

AUCTION

Thurs., Aug. 16th @ 12 noon *onsite*

22073 Clarks Mountain Rd., Rapidan, VA *(Orange County)*

**Beautiful 19.834 +/- acres, fenced farmland
with huge horse barn
and 2 bedroom / 1 bath, 1,064+/- home**

Estimated time to these locations:
DC—90 minutes
Fredericksburg—55 minutes
Richmond 90 minutes

View terms / photos / info at:

www.19AcreFarmAuction.com

Call Ernie Rogers 804-334-4558



**AB Cole & Associates
Auction & Realty LLC**

Preview Dates:

Sun., Aug. 5th, from 2-4 p.m.
Sun., Aug. 12th, from 2-4 p.m.



Ernie Rogers
United Country—A.B. Cole & Associates, LLC
13510 Midlothian Turnpike, Suite B
Midlothian, VA 23113 VAAF 0461
Ernie Rogers 804-334-4558
Barry Cole 757-285-0317
A.B. Cole Office: 877-539-9866

Real Estate
AUCTION

Thurs., Aug. 16th
@ 12 noon onsite

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19.834 +/- acres, fenced
farmland with huge horse
barn and 2 BR, 1 BA,
1,064 +/- home
Call Ernie Rogers
804-334-4558
Ernie@ABCole.com
www.ABCole.com

22073 Clarks Mountain Road
Rapidan, VA 22733



Huge Horse Barn!

19.834 +/- acres



AB Cole & Associates
Auction & Realty LLC



1,064 +/- sf, 2 BR, 1 BA home,
built in 1992. Great rental property
or 2nd home!

Clarks Mountain Road (Rt. 627)

Basic Terms: 10% Buyer's Premium, 5% deposit of which \$5,000 must be in the form of a cashier's check payable to yourself, the difference can be in the form of a personal check. Closing within 30 days of the sale. Title to convey via General Warranty Deed. Pre-Sale offers welcome!

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