



HISTORIC PROPERTY

AUCTION

1050 CARY SHOP RD
BURKEVILLE VA 23922

LIVE IN PERSON
BIDDING
SATURDAY
9/28
@ 12 NOON

104+/- ACRES - CIVIL WAR PROPERTY

Hickory Hill Farm Auction: Own a Piece of Virginia's Civil War History

**Previews: Saturday 8/31 & Saturday 9/14
from 11:00 am - 2:00 pm**

Explore an extraordinary opportunity to own Hickory Hill Farm, a historic estate rich in Civil War history, now available for auction. Located at 1050 Cary Shop Rd, Burkeville, VA, this 104-acre property offers historical charm, modern amenities, and diverse investment potential, complete with the furniture present on the auction day.

Hickory Hill Farm is a historic gem nestled in Virginia's picturesque countryside. This auction is a unique investment opportunity for historians, real estate investors, and enthusiasts of historic properties. The estate combines rich historical significance with modern-day conveniences, offering versatility and charm.

THE

COUNTS

Realty & Auction Group

SALES MANAGER:

DANNY CASH 561-262-7180
DANNYCASH032@GMAIL.COM



VAAF93 | 828 Main St 15th Floor, Lynchburg VA 24504



HISTORIC PROPERTY **AUCTION**

LIVE IN PERSON
BIDDING
SATURDAY
9/28
@ 12 NOON

1050 CARY SHOP RD BURKEVILLE VA 23922

HISTORIC HOME + 3 ACRE LAKE + 104 ACRES

Property Features: All interior furnishings included!

- Size: 3,409 square feet (furnished)
- Bedrooms: 2
- Bathrooms: 2
- Garage: 2-car garage
- Built in: 1830
- County: Nottoway

Key Features:

- Original door handles and hardware over 200 years old
- 3-acre lake with a covered pavilion
- Mini-split heating and cooling systems on both floors
- Whole-house generator
- Beautiful sunroom providing panoramic views of the estate
- Paved Driveway

Land Overview:

- Total Land: 104+/- acres
- Historical Uses: Agriculture, Equine Activities, Livestock, Tobacco Farming
- Landscape: Includes rolling pastures, mature woodlands, and a picturesque lake
- Additional adjoining acreage is available



THE

COUNTS

Realty & Auction Group

SALES MANAGER:
DANNY CASH 561-262-7180
DANNYCASH032@GMAIL.COM

VAAF93 | 828 Main St 15th Floor, Lynchburg VA 24504



HISTORIC PROPERTY **AUCTION**

LIVE IN PERSON
BIDDING
SATURDAY
9/28
@ 12 NOON

1050 CARY SHOP RD BURKEVILLE VA 23922

HISTORIC HOME + 3 ACRE LAKE + 104 ACRES



THE

COUNTS

Realty & Auction Group

SALES MANAGER:
DANNY CASH 561-262-7180
DANNYCASH032@GMAIL.COM

VAAF93 | 828 Main St 15th Floor, Lynchburg VA 24504



HISTORIC PROPERTY **AUCTION**

LIVE IN PERSON
BIDDING
SATURDAY
9/28
@ 12 NOON

1050 CARY SHOP RD BURKEVILLE VA 23922

HISTORIC HOME + 3 ACRE LAKE + 104 ACRES



HISTORIC HOME

The entrance to Hickory Hill Farm's 1830s home opens into a beautiful central hallway featuring a meticulously crafted staircase, elegant moldings, and wide heart pine floors that exude historical charm, reflecting its period two-over-two floor plan. Illuminated by a classic chandelier, the space provides a welcoming view of the lush greenery outside, inviting you to explore the property's rich history and natural beauty.

THE
COUNTS

Realty & Auction Group

SALES MANAGER:
DANNY CASH 561-262-7180
DANNYCASH032@GMAIL.COM

VAAF93 | 828 Main St 15th Floor, Lynchburg VA 24504



HISTORIC PROPERTY **AUCTION**

LIVE IN PERSON
BIDDING
SATURDAY
9/28
@ 12 NOON

1050 CARY SHOP RD BURKEVILLE VA 23922

HISTORIC HOME + 3 ACRE LAKE + 104 ACRES



THE

COUNTS

Realty & Auction Group

SALES MANAGER:
DANNY CASH 561-262-7180
DANNYCASH032@GMAIL.COM

VAAF93 | 828 Main St 15th Floor, Lynchburg VA 24504



HISTORIC PROPERTY **AUCTION**

LIVE IN PERSON
BIDDING
SATURDAY
9/28
@ 12 NOON

1050 CARY SHOP RD BURKEVILLE VA 23922

HISTORIC HOME + 3 ACRE LAKE + 104 ACRES

AUCTION TERMS AND CONDITIONS:

A 10% buyer's premium will be added to the final high bid to determine contract price. A deposit of 10% by personal check with sufficient funds is due on sale day following the end of the auction, with the balance due at closing in 30 days.. The high bidder will be required to sign a contract the day of the sale and pay the deposit. NOTE: By bidding at this sale, the Buyer hereby acknowledges receipt of and agrees to all these Terms and Conditions.

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", No Contingencies.

CONTROLLING LAW:

The respective rights and obligations of the parties with respect to the Conditions of Sale and the conduct of the sale shall be governed and interpreted by the laws of the Commonwealth of Virginia. By making an offer at the sale, whether present in person or by agent, written offer, telephone, online or other means, the participant shall be deemed to have consented to the jurisdiction of the state and federal courts of the Commonwealth of Virginia. Acceptance of the terms is acknowledged by placing a bid.

INSPECTION:

Property is being sold AS-IS, WHERE IS with all FAULTS with no representations or warranties of any sort. While all information provided is deemed to be reliable, they are not guaranteed and do not constitute a warranty, either expressed or implied. All bidders are responsible for doing their own due diligence to determine if they should bid and/or purchase the property or the failure of the software and/or internet connection to function properly.

DEFAULT:

If the closing does not occur for any reason whatsoever, other than solely due to the fault of the Seller, Seller shall retain the earnest money deposit. This provision shall in no way affect the right of the Seller and/or The Counts Realty & Auction group to exercise any legal remedies or recourse available, including without limitation, seeking specific performance or monetary damages. Purchaser agrees to pay all attorney fees, court costs, and other costs of collection/enforcement incurred by the Seller and/or The Counts Realty & Auction Group.

CONTROLLING LAW:

The respective rights and obligations of the parties with respect to the Terms and Conditions of Sale and the conduct of the sale shall be governed by the laws of the Commonwealth of Virginia. Acceptance of these Terms and Conditions is acknowledged by placing a bid either in person, via telephone, or online.



SALES MANAGER:
DANNY CASH 561-262-7180
DANNYCASH032@GMAIL.COM

VAAF93 | 828 Main St 15th Floor, Lynchburg VA 24504