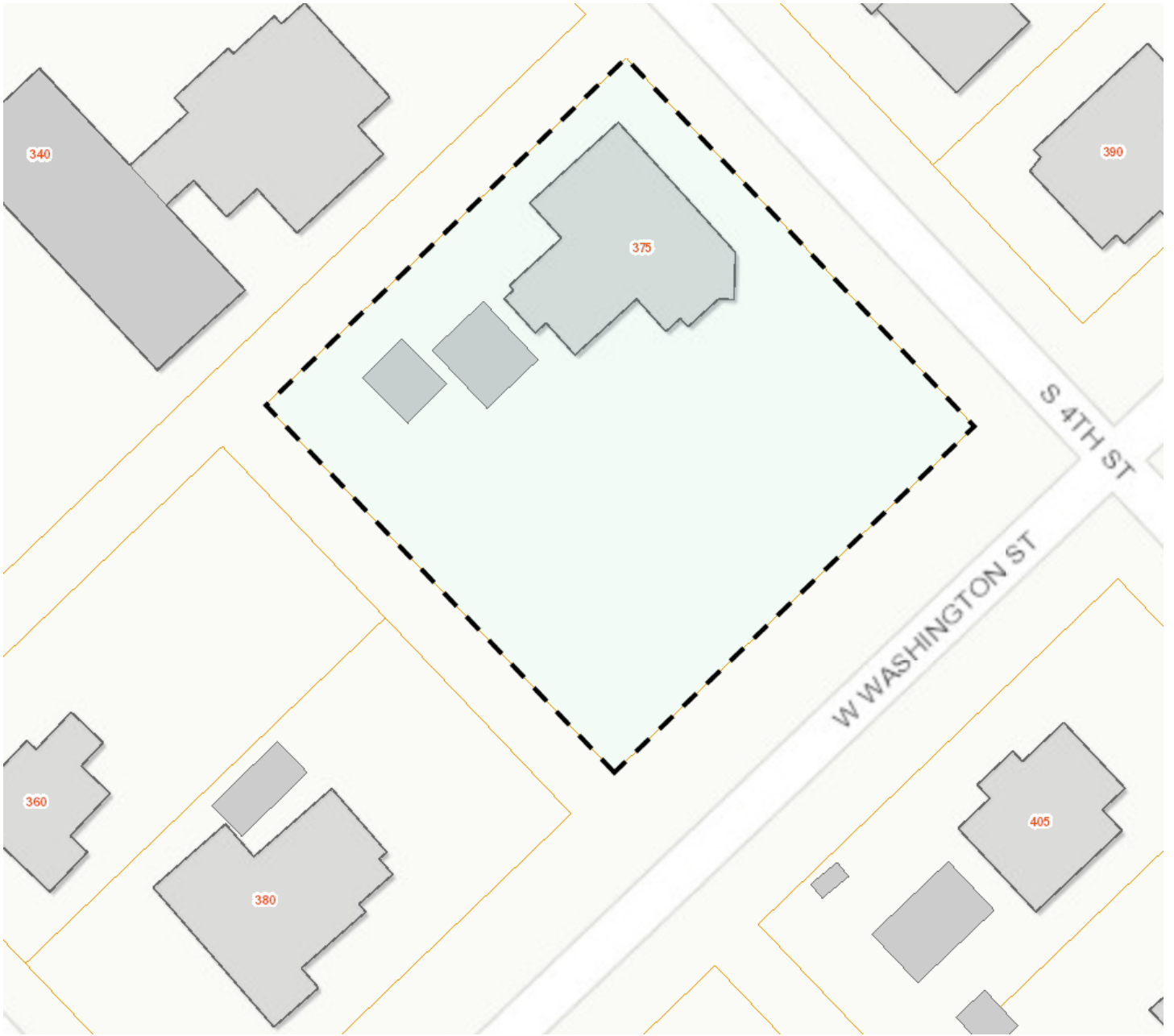


---

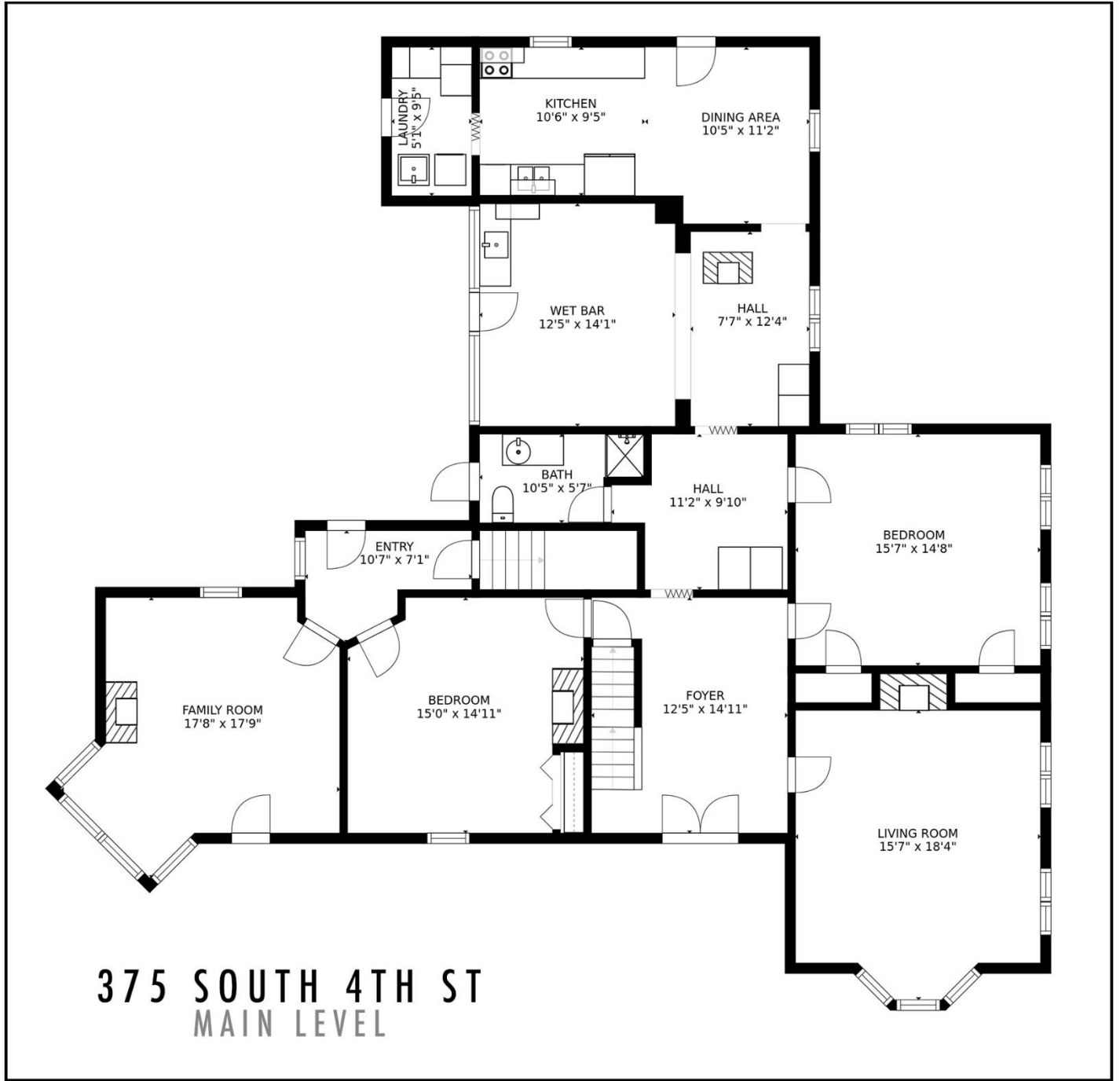


---

Sketch by Apex IV Windows™



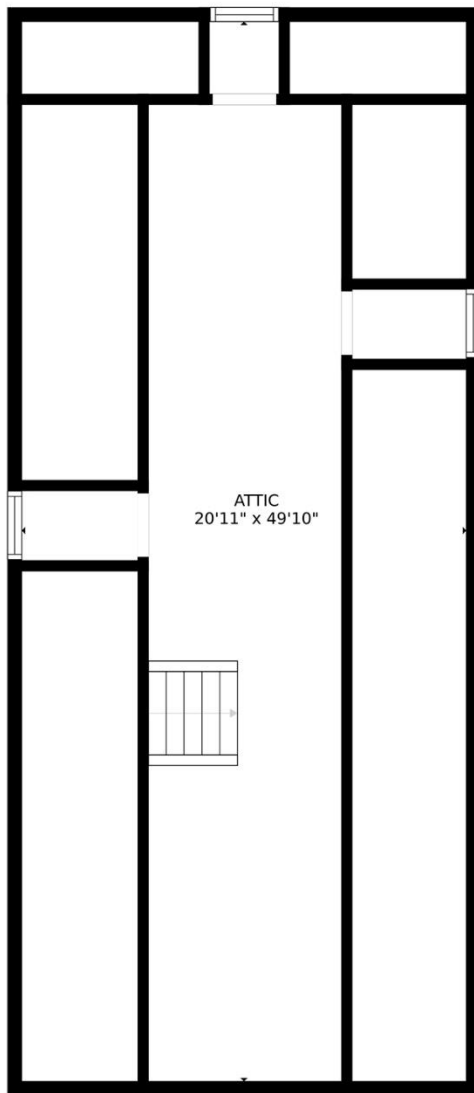
# FLOOR PLAN





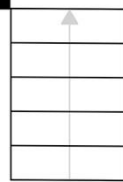
375 SOUTH 4TH ST  
UPPER LEVEL





**375 SOUTH 4TH ST**  
UPPER LEVEL

BASEMENT  
28'0" x 13'5"



375 SOUTH 4TH ST  
LOWER LEVEL

## **INFORMATION FOR BUYERS THAT REQUIRE FINANCING TO PURCHASE**

**All buyers that require financing to purchase this property MUST follow the steps below in order to be allowed to bid on this property:**

1. Notify your lender (bank, mortgage company, etc.) that the property is being sold "AS-IS".
2. Notify your lender (bank, mortgage company, etc.) that the terms of the loan cannot require a home inspection.
3. Notify your lender that the property must close within 30 days of the date of the auction.
4. Get pre-approved for a loan.
5. Obtain a pre-approval letter, written on the letterhead of the lender, clearly showing the maximum amount you are approved to borrow. Approval letter must also specifically list the subject property as the property for which pre-approval is being granted.
