



WANTED

How To Place Classified Advertisements

All classified advertising must be paid in advance and cannot be taken over the phone. The weekly rate is \$1.00 for up to six lines and an additional \$1.00 for each additional six lines of copy. Classified ads must be in the Journal office by 5 pm. Monday. If you cannot come by the office, please mail the ad, including the number of weeks you wish the ad to run and the necessary amount of money to The Yancey Journal, Classified Advertising Dept., Box 567, Burnsville, N.C. 28714.

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CY JORDAN REALTY REALTOR



REAL ESTATE TIPS
By Cy Jordan - Realtor

You want to sell, but don't know:

Should you "option your property" or "list" it to sell with a licensed real estate broker? Let's take a look at the pros and cons:

If you give or sell an option to Mr. Always A. Smoothtalker, it is usually at a price Mr. "S." has named as being reasonable. Chances are that the price he writes into the option is gyping you out of 30% - 50% of what he feels he can resell the property for -- and resell is what he usually has in mind, regardless of his open eyed statements to the contrary.

Do you know that when you give someone a binding option that in essence you have actually sold the property; that you can't change your mind; that you must sell according to the terms and conditions of the option if A. A. Smoothtalker decides to buy? Or he may, if the option is assignable (and chances are, it is) resell your option to a third party you don't even know and the third party can force you to sell - whether you want to or not.

If the option is drawn up properly and in a form that is recordable, it may be recordable and can establish a "cloud" on your title that can lose a legitimate purchaser for your property even after the option has expired.

Options are a heads you lose - tails "always A. A. Smoothtalker" wins proposition. He ties up your property so you can't move and he doesn't have to promise a thing - he doesn't have to advertise, keep an office open, show your property, or even make any sales effort whatsoever. But you are nailed into a box that you can't get out of.

Contrast that with the services of a reputable licensed broker - a Realtor, Mr. Active Effort. His license is issued by the State after he has passed a very rigorous exam. To pass the exam, he has either taken a lengthy real estate course or courses (some states now require a college degree) and/or served an apprenticeship of a year or more as a salesman with another broker. As a Realtor, he is committed ethically to continuing his real estate education throughout his professional lifetime.

Mr. Effort will "list" your property for sale on a form which is usually printed and which contains all the terms and conditions required of both parties. Mr. Effort will appraise your property, usually suggesting a sales price based on recent sales of similar properties in the area. He wants to sell your property for the highest price he can get because he is employed by you - he represents you - he is your agent!

Mr. Effort can not legally or ethically offer your property at a higher price than is stated in the listing agreement - he can't and won't put a "little extra" in his pocket over and above the commission.

By the terms of his listing agreement, Mr. Effort must use his "best means" of attempting to find a Buyer, ready, willing, and able to purchase on your terms and conditions. He may obligate himself to spend certain amounts in classified advertising, or signs, or direct mail campaign. He may agree to "open house" showings. All at his expense - not yours.

And you don't owe him a dime until he brings you that Buyer - ready, willing, and able to purchase.

Further, if you change your mind, Mr. Effort will allow you to cancel your listing upon suitable notice and conditions - prior to receipt of an acceptable offer.

Effort's office is usually open five or six days a week. He usually has at least a full time office girl and one or two salesmen - even in the smallest towns. The only thing he has to sell is honest, competent service based on a thorough knowledge of real estate in your area. He's not interested in "stealing" your property - he's interested in getting you top dollar.

Who do you want to deal with - Always A. Smoothtalker or Active Effort?

Note! On occasion an Option is a useful tool for purposes other than described here. If you are asked to give or sell an Option - see your attorney before agreeing to it, or signing it.

"Real Estate Tips" are prepared and published by Cy Jordan Realty - Realtor, as a public service. Law Building - Burnsville, N. C. 682-6617

FURNACE Installed, Cleaned and Serviced. COKE HEATING & AIR CONDITIONING 24-hour burner service Across from Yancey Theater DAY - 682-2504 NIGHT - 682-6303

De Olde Fabric Shop PHONE 682-2541 MAIN STREET BURNSVILLE



FASHION FABRICS- TRIMS- REMNANTS, NOTIONS SIMPLICITY - BUTTERICK McCALL AND VOGUE PATTERNS

ELECTROLUX

Sales, Service, Supplies I.B. BAILEY Phone 682-2834 Burnsville, N.C.

