

# 2 ADJACENT PROPERTIES IN KING GEORGE COUNTY, VIRGINIA

## REAL ESTATE AUCTIONS Friday, October 27, 2017



### Friday, October 27, 2017 at 10:00am 11155 Poplar Dr. – King George, VA 22485

Long time King George County resident and land surveyor, Dave Deputy, is downsizing and has entrusted us to market and sell his well built brick Eden Estates home at public auction. Well located close to NSWC Dahlgren, Rts. 3 & 301, this home needs a little TLC and updating, but will make a wonderful home for the new owner. Be here and Bid Your Price!!

- All brick 3 BR/3 BA 3,200 +/- sf (finished & unfinished) ranch style home on .69 +/- acre lot in Eden Estates
- Additional adjacent .69 +/- acre building lot will be offered individually and in combination with the home
- Kitchen (all appliances convey); living room w/fireplace; dining room; laundry room on main floor; finished basement w/separate entrance thru attached garage; attic
- Large deck off of kitchen; attached single car garage
- 2 heat pumps w/2 zones for heating & cooling; electric water heater; 2 propane fireplaces (living room and basement family room)
- County water & private septic
- Tax Map: 16A-7-9; Deed Book: 215/388; Zoning: R1; community pool (membership required); Home was built in 1972

**Only \$75,000 Starting Bid!!**

Property Tour: Thursday, October 19 @ 5pm SHARP.



### Friday, October 27, 2017 at 10:10am 11155 Poplar Dr. – King George, VA 22485

Well located close to NSWC Dahlgren, Rts. 3 & 301, you can build your home or buy the adjacent home and have extra room. Be here and Bid Your Price!!

- .69 +/- acre building lot in Eden Estates
- Nice level building lot
- Public water available; private septic system required
- Lot will be offered individually or in combination with the adjacent home located at 11155 Poplar Dr., King George, VA 22485
- Tax Map: 16A-7-10; Deed Book: 215/388; Zoning: R1

**Only \$5,000 Starting Bid!!**

Please preview the lot at your leisure.



**Be Here and Bid Your Price!!**

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

ATTN REALTORS:

Pre-register (by 5 pm 10/26/17)  
broker participation is compensated!!



[www.nichollsauction.com](http://www.nichollsauction.com)