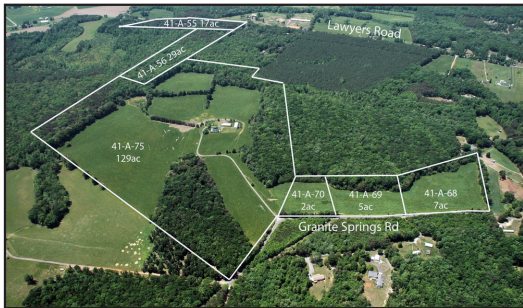


189 ACRE SPOTSYLVANIA COUNTY FARM (6 PARCELS)

ABSOLUTE AUCTION

Friday, June 19, 2015 at 10:00 am On Site
8726 Granite Springs Rd., Spotsylvania, VA 22551



Hickory Hill Farm has been a family farm since 1974, and the family has entrusted us to market and sell this gorgeous 189 acres at Absolute Auction. There are 6 deeded parcels of various sizes and a well built very clean farmhouse, and all of this amazing real estate can be yours at the PRICE YOU BID!!



- Parcels 1 & 2 will be sold together: Tax Maps 41-A-55 (17 +/- acres) & 41-A-56 (29 +/- acres); Deed Books 1091/800 & 337/493; 1,008' +/- frontage on Lawyers Rd.
- Parcel 3: Tax Map 41-A-68 (7 +/- acres); Deed Book 337/493; 602' +/- frontage on Granite Springs Rd.
- Parcel 4: Tax Map 41-A-69 (5 +/- acres); Deed Book 337/493; 497' +/- frontage on Granite Springs Rd.
- Parcel 5: Tax Map 41-A-70 (2 +/- acres); Deed Book 337/493; 372' +/- frontage of Granite Springs Rd.
- Parcel 6: Tax Map 41-A-75 (129.25 +/- acres with homes and outbuildings/ pole barns); Deed Book 337/493; 570' +/- frontage on Granite Springs Rd.
- All parcels are zoned A-3 and are gently rolling
- The 2 story vinyl sided 2,732 +/- sf farmhouse was built in 1910 with a one story addition added in 1994. The farmhouse contains 4 bedrooms, 2 full bathrooms, a kitchen (all appliances convey), a dining room, living room, den/office, family room and enclosed porch w/sliding glass doors. There are ceiling fans throughout the home. The home is serviced by well and septic system (Rainsoft water purification system). Oil forced air heat and central AC.
- The 855 +/- sf vinyl sided tenant house is a 1 bedroom/1 bathroom single story house with kitchen, living room, dining room, wood deck, central heating & AC. The home is serviced by well and septic system. New roof in 2013
- The land has round rail and barbed wire fencing
- The physical addresses are 8900, 8812, 8800, 8724 Granite Springs Rd and Lawyers Rd.
- Located in Spotsylvania County, this property is near the Orange County line, and is 9 miles from Lake Anna, 18 miles from Spotsylvania Courthouse, and 27 miles from Fredericksburg, VA.

***Parcels will be offered individually,
in any combination and as a 189 acre entirety!!***

Property Tour: Wednesday, June 10 @ 5pm SHARP.



www.nichollsauction.com

**Please contact Tony Wilson
at 540-748-1359 with
all inquiries**

ATTN REALTORS:

Pre-register (by 5 pm 6/18/15)
broker participation is compensated!!

