

BID LIVE OR ONLINE
Can't attend the live auction?
Bid online at bid.trfauctions.com

ABSOLUTE AUCTION

Friday, Sept. 25, 2020 at 12:30 PM



Spring House Farm

182 Beautiful Acres • 3 Homes • 5 Tracts



6BR 2BA Main Home



3BR 1.5BA Cottage



2BR 1BA Rental Home



Scenic Rolling Pastures

13583 LEE HWY, WASHINGTON, VA (RAPPAHANNOCK CO.)

- Rappahannock County is Virginia's only county without a stop light yet only 62 miles from Washington DC making it the perfect place to get away from the hustle and bustle
- Since the formation of Rappahannock County, Spring House Farm has passed down through just 3 families.
- It's 182 beautifully rolling acres will be offered in 5 scenic tracts. Choose your favorite.
- Scenic countryside and mountain views at many locations throughout the property are ideal for potential home sites
- Approx. 2500' of frontage on US-211 / Lee Hwy
- Big, level yards are bordered by long, hand laid, rock walls that transition to rolling pastures and eventually lead to and up Hickerson Mountain to an elevation around 1200'
- Plentiful deer and turkey
- Ideal for country estate, private home sites, weekend retreat, hunting, farming, recreation, and rental income
- Great location between Massies Corner and Ben Venue only 4 miles from the renowned Inn at Little Washington
- The live auction will be held on site. Can't attend the live auction? Bid online at bid.trfauctions.com

OFFERED IN 5 TRACTS & AS A WHOLE

- **Tr.1 #24 Acres:** a beautiful tract with scenic knoll ideal for your new home and plenty of room to roam
- **Tr.2 #16 Acres:** Nice farmette that includes the historic main home, cottage, and barn. The original home dates back to the 1700's and offers 2927 sq.ft., 6BR, 2BA, 6 fireplaces, and is currently rented for \$1,250/mo. The cottage offers 3BR, 1.5BA and was rented for \$1,000/mo. Great potential for B&B, VRBO, weddings, etc
- **Tr.3 #79 Acres:** Incredible tract that offers a great selection of potential home sites with panoramic views, privacy, and a portion of Hickerson Mountain with a trail to the top. Perfect for exclusive private estate, mountain cabin, weekend retreat, hunting, recreation, and more.
- **Tr.4 #43 Acres:** Nice tract for your new home providing a mix of fields, woodlands, creeks, and privacy
- **Tr.5 #20 Acres:** Beautiful, rolling pastures with creek and a 2BR 1BA home currently rented for \$1,000/mo

PREVIEWS

- Sun, Sept. 6, 1-3PM
- Thu, Sept. 10, 4-6PM
- Sun, Sept. 13, 1-3PM
- Sun, Sept. 20, 1-3PM
- Wed, Sept. 23, 12-2PM
- or by appointment

DIRECTIONS

From Washington DC: I-66W 30mi to exit 43A for US-29S towards Warrenton. 11mi to Warrenton, keep RIGHT on US-29S Business. 2mi to RIGHT on US-211W. 18mi to farm on right.

From Charlottesville: US-29N 23mi to Madison. LEFT on US-29N Business. 1mi to LEFT on Rt.231N. 21mi to LEFT on US-522N. 1mi to RIGHT on US-522N/US-211E. 9mi to farm on left (U-turn req'd).

