



**MOUNTAIN VALLEY
AUCTION
GROUP**

Real Estate Auction

89.964 +/- acres of land in Bridgewater, VA

**Online Auction Ending at 1 pm on
Wednesday, Jan. 21, 2026**



90 Acre Augusta County Farm Offered In Three Tracts We are offering at online auction 89.964 +/- acres of land with improvements at 285 Paradise Ln Bridgewater VA 22812. This property is zoned general agricultural and is being offered in three separate tracts of 1.027 acres with the house, a 7.217 acre building lot, and an 81.72 acre tract with fenced pasture and timber. Bidders may bid on individual tracts or combinations of tracts. With magnificent views, mature timber, lots of wildlife, two mountain streams, and a beautifully renovated farmhouse, this property has lots to offer. It is located 9 miles west of Bridgewater VA and approximately a 30 minute drive to either Harrisonburg or Staunton.



Brick farmhouse built in 1949 with additions and remodeling in more recent years. In addition to the farmhouse this property is improved by an in ground heated saltwater swimming pool and a nice board fence around the yard. The house has approximately 2,900 sq feet of living space with 4 bedrooms and 2 full baths plus a 1,300 sq ft unfinished walkout basement. It has been remodeled over the past 20 years with new kitchen, bathrooms, primary suite, and the addition of a family room and office. All new insulation, wiring, plumbing, were installed. Appliances convey with the property. It is heated by a woodstove and an oil furnace. Window units keep it cool in the summer. It has a metal roof which was repainted in 2024. It is served by a 600 ft deep well and a spring. The well had a new pump installed in April of 2025. The wrap around deck does need some attention and there are some cosmetic details inside that a new owner might want to address, but otherwise this house is move in ready. The current owners are moving out of state by the end of December. 2025 tax assessed value for this tract is \$302,400 and annual taxes are \$1,572.

Call Linford Berry: 540-476-3309

Bid Online @

www.mountainvalleyauctions.com

**Bidding
Open**

VAF# 1028