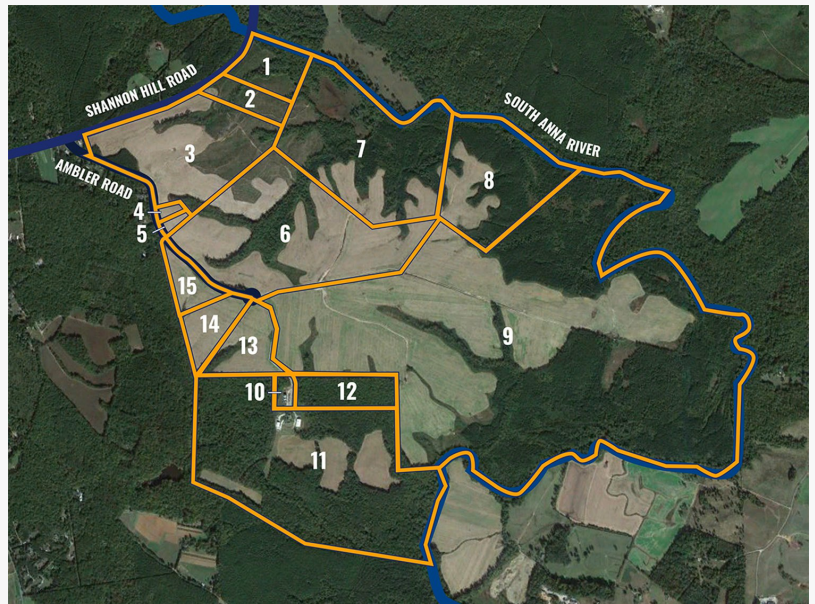


# 1,600± Acres w/5± Mi. of South Anna River Frontage in Louisa County, VA Set for Auction Announces Nicholls Auction Mktg

*One of The Most Important Land Offering Ever in LOUISA COUNTY, VA -- 1,600 +/- acres divided into 15 tracts. Buy tracts & combos from 3 acres to 1,600 acres.*

FREDERICKSBURG, VA, UNITED STATES, October 1, 2025 /EINPresswire.com/ -- Nicholls Auction Marketing Group, Inc., ([www.nichollsauction.com](http://www.nichollsauction.com)) announces one of the most important auction land offerings ever in Louisa County Virginia, on Monday, November 3, 2025 -- [1,600± acres of Louisa County Virginia land divided into 15 tracts](#) and offered in unlimited combinations ranging from 3 acres to 1,600 acres according to John Nicholls, president of the company.



940 Ambler Rd., Louisa, VA 23093 Auction Location: Auction will be off site at the Best Western Plus Crossroads Inn & Suites, 135 Wood Ridge Terrace, Zion Crossroads, VA

"This once in a lifetime offering is centrally located in Louisa County, VA, only 6 (six) miles from I-64 and 30 Miles from Charlottesville and Richmond (Short Pump), VA," said Nicholls. "Don't miss this rare opportunity to own or invest in property that will meet your current or future needs. Make plans now to bid and make it yours."

"[Production agriculture, forestry, recreation \(wildlife, hunting, fishing\)](#), development, family compounds, homesteads are but a few of potential uses for this property," said Tony Wilson, auction coordinator. Some of the many highlights of the property include frontage on the South Anna River, frontage on Ambler and Shannon Hills Roads, crop land, forest and woodlands, two (2) homes, several large shops/storage buildings, grain bins and drying systems and a convenient central Virginia location near Charlottesville and Richmond.

The auction's date, addresses and highlights follow below.

Date: Monday, November 3, 2025 @ 1:30 pm (Eastern).

Property Address: 940 Ambler Rd., Louisa, VA 23093

Auction Location: Auction will be off site at the Best Western Plus Crossroads Inn & Suites, 135 Wood Ridge Terrace, Zion Crossroads, VA 22942 w/Live Real Time Online Simulcast Bidding for Your Convenience!!

Current/Potential Uses may include:

- Production agriculture
- Forest/woodland
- Recreation – wildlife, hunting, fishing, camping
- Development
- Family compounds
- Homesteads



Nicholls Auction Marketing Group announces one of the most important auction land offerings ever in Louisa County Virginia - 1,600± acres of Louisa County Virginia land divided into 15 tracts."

*John Nicholls*

- Drain field sites
- Recreational property
- Potential family division rights
- 2 homes
  - o 4 BR/1.5 BA home
  - o 3 BR/2 BA double wide
- Conveniently located between Charlottesville and Richmond, VA
- And many, many more.



940 Ambler Rd., Louisa, VA 23093 Auction Location:  
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The property's highlights include:

- Large agricultural tracts
- Crop land
- Grain storage & drying facility
- 50'x80'x18' workshop
- 70'x140' equipment storage building
- Wooded and forest land
- Open fields
- South Anna River frontage
- Shannon Hill Rd. and Ambler Rd. frontage
- Homesites



For information about each individual parcel, bidding on a combination of parcels, and property tours and information days, visit [www.nichollsauction.com](http://www.nichollsauction.com) or call (540) 748-1359 noted Wilson.

"The real estate auction is open to the public. Brokers are reminded that pre-registration is required for compensation," reminded Wilson.

For more information, call Tony Wilson (540) 748-1359 or visit [www.nichollsauction.com](http://www.nichollsauction.com).

Nicholls Auction Marketing Group, Inc., with over 55 years of auction superiority and over 200 years of combined experience, has been synonymous with excellence and successfully marketing and selling thousands of properties.

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About Nicholls Auction Marketing Group, Inc.

Nicholls Auction Marketing Group, Inc., is a professional accelerated marketing firm specializing in the promotion and sale of real estate via the auction method of marketing. Headquartered in Fredericksburg, VA, NAMG has been serving the needs of the Mid-Atlantic region since 1968. The Nicholls team comprises world and state champion auctioneers, an award winning marketing staff, and sales percentages unmatched in the industry. For more information about Nicholls Auction Marketing Group, Inc., visit [www.nichollsauction.com](http://www.nichollsauction.com) or call 540-898-0971.



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