



REAL ESTATE AUCTION

June 19 At 12 Noon

On-site: 1770 Tidewater Trail, Champlain, VA 22438



Pre-Auction Offers Welcome
Broker Participation is Encouraged

www.LindenHouseVA.com
540-491-9292

United Country
Atlantic Coast Auction
& Realty Group

410 S. Jefferson St.
Roanoke, VA 24011-2006
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Previews:
May 22 & June 5
12 Noon - 2 PM or by appointment

Auction Location:
11770 Tidewater Trail
Champlain, VA 22438

REAL ESTATE AUCTION

Historic Plantation • 204 +/- Acres

Offered in 3 Estate Tracts

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History of Linden House

This 204-acre estate is located in Champlain, Virginia, a rural area of Essex County. Members of the Browne family were the original builders on this land, which was granted to them in 1719. After several generations, ownership passed to bachelor Albert O'Neal; then, in 1853, to Sarah J. Ellis whose daughter married J. H. Pitts. The Pitts' daughter, Kate, was the next owner.

"Linden" is the name given to the historic home built circa 1750. It was completed for Lewis Browne, who inherited the property from his father Merriday. This house has stood for more than 250 years, but it has been lucky to remain intact for so long. Linden was thankfully spared when Northern gunboats on the Rappahannock River pounded the Essex County shores during the Civil War.

Linden Plantation is listed on both the Virginia Landmarks Register and the National Historic Register. The Virginia Landmarks Register describes Linden as a property built on an unusually generous scale: "With its three-bay side-hall plan, the house with fine-quality brick work is an interesting adaptation of the Federal town house for a country residence."

This spacious four-level brick home has been superbly restored. It contains four large bedrooms that each offer a private bath. The home also contains a den/library, formal living room, formal dining room, commercial-grade kitchen (suitable for catering) and huge foyers on each level.

Other buildings on the property include a carriage house with two upstairs bedrooms, a huge first-floor suite and three baths. You'll also find a reception building boasting a spacious banquet room suitable for 100+ people, commercial-grade kitchen (also suitable for catering), enclosed and open

porches, and an upstairs living area with a huge master suite, living/kitchen area and large bath. This banquet/reception facility also has lots of storage space, a large brick patio, a second-story deck, and restrooms for both men and ladies. Horse and cattle enthusiasts will appreciate the six-stall stable barn and fenced pasture.

The grounds at Linden are well maintained. There is an English garden, a stocked pond, and a gazebo. Whether you are looking to run a B&B, an inn, an equestrian center, a hunting preserve or some other venture, this place has the potential. Of course, you may just want to buy this property for your own personal enjoyment.

You'll find all of the above in an area of Virginia called the "Land of Independence," because it is where the ideas of freedom were first voiced. It is the land of George Washington, James Monroe and James Madison. All three were born just across the Rappahannock River in an area known as the Northern Neck.

Also prominent in the area was the Lee family of Stratford Hall. Four generations of Lees were born here, including Richard Henry and his brother Francis Lightfoot, the only brothers to sign the Declaration of Independence. In 1807 another Lee was born, Robert E., who was destined to become the commanding officer of the Army of the Confederacy. The legacy of this region is truly fantastic, and Linden is a notable part of this storied history.

This slice of history is just 10 minutes north of the town of Tappahannock and 35 minutes south of both I-95 and Fredericksburg. The Rappahannock River is located just a few miles away. Washington, D.C., Richmond, and Virginia Beach are all less than two hours away.

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Front View of Banquet/Reception Facility



Carriage House



Rear View of
Banquet/Reception Facility



Driving Directions to Linden House:

Auction Site:

11770 Tidewater Trail, Champlain, VA 22438

From Richmond:

Route 360 to Tappahannock to north on Route 17 for 9 miles to Linden House which is on the left at the crossover sign. Right at Linden Lane.

From Washington, D.C.:

Route 95 south to exit 126. Go south on Route 1 and 17 for three lights, then left on Route 17 south for 40 miles. Linden House is on the right at Linden Lane.

Auction Terms

Bids will be accepted from registered bidders only. Registration begins on-site at 11 am. Please bring a valid drivers license for identification. 10% Buyer's Premium added to the high bid to determine contract sale price. 10% deposit due on the day of the auction with the balance due at closing within 30 days. Property will be conveyed by General Warranty Deed. Potential buyers must perform such independent investigations with respect to property as they deem necessary to verify information provided by Auction Company and/or seller. All information provided by the Auction Company and/or seller

is deemed reliable but not warranted. All property is being sold "as is" "where is" without representations or warranties of any kind or nature. Please inspect the property before bidding. All sales are final. Announcements made the day of the auction take precedence over all prior releases, verbal and written, concerning this sale. The Auction Company and its representatives represent the seller. Broker participation of up to 3% will be offered to brokers meeting the Auction Company's guidelines for broker participation.

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See website for floor plans, plat, on-line bidding and more for this elegant estate.

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