

ONLINE BIDDING
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REAL ESTATE AUCTION

Thursday, Aug.6 2020 at 12:30 PM

Saddle Creek Farm

Beautiful Boones Mill Estate

39 Acres, 2 Homes, Horse Facilities, Pond, Stream



4BR 3BA Main Home



Beautiful Custom Kitchen



3BR 2BA Guest Home



12-Stall Barn

6505 & 6453 WINTER DRIVE, BOONES MILL, VA (ROANOKE COUNTY)

Incredible 39 acre estate in Boones Mill just 7 miles south of Roanoke

- 3,558 sq.ft., 4BR, 3BA main home with 2-car garage
 - Newly renovated kitchen w/ custom cabinets and large center island
 - Formal living and dining rooms and 3 fireplaces
 - Relaxing sunroom overlooking the pond
 - In-ground pool with flagstone patio and extensive mature landscaping
- 1,920 sq.ft., 3BR, 2BA guest home w/ 1-car garage
 - Ideal for rental income, family, or guests.
 - Can be sold off with 5 acres for \$200,000. Contact agent for details.
- Modern equestrian facilities including a 12-stall barn with indoor ring, 95' x 206' outdoor arena, 3 run-in sheds, and 5 paddocks totaling over 10 acres
- Beautiful woodland in mature pine and hardwood with riding trails
- Scenic half acre stocked pond behind main home with dock and stone dam
- Approx. 1,500' of frontage on Back Creek
- Consists of 3 tax parcels

AGENT ON SITE

- Sun 7/19 from 1-3PM • Sun 7/26 from 1-3PM • Wed 7/29 from 12-2PM
- Sun 8/2 from 1-3PM • Tue 8/4 from 4-6PM • or by appointment

DIRECTIONS: From Roanoke, take US-220S 7mi to RIGHT on Winter Dr. After crossing creek, turn right and proceed to main home.

TERMS: 10% deposit day of sale. Balance on or about 30 days. 5% buyer's premium. Full terms online.



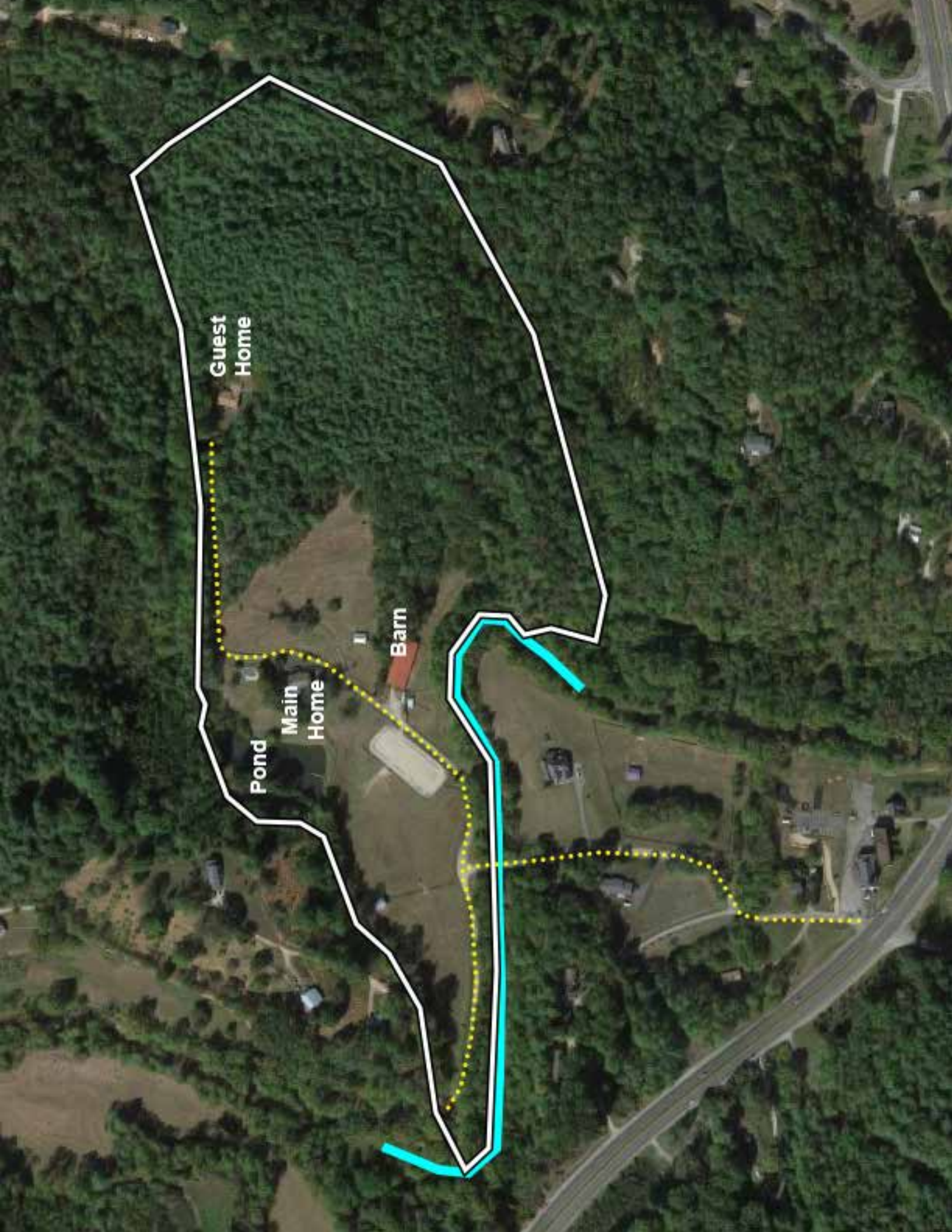
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Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call

(434) 847-7741



Guest Home

Pond

Main Home

Barn