BUSINESSES

LAKEWOOD ACRES Opens on April 6th to Public Fishing. Well Stocked! Frank Deyton, Route 2, Burnsville, N.C. pd 4-11

COMMERCIAL PRINTING - now done in Burnsville! Need letterheads, envelopes, statements, business forms, handbills, business cards, etc.? Come by Yancey Graphics, located downstairs in The Professional Bldg. on West Main St. or phone 682-6818.

REPAIRS: Can repair anything in home appliances. Specialize in GE appliances. Phone James Riddle, 682-2478/after 5 p.m. 682-3681. pd 4-4

LOFTY pile, free from soil is the carpet cleaned with Blue Lustre. Rent electric shampooer \$2 and \$3. Ben Franklin Store, Burnsville Bypass. 4-4

REAL ESTATE

FOR SALE: Mountain Property, Brush Creek, 2 1/2 acres mountain top overlooking Toe River, good road, spring water, beautiful view. Bill Crane (704) 843-3276 weekdays; (704) 688-3408 weekends. Price \$3,000. pd 4-11

FARM FOR SALE: (Hobart Randolph Farm) 35 acres more or less, 5-room house with bath, good location near hardtop. Some land cleared, rest in timber. Gravity water to house plus several springs. Tobacco allotment. In Little Creek Community, Yancey County. \$25,000. Write H. Randolph, 711 7th St., Marion, N.C. pd 4-4

FOR SALE

Lots 1 to 5 acres \$700 up. Immediate possession, wooded and view of Mt. Mitchell. Immaculate 4 bedroom home situated on 50 beautiful acres tractor land. Timber, stream, fish pond, barn - 29% down, good terms.

25 acres fenced, timber, 7 acres tractor land, lake site, beautiful view. Must see to appreciate this property 60 acres overlooking Cane River, stream through property. One of taller mountains in area, old log house, lots of timber, lake site, most beautiful view of Mt. Mitchell range in area. Will finance responsible party.

CHARLIE BYRD Rt. 1, Burnsville 682-2013

1-3 chum

FOR SALE: Four acres at Blue Rock in Yancey County - real nice view and located on paved road.

NEWDALE Community - Brick home, three-bedrooms, two fireplaces, two baths, two-car carport, all solid copper plumbing, carpeted, on 1 1/2 acres with a nice view. Owner asked us to reduce price! Ray Howell - HOWELL REAL ESTATE CO. Spruce Pine, N.C. 765-7477. ch3-28

AUTOMOBILLS

FOR SALE: '73 Super Beetle, radio, good gas mileage, \$2,500. also '70 Dodge Monaco two barrel, radio, air, power disc brakes, trailer hitch, \$850. Two new mattresses and box springs, \$50 each set. Will also trade for piano in good condition. 682-2022. pd 4-11

FOR SALE: 1972 Chevrolet Monte Carlo, 25,000 miles, factory air, full power, tape player, 4 new steel belted radials, dark brown with beige roof and black interior. Call 682-6191 before 5; after 5 call 682-6833. One owner. \$3,195. pd 4-11

FOR SALE: '59 Ford 2 door white with bucket seats, 4 in floor. It has 66 Comet Cyclone Heavy duty cast iron transmission with extra rear end and extra cam, and letters. Price \$300. See Bobbie Murgatroyd at Boyd Wheelers Trailer Park. pd 4-4

FOR SALE: 1971 Jeep Commander; 1964 Jeep Pickup. Phone 682-2512 after 6 p.m. pd 4-18

FOR SALE: 1968 Ford GT Torino, Power Steering and Brakes, Automatic, Bucket Seats, Mag. Wheels, Black with Gold stripes. Priced to sell. Phone 682-6291 after 5:30 p.m. 3-28

WANTED

WANTED: Two or more acres with old house or farm with good views and creek, some tillable land. Write R. Anderson, 237 Walker Ave, Green-acres City, Florida 33460. pd 5-16

HELP WANTED: \$8,800 annually growing rare Ginseng root for us! Send \$3.00 (refundable) for seeds, instructions. GC Herbs, Searsport, Maine 04974. pd 4-18

AT STUD: Registered Tricolored Leopard Appaloosa stallion. See Dan Wilson or call 682-6501. pd 4-4

FOR SALE

FOR SALE: Used 10 foot Refrigerator \$25.00; Old Fashioned Cook Stove \$200.00; Washing Machine \$25.00. Phone 682-2527 evenings. pd 4-11

FOR SALE: A house on 7-mile Ridge, has 3 bedrooms, 2 1/2 acres of land, oil furnace, spring with gravity water, good garden. Call 675-4031 or see Woodrow Wilson on 7-Mile Ridge. pd 5-2

