



BOWMAN AUCTIONS

VALUABLE REAL ESTATE

1275 BLUEWATER ROAD, ROCKINGHAM, VIRGINIA
AUCTION TO BE HELD ON SITE

THURSDAY SEPTEMBER 17TH, 2026
@ 6:00 PM

OPEN HOUSE: SEPTEMBER 8TH 4-6 PM
OR BY APPOINTMENT



LOCATION: From Harrisonburg, East On Port Republic Rd, Turn Left On Boyers Rd, Turn Right On Taylor Spring Ln, Left On Bluewater Rd. Watch for signs.

We will sell the following at auction: .49 Acre Lot Improved by A 2,532 Square Foot 4 Bedroom, 2.5 Bath Home located only minutes from everything in LAKEWOOD!!! Large Kitchen Opens To Living & Dining Spaces W/ Convenient Access to The Private Back Yard. The Covered Front Porch Offers Great Views of The Mountains! Basement Features 2 Car Garage & Unfinished Workspace. Paved Driveway & Lots of Potential!

TERMS OF SALE: \$20,000.00 (Twenty Thousand) Dollar non-refundable deposit due the day of sale. Balance due within 45 days upon delivery of deed. Deposit will be applied at closing. Taxes will be pro-rated as of date of settlement. Property will be sold "AS IS" by the boundaries, without warranty expressed or implied. 2% referral paid to participating Brokers who have registered a buyer.

For more information, or appointment to see property call: Auctioneers John Bowman 540-271-2178 or Jack Bowman 540-830-1028.

Announcement made the day of the sale take precedent over all written material.

Owner: Carol Richardson

AUCTIONEERS:

Col Jack Bowman # 185 WV# 1832

John Bowman # 2551 WV#1833