

Brick Ranch for Sale at Auction in Floyd VA!

*Don't miss out on this well-maintained 4 bedroom,
3 bath home, built in 1986, with an impressive 5,272
sq. ft. of living space.*

1235 Rush Fork Rd., Floyd, VA 24091



Preview: Saturday, June 28th from 11 – 1 PM

Bidding Ends: Thursday, July 17th at 4 PM

VAAuctionPro.com



**Blue Ridge
Land & Auction**

Matt Gallimore, Broker/Auctioneer



BRICK RANCH FOR SALE AT AUCTION IN FLOYD VA

This well-maintained brick home, which was built in 1986, offers an impressive 5,272 sq. ft. of living space. The home has been thoughtfully designed for comfort and versatility. The main level spans 2,976 sq. ft. and features 2 bedrooms, 2 baths, and beautiful hardwood floors. Enjoy the natural light from the 2 sunrooms on the main level. Also on the main level, you will find a 1 car attached garage. The expansive 2,296 sq. ft. basement significantly extends the living area, offering 2 additional bedrooms, a full bath, and a 1 car garage. For cozy evenings, you'll find both a wood cookstove and a wood stove in the basement. The home is equipped with 2 heat pumps, one of which is only 2 years old. The whole-house generator provides for a peace of mind during the winter months.

Additional features include a durable shingle roof, a classic brick exterior with vinyl and aluminum siding on the sunrooms. The property also has a private well and septic system, a paved driveway, and an owned propane tank. Beyond the home, you will find a beautiful +/- 9.5 acre property. The acreage is mostly open but is complemented by some wooded areas. Outside of the home, you will find a 1,400 sq. ft. detached vinyl garage with electricity and water, along with a 120 sq. ft. building. Both the garage and building offer an ideal spot for a workshop or extra storage. You will also enjoy the small stream on the property and the stocked Rush Fork Creek which is located directly across the road. Don't miss your chance on this one of a kind property that is for sale in Floyd County, VA!

**Check the
property out!**





PREVIEW DATE

Saturday, June 28th from 11 – 1 PM

DIRECTIONS

From Floyd, VA – from 221 S, take a left onto Canning Factory Rd, to an immediate right onto Black Ridge Road. Turn right onto Brush Fork Road. Property is on the left. See signs.

BIDDER PACKET

Download Bidder Pack for complete information at VAAuctionPro.com. Bidder Pack has maps, complete terms and conditions, sample contracts, tax cards, and restrictions. Some of the plats in Bidder Pack may have notations and boundaries created by Auctioneer for illustration purposes, however unchanged surveys are in Bidder Pack as well.

TERMS & CONDITIONS

10% Buyer's Premium will be added to final high bid to arrive at contract price. Earnest Money Deposit of \$10,000 is required on the day of sale. Close on or before September 2nd, 2025. Subject to seller confirmation. Property sold as is, where is with any and all faults. Buyer is expected to complete their own due diligence before placing a bid. Auction starts ending at 4 PM on July 17th, 2025. Please note that during the last two minutes of bidding, if a new bid is placed, the clock is automatically extended an additional two minutes. Be sure to register to bid early to ensure you receive notifications regarding any changes to the Auction, Bidder Packet and/or Pre-Auction offers received. Download Bidder Information Pack for complete terms and conditions, purchase contract and maps at VAAuctionPro.com.

MATT GALLIMORE

Broker, Owner, Auctioneer, Appraiser

Gallimore.Matt@gmail.com

540-239-2585





ABOUT THIS AREA

Tucked into the scenic highlands of Southwest Virginia, Floyd is a small town with a big heart and a distinctive character. Floyd offers a unique blend of Appalachian heritage, vibrant arts culture, and a strong sense of community. Floyd is located along the Blue Ridge Parkway, one of the most scenic drives in the United States. The surrounding landscape is a mix of rolling hills, lush forests, and open farmland, providing stunning views year-round and ample opportunities for outdoor recreation—hiking, biking, and fishing are all popular pastimes. Floyd is perhaps best known for its rich musical heritage. The town is a cornerstone of the “Crooked Road,” Virginia’s heritage music trail. Each Friday night, locals and visitors pack into the Floyd Country Store, a legendary venue for bluegrass and old-time music. These “Friday Night Jamborees” have become a regional institution, drawing musicians and fans from across the country.



**Blue Ridge
Land & Auction**

WHAT DO WE SPECIALIZE IN?

With a strong heritage dating back to 1984, *United Country Real Estate Blue Ridge Land & Auction* boasts a team of seasoned professionals. Their expertise spans a diverse range of properties, with a specialty in recreational lands and farms. Committed to innovation, they've recently partnered with Realtree to launch UC Hunting Properties. This powerful platform streamlines your search for expansive hunting grounds, fishing havens, and recreational retreats – everything conveniently compiled in one place for your land-buying journey.

