



On-Site Auction

1008 BEACH RD, HAMPTON, VA

Foxhill-Grandview Section

10 AM, Sunday, January 15th, 2023

Open House will be Conducted January 7th & 11th, 12 Noon -4 pm
or by Appointment

Housing Inspectors are Encouraged & Allowed

Real Estate, House & Contents, Embroidery Shop, Woodworking Shop,
30' Catalina Sailboat and Two Dinghy's



**Two Story Solid Brick Home with Enclosed Heated Porch on
6.6 Acres of Secluded Waterfront Property, Built in 1966,**

Bidding Starts at \$250,000

Three Bedroom, One Bath, Fireplace, MAYTAG Washer and Dryer,
Oak Roll Top Desk, Dining Room Set and Bedroom Sets
Leather Triple Recliner and Pair of Single Recliners



Embroidery Workshop in Home

Four Exceptional Machines including BROTHER Lumiwaire Innau-is XPL, JANOME M-7 Centennial, JANOME Memory Craft 9400 QCP, BROTHER Simplicity and KENMORE E6345 Professional Quality Embroidery & Sewing Machines.

Large Quantities of Fabric, Thread, Cloth and Embroidery Supplies.



Two Car Detached Garage with Woodshop

Briggs & Stratton 5500 watts Power Boss Generator. WEBER Gas Grill,
MASTERBUILT Smoker, 2 X 60" 4 Drawer Hardwood Work Benches; New in Box,
CRAFTSMAN LT 2000 Lawn Tractor, Above Ground Pool Equipment.

12 Foot Fiber Glass Dinghy and Inflatable AVON Dinghy with Nissan Outboard



Wood Shop

SEARS CRAFTSMAN Radial Saw, CRAFTSMAN Table Saw, DELTA Jigsaw, DELTA 9" Band Saw, RYOBI Drill Press, CRAFTSMAN Router Table with Router, CRAFTSMAN Miter Saw, CRAFTSMAN & RYOBI Chain Saws, Many More. Large Collection of Small Hand & Power Tools including many Wood Clamps

Holiday Flags, Wine and Beer Making Equipment Supplies, Christmas in the Attic & Extensive License Plate Collection



CATALINA 30' Sailboat , Auction 2 pm, January 15 At the House.

Ready for Another Year Long Bahamas Cruise

Complete Sails, Engine, Electric and Navigational Suite, Galley, Sleeps Four

Located at Merrimac Shores Yacht Basin Slip #90

Inspection January 8th, 12 Noon – 3 pm

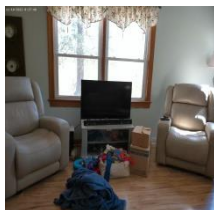


Call 757 722-9210 for Details and Information

House Contents begin at 10 am

Pause at Noon to Sell House and Real Estate, 2 pm for Boat

Terms and conditions on reverse.



- Open House will be Conducted January 7th & 11th. 12 Noon -4 pm
 - or by Appointment
 - Housing Inspectors are Encouraged & Allowed
- Catalina 30 Open House Inspection January 8th, 12 Noon – 3 pm
 - Terms for Real Estate Auction

- Property is Sold “AS IS” with no contingencies, and No Warranty either expressed or implied with respect to the nature and description of acreage and usage, subject to conditions, easements, agreements, restrictions and covenants of record is offered.
- All “Closing Costs” are to be paid by the Buyer.
- A \$15,000 (Nonrefundable to the Winning Bidder) deposit is required PRIOR to the Auction. Non-Winning Bidders will have their Deposits refunded upon Winning Bidder Signing Sales Contract.
- The Buyer has 30 Days to Close, In the event that the transfer of title has not occurred in 30 Days, the purchaser shall be charged daily Interest that shall be paid on the unpaid balance amount at the rate of 1% per month beginning 30 Days after the Day of Auction, Jan 3rd 2023, to the date of transfer of title.
- A 10% buyer’s premium shall be paid on the final bid price and included in the contract price.
- The winning bidder’s pre-registered Agent shall be paid a 2% commission on the Final Bid Price.
- The property is sold free and clear of all liens and encumbrances. Time is of the Essence.

- Terms on Personal Property Auction

- 1. The highest bidder for each lot shall be the buyer. If any dispute arises as to the bidding or between two (2) bidders, the lot so disputed shall be immediately put up again at the last undisputed bid and resold. The auctioneer has the final discretion to determine the successful bidder. At our discretion we will execute order or absentee bids or arrange telephone bids as a convenience to clients, but are not responsible to execute any absentee bids. If a dispute arises after the sale, our sales record will be conclusive. All legal actions concerning sales will be arbitrated/adjudicated in the Sole and Exclusive venue of Hampton, Virginia Courts.
- 2. Each lot shall be at the buyer’s risk from the fall of the hammer and shall be paid for and taken away by the buyer at the end of each day’s selling. Phoebus Auction Gallery will not be responsible for loss or damage to property, which is not removed from our premises on the day of the sale. The packing and handling of purchased lots by us is at the entire risk of the purchaser.
- 3. The auctioneer at her discretion may reject any bid not commensurate with the value of the article offered. We reserve the right to reject any bid or withdraw any lot from the sale.
- 4. Auctioneer is not required to cut bids, but will proceed at even increments unless, at his/her discretion, it is necessary to **enhance the sale. Some of the lots in this sale are being sold subject to a reserve. A “reserve” is a confidential minimum** price agreed between consignor and the Phoebus Auction Gallery below which a lot will not be sold. We may implement reserves by bidding on behalf of the consignor.
- 5. All items must be paid for in full and removed on the day of sale unless other arrangements have been made and are so noted on receipt. The Gallery Can Provide Shipping Services when requested. Items left at the Gallery are at the owner’s risk. A representative of the gallery will be on-site from 10 am to 4 pm Monday, January 16th 2023 for pickup of items. NO security is provided and items left after 4 pm, January 15th 2023 are at Owners risk.
- 6. All sales are for cash, Visa, Master Card, Discover, and business or personal check with valid ID. Unless exempted by law, all individuals will be charged Virginia sales tax of 6% of the purchase price and buyer’s premium.
- 7. A buyer’s premium of 22% of the successful bid price will be added to the total purchase price of all properties to be paid by purchaser as part of the total purchase price. The Buyer’s Premium for the Catalina 30 Sail Boat is 15%.
- 8. All property is sold “as is, and neither the auctioneer, gallery staff, nor any consignor makes any warranties or representations of any kind or nature with respect to the property, and in no event shall they be responsible for the correctness, nor deemed to have made any representation or warranty of descriptions of genuineness, authorship, attribution, provenance, period, culture source, origin or condition of the property, and no statement, oral or written, made at the sale or in the catalogue, bill of sale or invoice or elsewhere shall be deemed such a warranty or representation or an assumption of liability. Refunds or amounts are at the total discretion of the Phoebus Auction Gallery. All perspective buyers should personally inspect or have their agent inspect property before bidding. In no event will our liability to purchaser exceed the purchase price actually paid.

- Terms for Catalina 30 Sailboat

- Property is Sold “AS IS” with no contingencies, and No Warranty either expressed or implied with respect to the nature and description of the Property
- A \$5,000 (Non-refundable to the Winning Bidder) deposit is required this day, “Day of Auction”. Non-Winning Bidders will have their Deposits refunded upon Winning Bidder Signing Sales Contract.
- A 15% Buyer’s Premium shall be paid on the final bid price and included in the contract price.