

LAND AUCTION



3.032 AC± | 1 TRACT | ALLEGHANY CO, VA

ONLINE ONLY AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/18/26 AUCTION TIME: ENDS AT 3 PM ET

AUCTION HELD AT: ONLINE ONLY

Nestled along scenic Potts Creek on 3.032± acres, the Castile Market, a beloved local landmark and business that perfectly blends country charm with opportunity. The 2,720 ± square-foot building serves as both a restaurant and country store, known throughout the area for its good old-fashioned country cooking, friendly atmosphere, and small-town hospitality.

With excellent frontage along Route 18 and additional creek frontage, this high-visibility location draws both locals and travelers exploring the Alleghany Highlands. Each morning, neighbors gather over biscuits and gravy and a hot cup of coffee to catch up and share stories. At lunchtime, the place fills with customers stopping in for daily specials or what many call the best hamburger around.

The country store stocks convenience items as well as locally made goods and products from regional vendors, showcasing the spirit of the community. All restaurant and store equipment is conveyed, making this a true turnkey opportunity ready for the next owner to step in and continue the success. (A complete equipment list is provided in the photos.)

Behind the market, the owners have thoughtfully created an inviting outdoor gathering space featuring a covered stage with electricity—an ideal spot for local musicians to perform while guests relax and enjoy the views. This open field, framed by the sound of Potts Creek and sweeping mountain vistas, offers tremendous potential for expansion—such as adding tiny cabins or RV hookups for overnight guests seeking a peaceful stay in the mountains.

Located just minutes from thousands of acres of the George Washington and Jefferson National Forests, the property provides easy access to fishing, hunting, hiking, and countless outdoor adventures. Whether you're looking to operate a successful business, expand into a destination venue, or simply continue a cherished local tradition, Castile Market offers endless possibilities in one of Virginia's most picturesque settings. The business recently closed and is seeking a new owner to bring it back to life.

EQUIPMENT / FURNITURE / FIXTURES (that convey):

- Stove - Propane, 6 Burner, Double Oven w/ Grill
- Fryer - 2 basket Propane
- Cabinet Warmer
- Sink-Three Compartment
- Sink- Hand Wash
- Automatic Towel Dispenser
- Stainless Steel Work Table
- Microwave
- Milkshake Mixer
- Toaster
- Refrigerated Prep Station
- Electronic Kitchen Timer x 2
- Standard Refrigerator
- Pizza Oven x 2
- Kitchen Rack
- Misc Kitchen Utensils, Pots, Pans, Plates, Cups, Glasses, Etc
- Standup Freezer x 4
- Convertible Refrigerator/Freezer x 2
- Chest Freezer x 2
- Small Display Refrigerator
- Beer Display Refrigerator
- Scott Ice Nugget Machine
- Coffee Station Cabinet
- Bunn Coffee Maker
- Tea Urns
- Cup/Lid Dispenser
- Cream/Sugar Dispensers
- Window Signs - Open/Coffee/ATM
- Display Cabinets x 3
- Tables / Chairs
- Mop Sink
- Storage Shelving
- Gondola Shelving / Misc Merch Racks
- 2-Door Display Beer Coolers
- Milk Cooler
- Upright Display Freezer
- Check out Counter

- Night Owl Camera System
- TV
- Office Shed
- Well Shed
- Water Softener System
- 16'x40' Covered Stage
- Propane Generac Generator
- Outside Table / Chairs
- Dumpster
- Waste Oil Tank

Equipment owned by vendors that will not convey:

- Hershey Bunker and Stand Up Freezers
- Pepsi Display Coolers
- Coca-Cola Display Coolers
- Rapid Xchange Cabinet
- Hometown Ice Freezer

Taxes:	\$784.00
Lease Status:	No leases
Possession:	Immediate possession
Survey Needed?:	No survey needed
Brief Legal:	4200 Potts Creek Rd, Covington, VA, 24426
PIDs:	07100-00-000-039A
Lat/Lon:	37.7106, -80.0671
Zip Code:	24426



