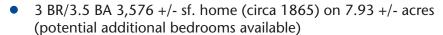
"BUNKER HILL" (CIRCA 1865)—3 BR/3.5 BA ON 7.9 +/- ACRES IN SPOTSYLVANIA COUNTY, VA

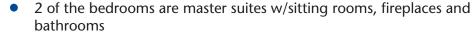
ABSOLUTE REAL ESTATE AUCTION Friday, July 21, 2017 at 11:00am

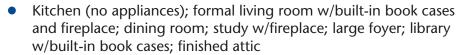
5615 Massaponax Church Rd. – Fredericksburg, VA 22407



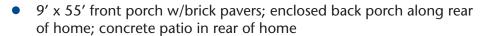
The owner is downsizing their real estate portfolio, and has contracted us to market and sell this potential filled property at public auction. "Bunker Hill" is in need of renovation; however, the current zoning makes this property favorable for a primary residence or potential business use. Opportunity awaits the new owner, and this property will be sold at the PRICE YOU BID!!













- Gated driveway w/fencing along road frontage
- Propane heat; electric water heater; 4 fireplaces (currently nonoperational)
- Well & septic system
- 550′ +/- of frontage on Massaponax Church Rd.
- Located less than 1 mile from Spotsylvania YMCA, Patriot Park, Parkside Elementary School, and only 1 mile from Rt. 1
- Tax Map: 49-A-24B; Deed Book: 748/58; Zoned: RU; home has wood exterior and tin roof



Only \$50,000 Suggested Starting Bid!!

Property Tour: Friday, July 14 @ 11am SHARP.





at 540-840-9282 with all inquiries

ATTN REALTORS:
Pre-register (by 5 pm 7/20/17)
broker participation is compensated!!

Please contact Tammy Dodson Reid

www.nichollsauction.com