REAL ESTATE AUCTION

Court Ordered Conservatorship Auction

Monday, August 3, 2026 @ 5:00pm (on-site)

5101 Washington Avenue SE

Charleston, WV 25304

SHOWN BY APPOINTMENT–CALL/TEXT FOR YOUR OWN PRIVATE SHOWING

DIRECTIONS: From Rt. 61/MacCorkle Ave turn onto 51st street toward hillside 2blocks to Washington Ave. SE. 5101 located on corner on left. Signs posted.

2BR/1BA Ranch w/detached 2car garage on .14acre lot (as assessed)

Attractive 2BR/1BA ranch style home with large detached 2car garage/RV storage located on corner fenced Kanawha City lot. This home has older remodel and numerous updates. Ideal property for personal residence or income producer. A must see!

**** NO BUYER PREMIUM REAL ESTATE AUCTION ****

Auctioneer/Agent: Roger Mullins #1703 Auctioneer: Stacy L. Cooper #1517

Call-304-548-4056 Text-304-542-5735

WWW.MOUNTAINEERAUCTIONS.COM

AUCTION TERMS & INFORMATION

AUCTION TO BE HELD ON SITE AT THE PREMISES

TERMS: **10% nonrefundable down payment made day of auction with balance due at closing. No financing contingencies. Any required inspections must be completed prior to bidding. All information contained herein derived from sources deemed reliable but not warranted. Sold subject to Court confirmation on highest bid and ASIS – no warranty written or implied. Closing to occur within 60 days of court approval date. NO BUYER PREMIUM.**

AGENCY DISCLOSURE: **Mountaineer Auctions Auctioneer Stacy Cooper and Auctioneer/Agent Roger Mullins are acting as agents for the sellers only. Real Estate Brokers or Agents, as individual or entity, must contact Mountaineer Auctions at minimum 48hours prior to auction date for any contingency or commission discussions.**

DISCLAIMER: **Information contained herein is believed to be correct to the best of auctioneer/agent's knowledge but is subject to inspection and verification by all parties relying on it. Sellers, their representatives, and auctioneer/agent shall not be liable for inaccuracies, errors, or omissions. The information is being furnished to bidders for bidder's convenience and is the responsibility of the bidder to determine that the information contained herein is accurate and complete. All square footage and other dimensions are approximate. The property is being sold "AS IS, WHERE IS" with any and all faults. Please review all information supplied and seek appropriate assistance prior to attending and bidding at the auction.**

Sale By: Mountaineer Auctions, Clendenin, WV

Auctioneer: Stacy L. Cooper #1517 Auctioneer/Agent: Roger Mullins #1703

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www.Mountaineerauctions.com **for photos & information**

A Simple Guide to Real Estate Purchase at Auction

- Examine Property to your satisfaction
- Items to Consider for your inspection:
    1. Electrical Service
    2. Heating & Cooling systems
    3. Structural Integrity
    4. Termites
    5. Roofing
    6. Moisture – Basement, Roof, Leaks, etc.
- If you want a Professional Inspection – make arrangements at your expense
- Check with your lender about their requirements for Real Estate Financing
- We are always available to assist or discuss auction procedures with you

ADDITIONAL AUCTION FYI'S

- Appropriate ID required for auction registration
- Out of state checks require prior approval
- Successful bidder will be required to make 10% non-refundable deposit on property at time of sale
- If for any reason seller cannot deliver good title at time of closing, deposit will be returned
- We can tutor you on auction practices and procedures upon request.

Ask us – we can help.