

Bidding Set to Close on 3 BR/1.5 BA Home w/Basement on 2.15± Acres in Louisa County, VA Announces Nicholls Auction Mktg

Solid well-maintained home on acreage only minutes from downtown Gordonsville, VA Set for Online Only Auction Announces Nicholls Auction Marketing Group

FREDERICKSBURG, VA, UNITED STATES, August 30, 2026 /EINPresswire.com/ -- Nicholls Auction Marketing Group, Inc., (www.nichollsauction.com) announces the closing of bidding on a [3 BR/1.5 BA home w/walk-out basement on 2.15± acres in Louisa County, VA, Generac whole-house generator, roof, kitchen and electrical updates](#) within the last 10 years and conveniently located minutes from downtown Gordonsville on Tuesday, September 1 according to John Nicholls, president of the company.



10965 Louisa Rd., Gordonsville, VA 22942 (Louisa County)

"This combination of rural privacy, small-town charm, outdoor recreation, and convenient access to Charlottesville, Zion Crossroads, and I-64 makes this a desirable offering and a great investment," said Nicholls. "Bid early and often and make it YOURS."

"The property is conveniently located minutes from downtown Gordonsville, 10 minutes from Louisa and Zion Crossroads, 20 minutes from Orange, 30 minutes from Charlottesville, easy access to I-64, and within commuting distance to Richmond, Fredericksburg & Culpeper, VA," said Tony Wilson, auction marketing coordinator.

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

- Tuesday, September 1 @ 12 Noon EDT
- 10965 Louisa Rd., Gordonsville, VA 22942 (Louisa County)
- 3 BR/1.5 BA Cape Cod-style home w/walk-out basement on 2.15 +/- acres minutes from historic

downtown Gordonsville, VA (Louisa County)

- The home measures 2,479 +/- gross sf. and features one bedroom and half bath on the main level and 2 bedrooms and 1 bathroom on the upper level. It also has an eat-in kitchen (all appliances convey), living room w/fireplace, 8'x14' screened side porch, unfinished walk-out basement and attic w/scuttle-hole access.
- Flooring: Hardwood on main level; pine on upper level; vinyl in kitchen and bathroom
- Heating: Gas/propane hot water radiant boiler (leased 500-gallon propane tank from Tiger Fuel); Cooling: None
- Drilled well; conventional gravity-flow septic system; electric water heater
- Gravel driveway; standing seam metal roof
- Electric: Dominion Energy



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Nicholls Auction Marketing Group announces the closing of bidding on a 3 BR/1.5 BA home w/walk-out basement on 2.15± acres in Louisa County, VA, Generac whole-house generator, roof, kitchen"

John Nicholls

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

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.nichollsauuction.com or call 540-898-0971.

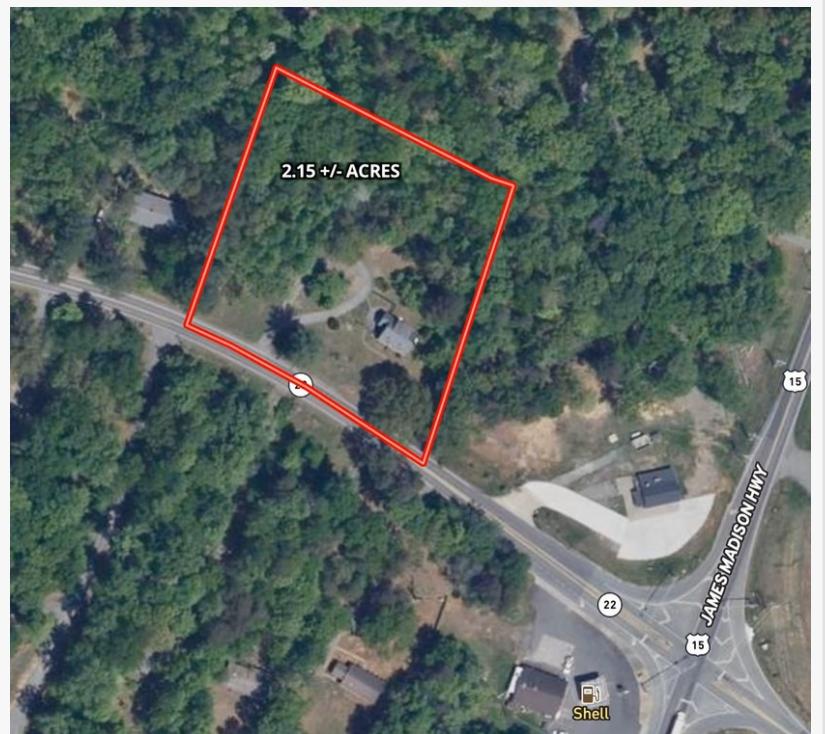
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