

**Name: 290 Snyder Ridge Road, Rose Hill, VA 24281-8420 Auction**

**Auctioneer: United Country Clinch Mountain Realty and Auction in conjunction with Stone Realty & Auction**

**Auction Type: Live and Online**

**Auction Dates: June 13, 2026, 10:00 AM EST**

**Preview Dates: Shown by appointment only. Call Lisa McBride at 865-993-5263 or mobile 423-748-1081 or Robin LeFevers at 423-626-0881**

**Closing Date: The Winning Bidder will receive an email from Lisa McBride with all information, or if you are present on the day of the auction, you will be required to sign**

**Location: 290 Snyder Ridge Road, Rose Hill, VA 24281-8420**

**Buyer's Premium: 10%**

### **Property Details**

- **Parcel Number: 47A-(17)-1,2A,3A,4,5,6,&(4)-BKB,1,2**
- **Property Address: 290 Snyder Ridge Road, Rose Hill, VA, 24281-8420**
- **4 Bedroom, 3 bath, 2556 square feet home built in 1975, two-car attached garage, with barn**
- **County: Lee**
- **State: Virginia**
- **Lot Size: 10.688 surveyed acres subdivided into 6 tracts**
- **Zoning: Residential**
- **Personal property & Farm equipment must be present to buy; the majority will not be offered for online bidding. No Shipping and must be paid for in full before removing it from the sale site.**

**Title: Live & Online Real Estate Auction — 10.688 Surveyed Acres in 6 Tracts with Home, Barn & Farm Equipment**

**Country land, a solid home, barn space, and multiple buying options — all selling at auction in Lee County, Virginia.**

**Whether you're looking for a homeplace, acreage, investment tracts, or farm-use property, this Snyder Ridge Road auction gives bidders flexibility and opportunity.**

### **Live & Online Auction**

**Saturday, June 13, 2026, at 10:00 AM EST**

**290 Snyder Ridge Road, Rose Hill, VA 24281**

**Lee County, Virginia**

**This East Tennessee/Virginia region auction offers a solid country property with acreage, improvements, and multiple tract options. Located in the Rose Hill community of Lee County, Virginia, this property features a 4-bedroom, 3-bath home with 2,556 square feet, built in 1975, along with a two-car attached garage, barn, and 10.688 surveyed acres.**

**The land has been surveyed and subdivided into 6 individual tracts, giving buyers the opportunity to bid on smaller parcels, larger acreage, or the home tract with improvements.**

### **Property Highlights**

- **10.688 surveyed acres total**
- **Offered in 6 tracts**
- **4-bedroom, 3-bath home**
- **2,556 square feet**
- **Built in 1975**
- **Two-car attached garage**
- **Barn on the property**
- **Country setting in Lee County, Virginia**
- **Live and online bidding are available for real estate.**
- **Personal property and farm equipment are also being sold.**

### **Tract Breakdown**

- **Tract 1: 0.612 acre**
- **Tract 2: 0.884 acre**
- **Tract 3: 0.531 acre**
- **Tract 4: 0.949 acre**

- Tract 5: 1.134 acres
- Tract 6: 6.598 acres with house and barn

### **Personal Property & Farm Equipment Notice**

**Personal property and farm equipment will also be available at the auction. Buyers must be present to purchase most personal property and farm equipment, as the majority will not be offered for online bidding.**

**There will be no shipping. All personal property and equipment must be paid for in full before removal from the sale site.**

**Opportunities like this are hard to duplicate — a country home, surveyed acreage, barn, farm equipment, and multiple tracts all offered through the auction method. Whether you are a neighbor, investor, farmer, or buyer searching for a rural homeplace, this is one to put on your calendar.**

## **Auction Details & Contact**

**Live and Online June 13, 2026 10:00 AM EST**

**United Country Clinch Mountain Realty and Auction Lisa McBride & Robin Lefevers**

- Office: 896-993-5263 & 423-626-0881
- Cell: 423-748-7181 or 423-626-0881
- Website: [www.ucclinchmountainrealty.com](http://www.ucclinchmountainrealty.com) or [www.stonerealtytn.com](http://www.stonerealtytn.com)

**Location: Latitude 36.673680, Longitude -83.359488**

**Driving Directions: US 25E to US 58 to US 58 Business to left on Old Fincastle Rd to left on Martin Creek Rd to right on Snyder Ridgt Rd (GPS Friendly)**

**Homeowner Association Fee: \$ 0.00**

**2025 Yearly Property Taxes are 1,486.95**

**This Property is Being Sold by survey Pamela L & Fred M Davis, by Cumberland Partners LLC, on 9/4/2025, offered in tracts, with a regrouping fee of 5% for small groupings, and offered as a whole. 10% buyers premium added to the final bid. The seller authorizes the auction company to suspend the bidding on all tracts, regrouping and offering the property as a whole.**

**Tract 1, 0.612 Acre**

**Tract 2, 0.884 Acre**

**Tract 3, 0.531 Acre**

**Tract 4, 0.949 Acre**

**Tract 5, 1.134 Acre**

**Tract 6, 6.598 Acres with House and barn**

**FL# 5167**

**VA Firm # 2907004958**