

Pearisburg, Virginia

# Sealed Bid Auction

Bids Due: January 28, 2026 by NOON



## Angels Rest Hiker's Haven 200 & 204 Douglas Lane Pearisburg, VA 24134

The time has come for Angels Rest Hiker's Haven, a must stop along the Appalachian Trail, to have new ownership. For the last 10 years, owner, Pippa Chapman, has cultivated a "Haven" on her 5+ acres in the heart of Pearisburg for those hiking the AT. Located just behind Food Lion and walking distance to everything, this unique property offers a safe and comfortable stay with a wide array of accommodations. Separated into two parcels, bidders can purchase individually or as a combination.



### Tract 1: 200 Douglas Lane: ChillaxInn

- 1,653± SF Brick Ranch
- 3 Bedrooms
- 1 Bathroom
- \$220,000 Appraised Value
- New Roof (2024)
- 0.7± Acres (Currently Being Surveyed)
- Regulated as Hotel/Motel/BnB No Food
- \$23,788 Average Annual Gross Revenue



See woltz.com for Current Rental Rates

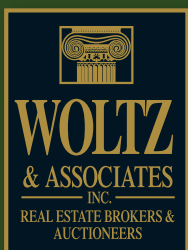
### Tract 2: 204 Douglas Lane: Angels Rest Hiker's Haven

- 14-Bed Bunkhouse
- Bathhouse (3 Full Baths) w/Laundry & Kitchenette
- The Rest (Mobile Home - 2 Bedrooms, 1 Bath)
- Relax Shack (Single Room 1-4 Guests)
- Shoffice (Check In Office)
- 5 RV Sites (w/Electric Hookups and Dump Station on Site)
- Tent Sites (Approximately 30 sites)
- \$200,000 Appraised Value
- 4.78± Acres

SCAN ME



Preview Dates: January 20 & 24 from 1:00 - 4:00 PM



Reaves Ward  
540.597.4607

5% Buyer's Premium  
2% Broker Participation  
See woltz.com for details

Jim Woltz  
540.353.4582

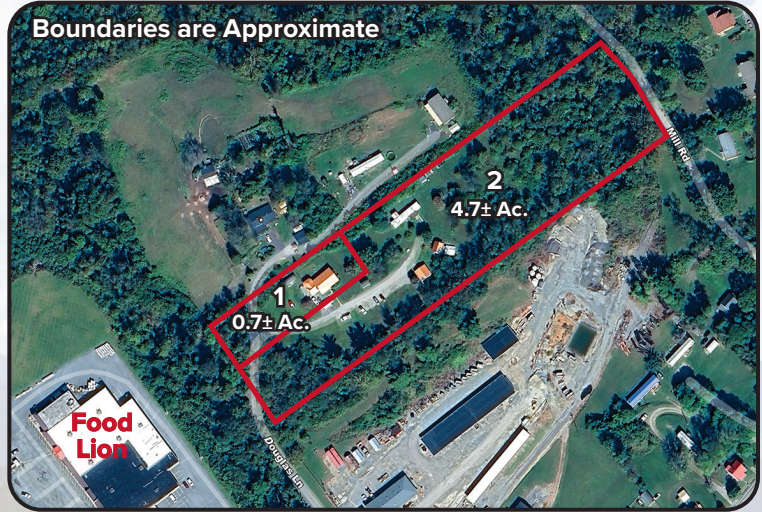
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# Angels Rest Hiker's Haven



## Additional Information

- On average, ARHH serves 1,872 hikers annually, with the average spend of \$73.46

## Average Annual Gross Revenue

- Shuttles- \$18,543
- ChillaxInn (Brick House)- \$23,788
- The Rest (Mobile Home) - \$7,267
- The Relax Shack- \$6,602
- The Bunk House - \$24,435
- Tenting - \$11,703
- Parking - \$4,032
- Day Passes - \$3,216
- Laundry - \$3,086

## Basic Terms & Conditions of Sealed Bid Auction

1. This Auction is being conducted subject to the Terms and Conditions of Sale and the Sealed Bid Auction Real Estate Purchase Agreement.
2. BIDDER'S INFORMATION PACKET: Detailed Bidder's Information Packets containing the Sealed Bid Auction Real Estate Purchase Agreement and bidding instructions are available from our office via email, fax or mail order and on our website.
3. A Bid Packet MUST be obtained and documents filled out to submit a bid.
4. AUCTION SALE AND BIDDING: The property is hereby offered by sealed bid auction subject to Seller confirmation. To participate and bid in the auction, your fully executed Sealed Bid Auction Real Estate Purchase Agreement (contained in the Bidder's Information Packet) must be received by the Auction Company on or before 12:00 PM ET, January 28, 2026.
5. BID BASIS: Bidding is by lump sum bid, not per acre.
6. Initial bids are due at the offices of Woltz & Associates, Inc., 23 Franklin Road, Roanoke, VA 24011 by NOON on January 28, 2026.
7. Bids will be opened at Noon and the top three bidders will be notified by phone call and email and those THREE ONLY will be allowed to increase their bids if they choose by Noon on January 29, 2026. If the top three bidders wish to issue a higher bid this will be done by email of the Round Two Purchase Offering to hannah@woltz.com by NOON on January 29, 2026. If they choose not to increase their offer, their original offer will stand. All bids are final.
8. BUYER'S PREMIUM: A Five percent (5%) buyer's premium must be added to the high bid to determine the total Purchase Price.
9. TIE BIDS: In the event of any tie bids, Seller may accept the bid of Seller's choice, or Seller may elect to allow the tie bidders to make their best and final offer by Noon on January 30, 2026.
10. The property is being sold "AS IS, WHERE IS" with all faults in its condition at the time of sale without recourse by way of refund, reduction of the purchase price, or otherwise.
11. Your bidding and purchase of the property is not conditional upon financing. Be sure you have arranged financing, if needed, and are capable of paying cash at closing.
12. Bidders inspecting property enter at their own risk.
13. REAL ESTATE DEED AND SETTLEMENT: The Real Estate will be conveyed by a General Warranty Deed to be prepared at the expense of the Seller and the cost of Virginia Deed Grantor's tax shall be borne by the Seller. The Property is being conveyed free and clear of liens, subject, however, to any rights of way, easements, agreements, and restrictions of record. The balance of the Purchase Price is due at Settlement which shall be on or before March 16, 2026. The Contract to Purchase is not assignable. Possession of the Property shall be given to the Buyer at Settlement.
14. The AUCTION Company and its representatives represent the Seller.
15. The information contained in the brochure, on Woltz.com, and in the Bidder's Information Packet is subject to verification by all Parties relying on them. No liability for its accuracy, error, or omissions is assumed by the Seller or the Auction Company. Boundaries on aerial photography are approximate.
16. The accepted sealed bid will require a 10% deposit by Wire initiated to Woltz & Associates, Inc. Escrow account by 3:00pm on January 29, 2026. For wiring instructions, please email hannah@woltz.com or call 540-342-3560.

Pearisburg, Virginia

## Sealed Bid Auction Angels Rest Hiker's Haven



VA #321 A1053

Reaves Ward, REALTOR  
Jim Woltz (VA #825)  
Woltz & Associates, Inc.  
23 Franklin Road  
Roanoke, VA 24011  
woltz.com



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