

TWO AUCTIONS IN KENBRIDGE, VIRGINIA

REAL ESTATE AUCTIONS

Saturday, August 29, 2015 at 12:00 Noon

3005 Plank Road – Kenbridge, VA 23944



Our owners are ready to sell, and have contracted us with the instructions to market this property and sell at public auction!! This is a great opportunity to own valuable acreage for recreation or investment and an amazing ready-to-move-into home!!

- Immaculately restored 5 BR/3.5 BA 4,000 +/- sf Victorian farmhouse on 101 +/- acres
- Kitchen (all appliances convey); breakfast room; living room w/fireplace; dining room w/fireplace; den; office/study; foyer
- Features include: 1st floor bedroom w/bath; 9' ceilings; wood floors; built-in cabinetry and bookcases; separate in-law suite; 2 bedrooms w/ fireplaces; walk-in closet; thermal windows; water softener; meticulously restored to offer all amenities and comforts of a 21st century home
- 2 car attached garage; workshop
- Multi Zoned heating and AC by heat pump; propane water heater; 4 fireplaces
- 30 +/- acres are open fields and the balance is mixed hardwoods and pines w/timber value over \$50,000 (6/15 timber cruise).
- This farm is comprised of 200+ acres, and the bidders will have the opportunity to bid on this parcel (home and 101 +/- acres) and an adjacent timber parcel of 100 +/- acres. Parcels will be offered separately or as a whole. Survey will be completed before closing.
- Tax Map: 9040-1; Zoned 6 (Agriculture); Home built in 1890
- 105 +/- acres of valuable timber property
- Rolling land w/hardwood and mixed timber
- Creek/stream on the property; long road frontage and abundant wildlife
- Current timber cruise (6/15) values timber at \$100,000+
- This farm is comprised of 200+ acres, and the bidders will have the opportunity to bid on this parcel (105 +/- acres) and an adjacent parcel of 101 +/- acres w/5 BR farmhouse. Parcels will be offered separately or as a whole. Survey will be completed before closing.
- Tax Map: 9040-1; Zoned 6 (Agriculture)

Only \$100,000 Starting Bid!

Please contact Sid Smyth for a private preview, timber cruise information, historical information, and more (434-955-0708).



www.nichollsauktion.com



ATTN REALTORS: Pre-register (by 5 pm 8/28/15) broker participation is compensated!!