PUBLIC REAL ESTATE AUCTION

6.746 +/- ACRES | MOUNTAIN VIEWS

ADJACENT TO 629 LONGSHOT LANE | ROCHELLE, VA 22738



STARTING BID

$65,000

LIVE ON-SITE + ONLINE SIMULCAST

WEDNESDAY, JANUARY 13, 2027

2:05 PM EASTERN

MOUNTAIN VIEWS | COUNTRY PRIVACY | BUILD YOUR DREAM

6.746 +/- ACRES **DRAINFIELD SITE** **DEEDED ACCESS**

- Documented conventional drainfield site; beautiful mountain views
- 50-foot deeded ingress/egress easement; 15-foot utility easement
- Shared gravel driveway and maintenance with adjoining home parcel
- Scenic Madison County setting with convenient Route 29 corridor access
- Adjacent 7.677 acre parcel w/custom 3 BR/2.5 BA home offered separately and in combination.

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

Inspectors and contractors welcome.

VIEW PHOTOS, DOCUMENTS & COMPLETE AUCTION DETAILS

nichollsauction.com/auctions/detail/bw174469

Nicholls-Wilson

YOUR PROVEN SOLUTION

FOR MORE INFORMATION

TONY WILSON | 540-748-1359

10% Auction Premium. $7,500 deposit for land parcel. Closing within 45 days. Sold AS IS, no contingencies.

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