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



101 Annjo Court
Forest, VA 24551
info@trfauctions.com

WWW.TRFAUCTIONS.COM

Sale Site Phones for Auction Day
434.660.5159 | 434.610.3182 | 434.610.2597

For more information, call
(434) 847-7741

Spring House Farm

13583 Lee Hwy, Washington, VA
Rappahannock County



DETAILS, COMPLETE TERMS, PHOTOS, & MORE AT

www.TRFAuctions.com

ROSEMOND ***new survey in progress

BRADFORD

Overlap area resolved by
Instrument #070000261
recorded in clerk's office
(copy available)

COOKSEY

ATKINS

ROSEMOND

COOKSEY

190.7201 AC.

10.2744 acre corner
sold in 2012

1.475 ac between old road
and new purchased from
VDOT in 2003
(deed and plat available)

SMITH PROPERTY

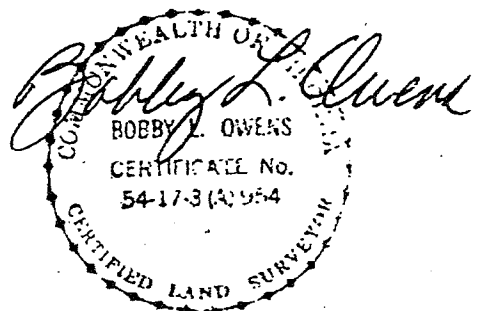
WAKEFIELD DISTRICT, RAPPAHANNOCK COUNTY, VIRGINIA

SCALE 1"=400'
DATE: DEC. 28, 1981

FEQU. NO. 81-21C
SHEET 1 OF 3

DEED REFERENCE
DB 91 PG 612

1P IRON PIN SET
VDH MAN. = VIRGINIA DEPARTMENT HIGHWAYS MANUMENT



BOBBY L. OWENS CLS
LURAY VIRGINIA

THIS SURVEY HAS BEEN PREPARED
WITHOUT THE BENEFIT OF A TITLE
REPORT AND DOES NOT THEREFORE
WARRANTY INDICATE ALL
ENCUMBRANCES ON THE PROPERTY.

SCHEDULE B

Covenants, Conditions and Restrictions

(a) Residential Use. The Property conveyed by this deed shall be used for residential or agricultural purposes and customary recreational and accessory uses and purposes incidental thereto. No commercial, agri-commercial or business enterprises shall be allowed on the property. The use of a portion of a dwelling on the Property as a home office by the Owner or Tenant thereof shall be considered a residential use.

(b) Single Family Dwellings. No building, except as herein provided, shall be erected, altered, placed or permitted to remain on the Property other than for a single family dwelling and accessory buildings which may include detached garages/maintenance or storage buildings, guest houses, pool houses, barns or gazebos.

(c) Exterior Completion. The exterior of each structure must be completed within 30 months after the commencement of construction of same, except where such completion is impossible or would result in great hardship to the Owner or builder due to strikes, fires, national emergency or natural calamity.

(d) Nuisance. No noxious, boisterous or offensive activity shall be carried on upon the Property, nor shall anything be done thereon which may be or may become an annoyance or nuisance to any other Owner or a fire hazard or safety hazard to any other Owner or to any improvement.

(e) Garbage and Storage Receptacles. The Owner shall provide a screened area in which garbage receptacles or similar storage receptacles, and other unsightly objects must be placed or stored in order to conceal them from view from the Streets and from adjacent land. The Owner is responsible for disposing of his or her own garbage and trash at a government dumpster or dump.

(f) Inoperable Vehicles. No inoperable vehicle shall remain on the Property for more than thirty (30) days unless in a garage.

(g) Vehicles. Vehicles of any kind or description which do not have a current license and a valid inspection sticker shall not be kept or maintained on the Property, except in garages.

The maximum number of vehicles which may be maintained or stored on the Property (excluding those stored in garages) shall be four (4).

(h) Mobile Homes and Other Vehicles. No mobile home, trailer, bus, tow truck, tractor, backhoe, boat, trailer or truck over 3/4 ton rated capacity shall be placed, stored or parked on the Property, except in garages or barns, either temporarily or permanently. One operable recreational vehicle shall be allowed.

(i) Signs. No sign of any kind (excluding one 2' x 3' "For Sale" sign and information boxes and a 2' x 3' sign with the name of the house or Property shall be displayed to the public view on or from the Property, or on or from within any structure (including in windows) located on the Property.

