

Adjacent 5 BR/3 BA & 3 BR/2 BA Homes on 3± Acres in Culpeper County VA Set Auction Announces Nicholls Auction Marketing

Excellent Opportunity for Multigenerational Living with Adjacent 5BR/3BA & 3BR/2BA Home Family Homestead on 3.1± Acres in Culpeper County, VA set for Auction.

FREDERICKSBURG, VA, UNITED STATES, November 16, 2025 /

EINPresswire.com/ -- Nicholls Auction Marketing Group, Inc.,

www.nichollsauction.com) announces the auction of two adjacent 5 BR/3 BA split foyer style & 3 BR/2 BR ranch/rambler style homes on 3.1 +/- acres with an above ground salt water pool w/composite deck & vinyl railings, a whole house generator and several outbuildings on Thursday, December 4 according to John Nicholls, president of the company.



18611 Springs Rd., Jeffersonton, VA 22724 (Culpeper County)

"We have been entrusted by the heirs to market and sell this family homestead in Culpeper County," said Nicholls. "This is a rare chance to purchase one home or two – A wonderful [multigenerational living opportunity to create your own family homestead](#). Get ready to bid your price."

"Conveniently located the property is only 3.5 miles off of Lee Highway (Rt. 211), 9 miles from Warrenton, 13 miles from Culpeper, and only a short drive to Fredericksburg, Manassas & Northern Virginia," said Tony Wilson, auction marketing coordinator.

The auction's date, address and highlights follow below noted Wilson.

Date: Thursday, December 4 @ 3:00PM EST

Location of the property: 18607 & 18611 Springs Rd., Jeffersonton, VA 22724

- 18611 Springs Rd., Jeffersonton, VA 22724 (Culpeper County)
 - o [Solid 5 BR/3 BA split foyer style home on 1.9 +/- acres in Culpeper County](#), VA (The home has 5 bedrooms; however, it has a 3 BR/6 person drainfield)
 - o This home measures 2,898 +/- gross sf. and on the upper/main level features a kitchen w/island (all stainless steel appliances convey), dining area w/wet bar and laundry room. The walk-out lower level includes a full eat-in kitchen (stove, refrigerator & microwave), living area, 2 bedrooms, storage room and utility room.



18607 Springs Rd., Jeffersonton, VA (Culpeper County)

- o Concrete front stoop (approx. 8'x8'); half covered rear deck (12'x20'); above ground salt water pool (approx. 18'x30') with composite decking and vinyl railings; Hot tub

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Nicholls Auction Marketing Group announces the auction of two adjacent homes on 3.1 +/- acres with and excellent opportunity for multigenerational living and create your own family homestead”

John Nicholls

- o Laminate & luxury vinyl plank flooring on main level; luxury vinyl plank flooring & linoleum on lower level
- o Updated kitchen and bathrooms w/granite countertops & tile backsplash
- o Heating & cooling: heat pump; pellet stove
- o Conventional well and gravity flow septic system; electric water heater
- o Asphalt driveway shared with other adjacent home
- o Other Features: Generac Guardian 22KW whole house generator (leased propane tank from Blossman Gas); RainSoft water softener system; new fiberglass front door; replacement windows; modern updates throughout

- o Detached outbuildings convey (10'x14', 10'x16', 10'x12' and 20'x24' carport style building w/roll-up and entry door)
- o Electricity: Rappahannock Electric Coop; Internet: Xfinity
- o This home can be occupied immediately and customized at your leisure!!

- 18607 Springs Rd., Jeffersonton, VA (Culpeper County)
 - o Solid 3 BR/2 BA ranch/rambler style home on 1.2 +/- acres in Culpeper County, VA
 - o This home measures 1,312 +/- sf. (excluding the garage) and features an eat-in kitchen (all appliances convey), living room, 4 season sun room also suitable for an office or flex space, laundry area (washer/dryer convey), pull down attic

- o Single car attached garage (refrigerator conveys)
- o Carpet throughout; linoleum flooring in kitchen & bathrooms
- o Covered front porch (approx. 6'x30'); side deck (approx. 12'x12')
- o Heating & cooling: heat pump
- o Conventional well and gravity flow septic system; electric water heater
- o Asphalt driveway shared with other adjacent home
- o Electricity: Rappahannock Electric Coop; Internet: Xfinity
- o This home is move in ready and can be customized at your leisure!

'If the homes are sold separately, the two homes will be given individual tax map numbers/parcels. The 45 day closing period will begin after the official division by the county. If these homes are sold as a whole/together the 45 closing period will begin immediately," said Wilson.

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

For more information, call Tony Wilson (540-748-1359) or visit www.nichollsauktion.com.

Nicholls Auction Marketing Group, Inc., with over 57 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



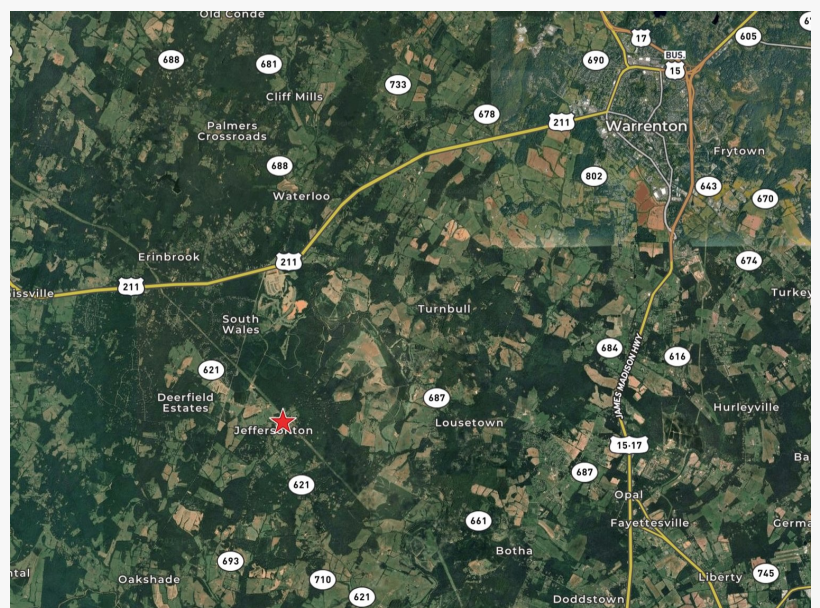
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in the promotion and sale of real estate via the auction method of marketing. Headquartered in Fredericksburg, VA, NAMG has been serving the needs of the Mid-Atlantic region since 1968. The Nicholls team comprises world and state champion auctioneers, 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 or call 540-898-0971.

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