

# Online Auction! Farm Equipment - Green Valley Farm, Culpeper VA

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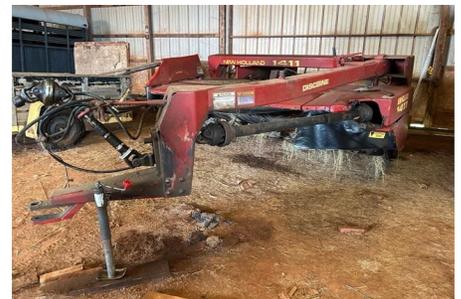
**Bidding opens Aug 1 closes Aug 7, pickup Aug 10**

**Auction Preview July 31, 4-7 PM or by Appointment**

**Questions?? Call Doug Flory, Sale Manager.540-222-6189**

11044 Green Valley Dr, Culpeper VA 22701

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Bill Baker

VAAL# 4091

434-917-0778

Auction Services  
Flyers distributed by Chip Harris 919-612-4938

TO REGISTER AND BID:

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\$784,000.00



# RARE JAMES RIVERFRONT GEM

*For Sale.*

Discover a rare 224-acre gem in Gladstone, VA, now available for the first time since 1972. River frontage on the James doesn't come often! This expansive estate, situated off Buffalo Station Dr, features an impressive 3100 feet of road frontage and an astonishing 9/10ths of a mile of James River frontage, offering unparalleled recreational and investment potential. With 178 acres of planted Loblolly Pines, 46 acres of mixed hardwoods, and three picturesque creeks meandering through the landscape, totaling 6100 feet of creek banks, this property is an ideal timber investment opportunity.

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