FOR SALE BY OWNER: 3 bedroom house, living room, dining room, kitchen and bath. Full basement, fireplace in living room. One acre lot, on Meadow Road. Call 682-2543. pd 4-18

FOR SALE: International Tractor, 3 point Hitch, 2 Bottom plows, 1 Row Cultivator and planter, Mowing Machine, Call 682-6383 (pd 4-11)

FOR SALE BY OWNER: New 2 bedroom vacation home (could be used year-round) with stone fireplace, good sized deck, electric heat, approx. 3/4 acre \$13,900 - terms 1/3 down w/ financing by owner. Call 682-2587. 3-7chum

FOR SALE BY OWNER: New 3 bedroom house for vacation or year-round living. Stone fireplace, electric heat, on approx. 1 acre. \$15,900 - 1/3 down, financing by owner. Call 682-2587. 3-7chum

FOR SALE OR RENT: 3 bedroom house. Also FOR LEASE: tobacco 1735 lbs. Call 682-2131. ncum

FOR SALE: 3-Wood Burning Cook Stoves. Perfect for cabin or basement use. Phone 682-3936, Steve Robinson. pd 4-11

CLEAN expensive carpets with the best. Blue Lustre is America's favorite. Rent shampooer \$2. True Value Hardware, 323 Oak Avenue, Spruce Pine. 4-4

RENTALS

FOR RENT: 2 bedroom trailer, new furniture, auto, washer, free water, sewer, on private lot with garden space. Below Amberjack Restaurant. Phone 682-6797. pd 4-4

FOR RENT: Apartments, electric heat, furnished, 2 bedrooms, \$125.00 Contact Troy Cooper at Shoe Shop. Phone 682-2964. pd 6-6 chum

FOR RENT: 8-room rock house in Burnsville with garden space and good location. Call 682-6797. pd 4-4



TIME FOR A TUNE-UP

Your Homeowners policy, like your automobile, needs a periodic check-up to avoid breakdown. A breakdown of your insurance protection at time of disaster can be catastrophic. But this can happen if your policy is not kept up-to-date. Call us.

ROBERTS INSURANCE AGENCY

Estma
PHONE 682-2191

RENTALS WANTED

We are receiving letters from folks wanting year round, seasonal, and short term rentals. If you have a property to rent, please call our office and give us full information. We make no charge for this service - it is free.

Cy Jordan Realty, Realtor P. O. Box 276 Burnsville, N.C. 28714 682-6617

CHURCH OF CHRIST

BURNSVILLE OLD GREEN MT. RD.

Bible Questions Phone 675-5169 ANYTIME

INVITES YOU TO THEIR SERVICES Sunday 10-11

RADIO PROGRAM SUN, 12:30 WED, 11:45 STATION WKYK Send all mail to: Rt. 3 Box 90 Weaverville, N.C. 28787

LOOK! COINS WANTED

WILL BEAT ANYONES PRICE ON SILVER.

PHONE 682-2558

GET PROPERLY HITCHED

Chrome, frame type, trailer hitches for most cars and trucks EDDIE JOYNER SPEED EQUIPMENT 1040 Patton Ave. Asheville, N.C. Phone 252-4612

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Lifetime Guarantee Fast - FREE Installation Next to Eddie Joyner's Speed Equipment 1050 Patton Ave. Asheville, N.C. Ph. 253-5682

YOU MUST SEE TO BELIEVE THE UNUSUAL GIFTS AND OTHER ITEMS YOU WILL FIND AT THE LAMP POST SHOP

Needle point corner, Sampler Kit, Crewel Kits, Pewter by Poole, Baskets, Permanent Flowers, Lamps that are very Beautiful, Antiques, Candle Room, Crafts and Many Many Other Interesting and Unusual Items.

LAMP POST SHOP

MRS. FAYE McCURRY, Owner West Main Street Burnsville, N. C. 28714 P. O. Box 745 Phone (704) 682-2444

Spruce Pine - 1st Offering

Lakeside Home - Deer Park Lake Estates

The pleasure of living in the ever changing panorama of our beautiful mountains is doubled when the view is mirrored in tranquil waters. This exceptional new home is available for occupancy 30 days from close.

Our familiar black and yellow sign is not posted as the property will be shown by advance appointment only.

For full details call:

Cy Jordan Realty - Realtor Law Building - Main Street Burnsville, N.C. 28714 704-682-6617