

# REAL ESTATE AUCTION

**Saturday, December 1<sup>st</sup>  
@ 10AM**

**14625 Rockingham Pike  
Elkton VA 22827**

**INSPECTION DATES:**  
**Sunday 11/11 & 11/18 1PM - 3PM**  
*Other times by appointment*



**Sells to the highest bid OVER \$125,000**

2100 sq ft. house on 1.641 acres

**Main house:**

- Living room with a wood fireplace insert
- 2 Bedrooms, 2 Baths
- Large kitchen
- Nice deck and patio
- All appliances convey (refrigerator, stove, washer and dryer)
- Sump pump in the basement to keep the basement dry, if needed
- Heated by a hot water system fueled by an oil fired furnace
- Detached 10 x 28 workshop with electricity

**Attached apartment:**

- Set up for a studio apartment w/ full bathroom and kitchen
- Could be used as a 3rd Bedroom or an office for main house



VAAF93

*Sale Manager: Pete Ramsey 434-258-6611*

**www.countsauction.com**  
**800-780-2991**





## 14625 Rockingham Pike, Elkton VA 22827



**TERMS:** 10% buyer's premium added to the high bid to determine contract price. Deposit of 10% due on sale day, balance due at closing in 30 days. 2% Broker Participation offered for registered brokers.

**DIRECTIONS:** The property is located one block off Rt. 33 (Spotswood Trail) just to the west of the town of Elkton and across the street from East Rockingham High School and next door to the Church of Solsburg. From Rt. 33, turn south onto Rt. 979 and go 1 block to Rockingham Pike. Turn right onto Rockingham Pike and go about 500'. The property is on the right.



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