

# LOUDOUN COUNTY VIRGINIA REAL ESTATE AUCTIONS

## FRIDAY, JANUARY 15, 2016 – 1:00 & 3:00



**1:00pm**

**37778 Legard Farm Road  
Purcellville, VA 20132**

**3 BR/2 BA HOME on 5 ACRES in  
LOUDOUN COUNTY, VA**

*Our seller has relocated to an assisted living facility, and we have been entrusted to market and sell this move-in-ready home at public auction. Located in one of the most sought after and popular counties in the Commonwealth, this home and 5 acres is awaiting your bid!!*

- Immaculate 3 BR/2 BA vinyl sided rambler style home (1,710 +/- sf. above grade) on 5.01 +/- acres
- Eat-in kitchen; dining room; living room; den; partially finished walk-out basement (1,494 +/- sf.); attached garage (384 +/- sf.)
- Rear screened deck w/handicapped ramp; paved driveway; storage shed
- Well/Conventional septic system; Central AC & heat; 7-year-old roof
- Tax Map: 446-46-7574-000; Zoned: 1A

**Only \$150,000 Starting Bid!!**

Property Tour: Monday, January 11 @ 3pm SHARP.



**3:00pm**

**407 Edwards Ferry Rd. NE,  
Leesburg, VA 20176**

**3 BR/2 BA HOME on .5 +/- ACRES in  
LEESBURG, VA**

*From the Estate of Dana H. Anderson: This Leesburg, VA, home is in need of total renovation and is currently uninhabitable. This property is perfect for investors, builders or as a fixer upper primary residence!!*

- 3 BR/2 BA Cape Cod style home on .52 +/- acre corner lot
- Kitchen; living room; dining area; fireplace
- Detached 1 car garage (336 +/- sf)
- Home measures 2,000 +/- sf living area w/a 1,401 +/- sf basement
- Oil heat
- Tax Map: 188-345-6709-000; Zoned: L6; Home built in 1956 and has aluminum siding

**Only \$50,000 Starting Bid!!**

**Please contact Craig Damewood  
at 703-303-4760 with all inquiries**



[www.nichollsauction.com](http://www.nichollsauction.com)

ATTN REALTORS: Pre-register  
(by 5 pm 1/14/16)  
broker participation is compensated!!

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