

# 3 BR/2 BA BRICK HOME w/BASEMENT & POOL on 2 +/- ACRES in RUTHER GLEN, VA

## ABSOLUTE REAL ESTATE AUCTION Thursday, May 18, 2017 at 6:00pm 7237 Ladysmith Rd. – Ruther Glen, VA 22546



*Having relocated to Texas, the owner has contracted us to market and sell this solid well located home at absolute auction. Conveniently located in Caroline County between Fredericksburg and Richmond, this great home will make an excellent primary residence or investment property, and you can make it yours at the PRICE YOU BID!!*

- All brick 3 BR/2 BA 1,500 +/- sf. home on 2 +/- acres
- Kitchen (all appliances convey); family room; dining room; partially finished walk-out basement
- Rear deck; out buildings; in-ground pool
- Double pane windows; home security system
- Heated and cooled by heat pump (installed in 2008); 2 fireplaces
- County water and private septic (pumped 3 years ago)
- Less than 1 mile from Rt. 1 & I-95 (Exit 110), retail, restaurants and Lewis & Clark Elementary School
- Tax Map: 52-A-63; Zoned: RP; Home was built in 1970

### ***Only \$50,000 Suggested Starting Bid!!***

Property Tour: Thursday, May 11 @ 6pm SHARP.

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

ATTN REALTORS:

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



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