

40 Acres w/Immaculate 3 BR/3 BA Home, Barn, Outbuidings, Fencing & More!!

REAL ESTATE AUCTION

Wednesday, May 17, 2017 @ 3:00pm

12900 Dykeland Rd. – Amelia Courthouse, VA 23002



Attention Animal Lovers!!! The sellers are relocating and have contracted us to market and sell this great move-in ready property at public auction. Bring your horses and other 4 legged friends and purchase this lovely home by bidding your price!!

- Recently renovated 3 BR/3 BA 2,580 +/- sf. brick home w/basement on 40.8 +/- acres
- Custom kitchen w/granite countertops and custom cabinets; dining room; living room; entertainment room; laundry room finished walk-out basement w/full bath and kitchenette (2,146 +- sf.)
- Complete 1st floor and basement renovation in 2011 (down to the studs) and additions added
- Hardwood floors throughout on main floor; extra wide doorways & hallways
- Tank less hot water heater; security system; whole house generator
- Dual fuel (gas/heat pump) 2 zone central heat; chimney flue downstairs for wood stove
- Detached garage and work shop; patio
- Well & conventional septic (pumped July 2016); current termite inspection (March 2017)
- Horse barns w/paddocks off 3 stalls--separate well & electric meter at barn w/generator transfer switch
- Pasture run-in shed
- Large barn for equipment and animal shelter w/large paddock
- 3 livestock waterers
- Three-sided lawn and garden shed
- Fenced dog yard, including kennels w/roof
- Heavy 12-gauge "no-climb" pasture fencing
- Tax Map: 23-13L; Zoned: Agriculture

Only \$200,000 Starting Bid!!

Property Tours: Wednesday, April 5th, 5-6pm;
Saturday, April 22, 1-2pm; Wednesday, May 3, 5-6pm;
Sunday, May 7, 1-2pm; Sunday, May 14, 1-2pm.

**Please contact Sid Smyth
at 434-955-0708 with all inquiries**



www.nichollsauction.com

ATTN REALTORS:
Pre-register (by 5 pm 5/16/17)
broker participation is compensated!!