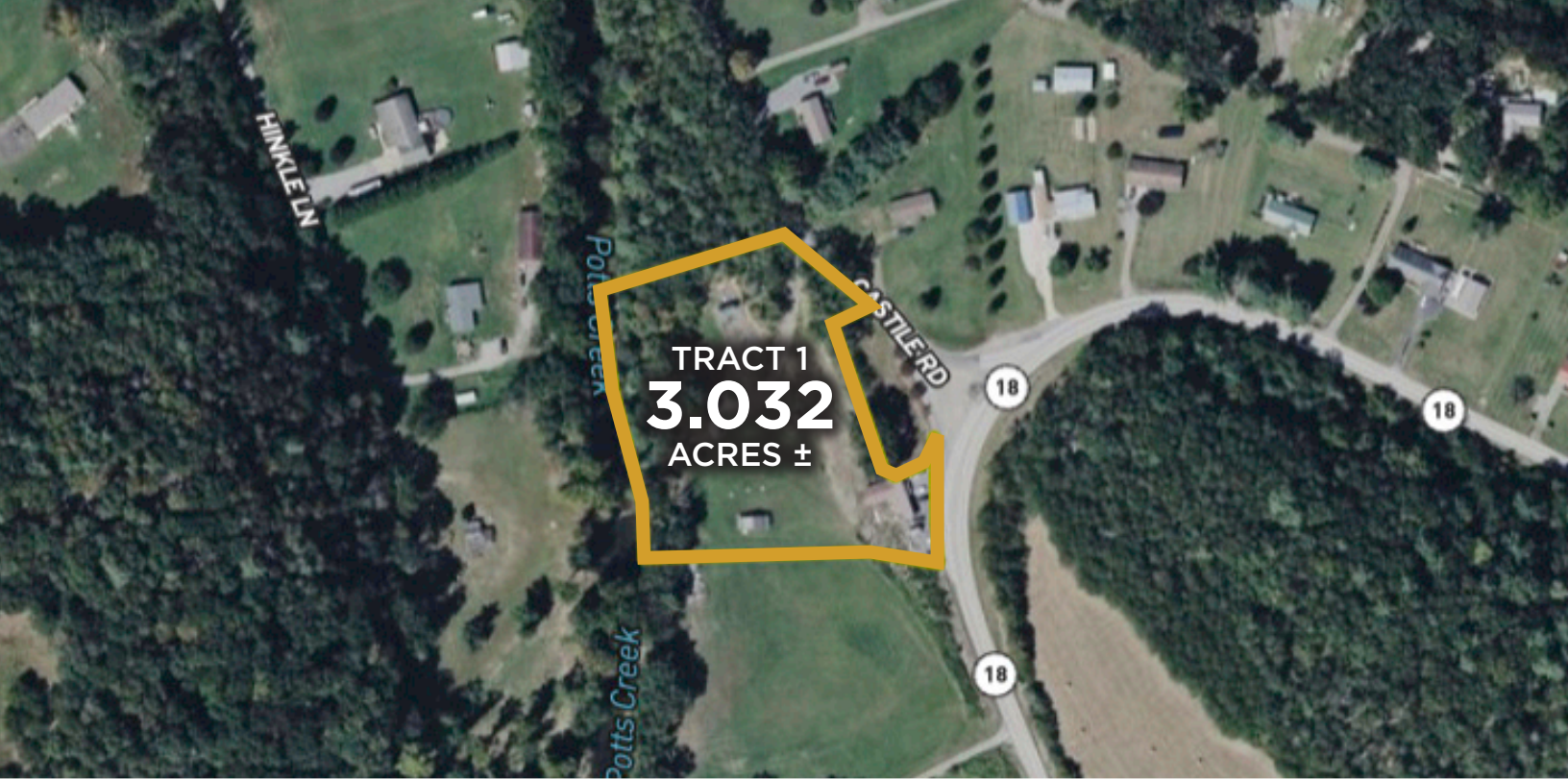
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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