6. Present the pre-approval letter to the auctioneer or a member of the auction staff.

# Broker/Agent Participation Terms

**Auction Date:** Nov. 4, 2020 1:00 PM

**Property Address:** 375 South 4th Street Wytheville, VA 24382

Referral compensation of \$1,500.00 will be paid to any property licensed real estate agent/broker whose bidder is the successful purchaser of 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 [jarrod@farmer-auctions.com](mailto:jarrod@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, 29 Wildwood Road, Salem, Virginia 24153
- 2) 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) Participating broker/agent must accompany his/her buyer to the auction
  - 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 \$1,500.00.
  - 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/she is the purchaser.
  - Broker/agent may not represent immediate family members.
  - Broker/agent may not represent other brokers/agents
  - Broker/agent may not represent an entity (or any affiliate of which) the broker/agent is a principal, employee, affiliate or immediate family member.

I agree to the terms set forth herein.

**Agent's Signature:** \_\_\_\_\_ **Agent's Printed Name:** \_\_\_\_\_

**Broker's Signature** \_\_\_\_\_

# **BROKER PARTICIPATION ACKNOWLEDGMENT FORM**

DATE: \_\_\_\_\_ REMIT TO: Farmer Auctions – 29 Wildwood Road, Salem, VA 24153.  
E-mail: jarrod@farmer-auctions.com

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

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

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

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

Bidder Contact Information:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

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

Broker Printed Name \_\_\_\_\_

Broker Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Agent Printed Name \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

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

Bidder's Printed Name \_\_\_\_\_

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**