

# ABSOLUTE

# AUCTION

Friday, May 19 at 12:30PM



## 141 Acres in Nelson Co.

### Woodland, Fields, Streams, & Scenic Views



Tract 1 Lower Field



Tract 2 Along Creek



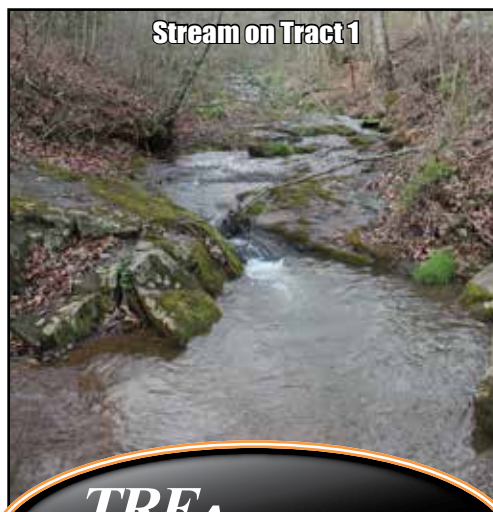
Tract 3



View from Tract 2

## WHEELERS COVE RD & STARVALE LN • SHIPMAN, VA (NELSON CO.)

- Scenic tract of land in Nelson County offering woodland, fields, numerous streams, plenty of road frontage, privacy, and mountain views
- 141 acres offered in 3 tracts and as a whole
- 1.25<sup>±</sup> miles of road frontage
- Several interior and boundary streams
- Open fields & private meadows
- Balance is nicely wooded
- Proposed natural gas line traverses property
- OFFERED IN 3 TRACTS & AS A WHOLE**
- Tract 1: 55 acres, more or less, with frontage on Starvale Ln, long frontage on 3 creeks, plenty of bottom land, and a field encompassing the highest point on the property with excellent views
- Tract 2: 43 acres, more or less, with plenty of open land, frontage on Wheelers Cove Rd and Starvale Ln, 2 creeks, and nice views
- Tract 3: 43 acres, more or less, being completely wooded with frontage on Wheelers Cove Rd, and a creek near the back of the tract.



Stream on Tract 1

#### PREVIEWS

- Sun, May 7, 1-3
- Tue, May 16, 4-6
- Thurs, May 11, 12-2
- Day of sale at 11:30am
- Self-guided tours ok anytime

#### DIRECTIONS TO PROPERTY

- From Lovingson: US-29N 3mi to R on Myndus Rd (623). 3mi to R on Starvale Ln (620). Half mile to property at intersection of Starvale and Wheelers Cove.
- From Charlottesville: US-29S to Schuyler. LEFT on Rockfish River Rd (617). 1mi to RIGHT on Stagebridge Rd (623). 1mi to LEFT on Wheelers Cove Rd (640). Half mile to property at the intersection of Wheelers Cove Rd and Starvale Ln.

**REAL ESTATE AGENTS: 2% Commission Available**  
Call or visit our website for form.

**TERMS:** 10% deposit day of sale by cash or check. Balance due on or about 30 days. 5% buyer's premium added to high bid to determine contract price. Complete terms online.

Complete details at [TRFAuctions.com](http://TRFAuctions.com)



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