(j) Temporary Structures. No structure of temporary character, mobile home, tent or trailer shall be used on the Property at any time as a residence.

(k) Drainage. The Owner shall not interfere unreasonably with the natural drainage of surface water from his or her Property to the detriment of any adjoining lands.

(l) Antennas, Satellite Dishes. Except as otherwise required by law to be permitted, no exterior or roof antenna or satellite dish or similar device shall be attached to or installed on the Property or on the exterior portion of any structure on the Property unless it is no more than 40" in diameter.

(m) Boundary Revisions. The Property may not be subdivided or its boundary lines changed. Owners of two (2) adjacent Properties may move common boundaries as long as setbacks are maintained.

(n) Exterior Appearance. The Owner shall be responsible for maintaining a neat exterior appearance of the Property and improvements thereto, including, but not limited to, maintenance of dwelling and other improvements, lawn, trees and shrubbery. The Owner shall maintain all decks, porches pool houses, barns, pools, guest houses, and patios in a neat and orderly fashion.

(o) Set Backs. All primary residences and guest houses/staff quarters shall be set back 60 feet from the Property lines. Unoccupied structures such as garages, gazebos, pools, decks and pool houses, parked vehicles, materials, farm products, etc. shall be set back 40 feet from property lines adjacent to other lots.

(p) Underground Utilities. All utilities, including those located on the Property shall be underground.

(q) Roads, Streets and Pedestrian Paths. All roads and streets shall be private and roads serving more than one Property shall be maintained by a road maintenance agreement among any Owner whose Property utilizes said roads on a *pro rata* basis.

(r) Air, Water, or Soil Pollution. No Owner shall permit any activity which would cause air, water, or soil pollution on the Property, which will have a detrimental impact on surrounding lands and/or people.

(s) Sewage. Each Owner must have his or her own waste management system and water supply.

(t) Future Parcels. All future parcels subdivided from the residue of Spring House Farm shall be conveyed subject to these same covenants, conditions and restrictions. These covenants, conditions and restrictions may be amended or waived only with the consent of all property owners at the time of such amendment or waiver.

Any Owner of any lot or of the residue of Spring House Farm shall have the right to enforce, by any proceeding at law or in equity, all easements, covenants, conditions, restrictions, reservations, liens and charges now or hereafter imposed and may seek damages for violations of such provisions.

Owner	Building	Int Impr	Values	Sections	Sketch	Oth Impr	Stats	Sales	Value Hist	
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RAPPAHANNOCK

WAKEFIELD

Rec# 0002081 01
 Map No 21 31
 Acct 2081
 GIS#
 Acreage 181.9027 Class 06

Owner

DILLARD LEE S*SNEAD MOLLIE S

4112 PEAKLAND PLACE

LYNCHBURG

VA

24503

Front Depth Area Dp Fac Rate Adj Unit

Acreage Description

Min Val Under Dev-

Min Val Not Under Dev-

Parent R#/M#

Assessed Value

Year 1/01/2016
 Land 1,254,200
 Impr 403,800
 Minrl
 Tot 1,658,000
 Use 282,100

Property Location

13583 LEE HWY
 WASHINGTON VA 22747

Legal Description

181.9027 ACS
 2007 #261, 611 & 1768
 2012 \$1430
 2017 #1136

Photo Not Available



Exit

OK

Owner	Building	Int Impr	Values	Sections	Sketch	Oth Impr	Stats	Sales	Value Hist	
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RAPPAHANNOCK

WAKEFIELD

Rec# 2081 1 Map# 21 31

DILLARD LEE S*SNEAD MOLLIE S

Exterior	Found	CONCRETE		Occupancy	DWELLING	Zoning	
	Walls	WOOD SIDING	STUCCO	No. Story	1.50	Neighborhood	0001
	Roof Type	GABLE		Age	316 1700	Eff Age	
	Roofing	COMP SHG		Cond	A	Class	A

