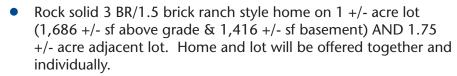
## **SOLID 3 BR/1.5 BA BRICK HOME ON 1+/- ACRES**& ADJACENT LOT—CAROLINE COUNTY, VA

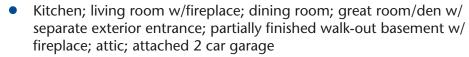
## REAL ESTATE AUCTION Tuesday, August 29, 2017 at 5:00pm

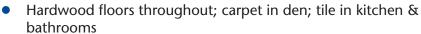
8199 Rozell Rd. - Woodford, VA 22580



Our seller, having relocated out of state, has decided to liquidate some of their Virginia real estate, and has contracted us to market and sell this lovely home and adjacent lot at public auction. Loaded with recent upgrades and updates, this great home provides rural living yet close to I-95 and Rt. 2. Opportunity awaits to own this wonderful home and a great investment lot by bidding at Auction!!









• 24' x 30' detached one bay outbuilding/garage



- Heat pump for heating/cooling (new 2017); electric water heater;
   2 wood burning fireplaces
- Recent upgrades: new heat pump (2017); new water system (2016); recently upgraded electric service; new well pump and tank system; new windows (2010)
- Rural living yet conveniently located just of of Rt. 606. Only minutes from Stonewall Jackson Shrine and equidistant to Rt. 2 & I-95!!
- Tax Maps: 16-A-85 (home on 1 acre) and 16-A-86 (1.75 +/- acre adjacent lot); Zoned: RP; Real Estate Taxes: \$1,617.67/year (home) & \$277.22/year (lot); home built in 1970







## Only \$100,000 Starting Bid!!

Property Tour: Tuesday, August 22 @ 5pm SHARP.

Need Financing for this home?? Please contact Tony Wilson at 540-748-1359 with all inquiries





www.nichollsauction.com

ATTN REALTORS: Pre-register (by 5 pm 8/28/17) broker participation is compensated!!

