

Nichols Tavern

Real Estate AUCTION

Friday

SEPT 8th
@ 10AM

501 MADISON ST, LYNCHBURG VA 24504



HIGHEST BID OVER \$350K WILL BE CONFIRMED

Previews: Wed 8/16, Thurs 8/24, & Thurs 8/31 10am to 12pm

Nichols Tavern, also known as the Western Hotel, is a historic building in Lynchburg, Virginia. It was built in 1815 by Joseph Nichols and is one of the oldest buildings in the city. The tavern was a popular stop for travelers on the Old Ferry Road, which connected Lynchburg to the Shenandoah Valley.

The tavern was placed on the National Register of Historic Places in 1974

5,441 Square Feet | 17 Rooms | 3 Full Baths | 3 Half Baths | Garden Area



VAAF93

**Sales Manager
Pete Ramsey 434-258-6611**

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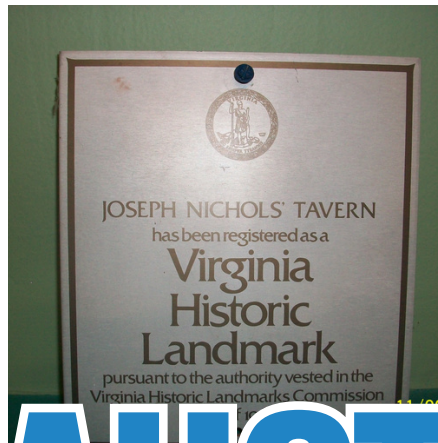
Nichols Tavern **LIVE & ONLINE BIDDING**

Nichols Tavern is a unique and historically rich property believed to have been built in 1815. Located in picturesque Lynchburg, this property offers a rare opportunity to own a piece of history. The property has been partially renovated and is listed on the National Register of Historic Places. With its rich history and unique character, Nichols Tavern is a truly special property that offers a glimpse into the past. Whether you are a history buff or simply looking for a unique property, Nichols Tavern will impress.

The tavern is a two-story, Federal-style building with a brick exterior. It has a hipped roof and a central chimney. The tavern's interior is divided into two rooms, the public room and the private dining room. The public room is where travelers would gather to eat, drink, and socialize. The private dining room was reserved for special occasions.

The tavern is said to have been a favorite haunt of Thomas Jefferson. Jefferson is said to have stayed at the tavern several times, including when traveling between his home at Monticello and his retreat at Poplar Forest.

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- The tavern was built in the Federal style, which was popular in the early 1800s. The Federal style is characterized by its simple lines and symmetrical design.
- The tavern has a hipped roof, which is a type of roof that slopes down to all four sides of the building.
- The tavern has a central chimney, which is a chimney that is located in the center of the building.
- The interior of the tavern is divided into two rooms, the public room and the private dining room. The public room is where travelers would gather to eat, drink, and socialize. The private dining room was reserved for special occasions.
- The tavern is said to have been a favorite haunt of Thomas Jefferson. Jefferson is said to have stayed at the tavern on several occasions, including when he was traveling between his home at Monticello and his retreat at Poplar Forest.
- The tavern was placed on the National Register of Historic Places in 1974. This means that the tavern is recognized as being historically significant.

Terms & Conditions: (full terms available online)

A 10% buyer's premium will be added to the final high bid to determine contract price. The property is sold in "AS-IS" condition, and is not contingent upon buyer's financing, condition of property, appraisal, inspection, etc. Buyers shall rely on their own information, judgment, and inspection of the property. Title will convey via Marketable Deed from all owners of record and free and clear of all liens. The property taxes will be prorated to the date of closing. The closing will take place within 30 days of the sale unless specified otherwise or as soon thereafter as necessary to correct any defects in title. Day of sale announcements take precedence over any previously printed material, or any other oral statements made. The sale is subject to owner confirmation.

Online Bidding:

All bidders must register to bid online by registering at countsauction.com. Bidders may execute bids either at countsauction.com or by downloading the Counts Realty and Auction App. ONLINE Bidding will open on August 1.

Broker's Participation:

2% Brokers Participation offered. Please contact our office (434-525-2991) or the sales manager for details.

The property is being sold As-Is Where-Is without warranties of any kind or nature.

Due Diligence: Any reliance on the content of information provided shall be solely at the recipient's risk. All information is believed to be correct but is not guaranteed. Bidders must conduct and rely solely upon their own due diligence. The property is being sold "AS-IS" with all faults.

WWW.COUNTSAUCTION.COM
Sales Manager Pete Ramsey 434-258-6611