PUBLIC REAL ESTATE AUCTION

629 LONGSHOT LANE

ROCHELLE, VIRGINIA 22738 | MADISON COUNTY



STARTING BID

$350,000

LIVE ON-SITE + ONLINE SIMULCAST

WEDNESDAY, JANUARY 13, 2027

2:00 PM EASTERN

COUNTRY PRIVACY | CUSTOM-BUILT QUALITY | ROOM TO ENJOY

3 BED / 2.5 BATH **7.677 +/- ACRES** **6,146 +/- GROSS SF**

- 3,073 +/- finished main-level SF plus 3,073 +/- SF unfinished walk-out basement
- Custom kitchen with granite, heated tile floor; locally sourced hardwood floors
- Double-sided gas fireplace; spacious primary suite; main-level laundry
- Attached 2-car garage; covered rear porch; scenic winter mountain views
- Adjacent 6.746 +/- acre parcel also offered - individually and in combination

HOME TOUR | WEDNESDAY, JANUARY 6, 2027 AT 2:00 PM SHARP

Inspectors and contractors welcome.

VIEW PHOTOS, DOCUMENTS & COMPLETE AUCTION DETAILS

nichollsauction.com/auctions/detail/bw174466

Nicholls-Wilson

YOUR PROVEN SOLUTION

FOR MORE INFORMATION

TONY WILSON | 540-748-1359

10% Auction Premium. $15,000 deposit for home parcel. Closing within 45 days. Sold AS IS, no contingencies.

VAAF 2908000729 & 2908000769 | See website for full terms, deposit requirements and combination bidding.