Interior	No Rooms	9		At Home	N 6/04/2015	SW	
	Bd Rooms	5		No Units			
	No Baths	2		Walls	DRYWALL		
	No 1/2 Bths	0		Floor	WOOD		
	Heat	F. AIR		Utility Value			
	Fuel	OIL		A/C	N %	SF	
	Fireplace	3	2 #NV-FP/FL- #Stacked-	Gas FP-			
	Flue						
	Basemt	%	33 % %Fin	Fin Rate			
	Garage	DET GAR	No cars	1 Carport	NONE	No Cars	
	Blt In Garage	No Cars		Garage2		No Cars	00

Site	Right of Way	PUBLIC	Water	SPRING	Gas	N	
	Easement	PAVED	Sewer	SEPTIC	Elec	N	
	Terrain	ON	Char	ROLLING/SLOPING	Othr Desc		
	Remarks	SPRING HOUSE FARM					

Exit

OK

Owner	Building	Int Impr	Values	Sections	Sketch	Oth Impr	Stats	Sales	Value Hist
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RAPPAHANNOCK

WAKEFIELD

Rec# 2081 1 Map# 21 31

DILLARD LEE S*SNEAD MOLLIE S

Structural Element

Bldg	2887.0 *	78.49	226600	Interior Impr	
Basmt	644.8 *	15.00	9672	Subtotal	281242
Fin Bsmt				Factor	165
Plumbing			3000	Depreciation-PHYS	45
Heat					FUNC
A/C					ECON
FP			13500	NB ADJ%	
Flue				Total Bldg Val	255227
Bit In				% Complete	255227
S/W/L-	10000			Other Improv	148580
SPAT	121.0 *	15.00	1815	Imprv Adjustment	
DECK	88.0 *	14.00	1232	Total Imp Val	403800
SPAT	253.0 *	15.00	3795	Total Land	1254200
PAT	342.0 *	5.00	1710	Total Min Val	
SPOR	342.0 *	29.00	9918	Tot Prop Val	1658000

Exit

OK

Owner	Building	Int Impr	Values	Sections	Sketch	Oth Impr	Stats	Sales	Value Hist	
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RAPPAHANNOCK

WAKEFIELD

Rec# 2081 1 Map# 21 31

DILLARD LEE S*SNEAD MOLLIE S

Description	SQ.FT or Length	Width	Cond	Rate/ FV	% of Depr	Total Value	
1 #02 DWELLING			A	51800.00		51800	
2 #03 DWELLING			A	83900.00		83900	
3 GARAGE-CINDERBLOCK	12.0	24.0	A	10.00		2880	
4 PAVEMENT			A	2000.00		2000	
5 BARN-FRAME			A	1500.00		1500	
6 2 FRAME SHEDS			P	500.00		500	
7 BUILDING-FRAME			P				NV
8 BARN-FRAME			A	6000.00		6000	

Exit

OK

Owner	Building	Int Impr	Values	Sections	Sketch	Oth Impr	Stats	Sales	Value Hist
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RAPPAHANNOCK

Rec# 2081 1 Map# 21 31

Acct# 2081

Grantor SMITH VIRGINIA

Ownership

DILLARD LEE S*SNEAD MOLLIE S

4112 PEAKLAND PLACE

LYNCHBURG VA 24503

WAKEFIELD

Prorate Date

Legal Mod Date

Bk Ref

Instr#

Deed Bk 0000

Will Bk 0000

Plat 0000

Inst # 07 0611 0000000

Census Tract

Date Consid Mult

Legal Desc 181.9027 ACS
2007 #261, 611 & 1768
2012 \$1430

Acreage 181.9027

USER CODES

Year	Min Val	Mk+Ld Val	Land Use	Impv Val	Total Value
2016		1254200	282100	403800	1658000

Comments

Prop Use 000000

Date of: Last Chg	Addr Chg	Value Chg
12/10/2019	9/30/2013	1/01/2016

Exit

OK