Floorplan

General Floorplan - 4 Bedrooms, 3 Bathrooms

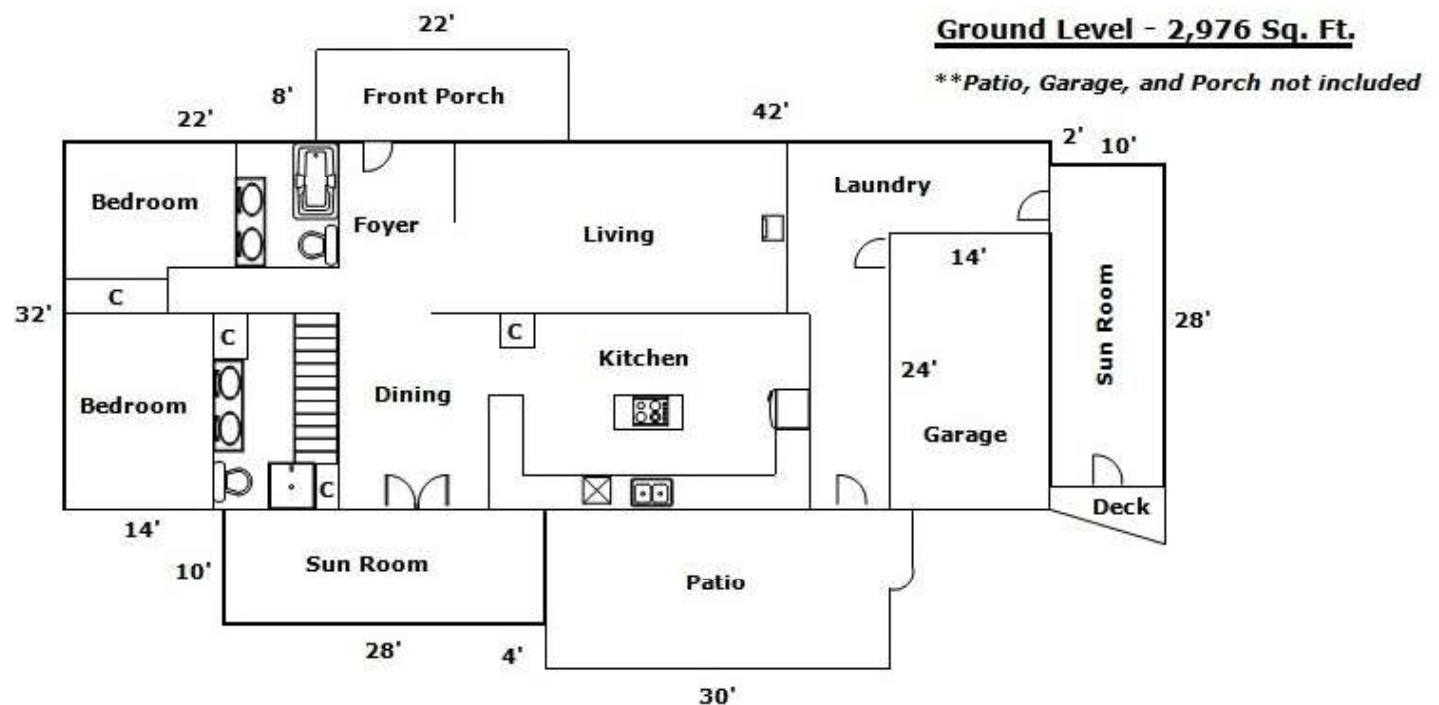
Living Area = 5,272 Sq. Ft.; Built in 1986

Heating / Cooling - 2 Heat Pumps, Woodstoves

Floors - Carpet, Hardwood, & Vinyl

Exterior - Brick / Vinyl, Shingle Roof

Whole House Generator, Private Well & Septic



GET TO KNOW DARRELL

Darrell Hylton is a native of Floyd County, Virginia and was raised in the Willis community. He is an avid outdoorsman and enjoys hunting, fishing, camping and hiking with his family.

He and his wife April are raising two daughters and are active in the community and their church. Darrell enjoys meeting new people and showing acreage or farms and homes.

He is very knowledgeable and familiar with properties in Floyd County and the surrounding New River Valley areas.

Darrell cares about his clients and offers friendly, honest advice and guidance when dealing with customers.

3-D Tour of Home!



Check out this Property Video!



DARRELL HYLTON

Realtor

dwh@swva.net

(540) 250-0850



**Blue Ridge
Land & Auction**



GET TO KNOW MATT



Matt enjoys working with Buyers and Sellers for Farmland, Waterfront, Vacant Land Tracts, Recreational Properties, Luxury Properties, and pretty much any Mountain Property. Matt has lived in Floyd County his entire life except when he attended nearby Radford University.

Matt is a licensed Real Estate Broker, Real Estate Appraiser, and Auctioneer. He can guide Sellers to determine the appropriate value of their Real Estate, and then help determine the best way to sell their property whether it's a traditional Real Estate Listing, Online Auction, or Live Auction.

Matt is a graduate of Radford University with a Masters' Degree in Business Administration and a Bachelor Degree in Finance. As a native of Floyd County and a former Loan Officer with the Bank of Floyd, he is very knowledgeable of Real Estate purchases and Sales. Give Matt a call and let him help you with all your Real Estate needs.

MATT GALLIMORE

Broker, Owner, Auctioneer, Appraiser, MBA
Gallimore.Matt@gmail.com
540-239-2585

Awarded National #4 Sales
Office 2023 & 2024

Awarded National #1
Auction Company 2021,
2023 & 2024

VA Broker License #0225062681
VA Auctioneer License #2907004059



FIND OUR OFFICES



102 S. Locust St.
Floyd, VA 24091



438 Peppers Ferry Rd.
Christiansburg, VA
24073



629 W. Main St.
Abingdon, VA 24210

LET'S STAY CONNECTED!



Follow Me On Facebook:

Matt Gallimore - United Country
Real Estate Broker and Auctioneer



Follow Me On Instagram:

@ucblueridgelandandauction



Subscribe to My YouTube:

@UnitedCountryBlueRidgeLand

Visit Our Website: www.VAAuctionPro.com

