

3 BR/2 BA HOME w/STOCKED POND on 3.5 +/- ACRES in MADISON COUNTY, VA

REAL ESTATE AUCTION

Friday, May 19, 2017 at 11:00am

2565 Beahm Town Rd. – Culpeper, VA 22701



The seller has relocated to a more comfortable living environment, and we have been contracted to market and sell this scenic home at public auction. Featuring a walk-out basement, outbuilding, stocked pond and amazing views, this great home is awaiting its new owner!!



- 3 BR/2 BA 1,750 +/- sf. Home w/walk-out basement on 3.55 +/- acres
- Kitchen (all appliances convey); living room; dining room; partially finished walk-out basement
- Private well and septic
- New double pane windows; outbuilding
- Oil forced air furnace and Central AC; fireplace w/wood insert
- Gorgeous mountain views and stocked pond
- Tax Map: 42-30B; DB 230/412; Zoned: A; Madison County, VA; Home was built in 1967 w/brick and cedar exterior



Only \$50,000 Starting Bid!!

Property Tour: Monday, May 8 @ 6pm SHARP.

**Please contact Kelly Strauss
at 540-226-1279 with all inquiries**

ATTN REALTORS:

Pre-register (by 5 pm 5/18/17)
broker participation is compensated!!



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