## 3 BR/2 BA HOME w/STOCKED POND on 3.5+/- ACRES in MADISON COUNTY, VA

## REAL ESTATE AUCTION Friday, May 19, 2017 at 11:00am 2565 Beahm Town Rd. – Culpeper, VA 22701



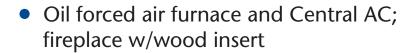
The seller has relocated to a more comfortable living environment, and we have been contracted to market and sell this scenic home at public auction. Featuring a walk-out basement, outbuilding, stocked pond and amazing views, this great home is awaiting its new owner!!



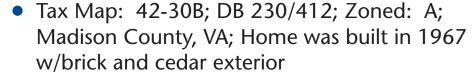
- 3 BR/2 BA 1,750 +/- sf. Home w/walk-out basement on 3.55 +/- acres
- Kitchen (all appliances convey); living room; dining room; partially finished walk-out basement













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

Property Tour: Monday, May 8 @ 6pm SHARP.







www.nichollsauction.com

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

ATTN REALTORS: Pre-register (by 5 pm 5/18/17) broker participation is compensated!!