

BLUE RIDGE PROPERTIES

JF BROWN REAL ESTATE SERVICES

See pages 18 – 19



Classic 2-story home adjoining the Country Club with 4 bedrooms and 3.5 baths.



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AUGUST 2020

Your Real Estate Guide to Rockbridge, Augusta, Bath, Alleghany, Highland & Botetourt Counties
Lexington, Buena Vista, Staunton, Waynesboro, Stuarts Draft, Buchanan & Verona

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James Wm. Moore
Real Estate Co.

28 South Main Street
Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Rolling Meadows - 1.5 Acres Gorgeous Blue Ridge Mountain views from this 1.58 acre residential building lot in desirable Rolling Meadows subdivision of Rockbridge County. Located minutes to Lexington and Buena Vista with convenient access off of I-81 and I-64, the property borders Rolling Meadows' Green Space providing protection and amenity value to the property. Priced to sell! **\$25,000**

Cedar Hill Lane - 1 Acre One acre residential building lot fronting on Mill Creek with additional frontage on two hard-surfaced, state maintained roads including Valley Pike with easy access and close proximity to Lexington, I-64, and I-81 in Rockbridge County, VA. **\$29,900**

E Ridge Drive - 2.13 Acres Wooded elevated building lot with seasonal views of House Mountain. Country living just minutes from Lexington. Features include a private road and underground utilities. **\$35,000**

Desmac Lane - 1.7 Acres 1.71 acre residential building lot with access to public water and sewer located minutes from downtown Lexington, I-64, and I-81 in Rockbridge County, VA. Elevated clearing surrounded by trees creates a private building site. **\$39,900**

Longview Meadows - 2.01 Acres Picturesque 2-acre residential lot in the coveted Longview Meadows subdivision offers long-range House Mountain views. Property is located on a quiet cul-de-sac surrounded by pastoral landscapes. Only minutes to downtown historic Lexington, Virginia, Washington and Lee University, and the Virginia Military Institute. Great mix of open meadow and forest. **\$44,900**

Boundary Line Lane - 8 Acres 8.77 acres has it all! Hilltop building site, mix of hardwoods and open meadow, spring, year round creek, and accessibility are just a few of the many features. Property provides an ideal setting for a single family home site or investment, as it is made up of four separate tax map parcels, which provides for easy future development potential. Approximately 100 feet of gorgeous stream on land. **\$49,000**

Meadowview Estates - Elevated building lots with sweeping pastoral views minutes from downtown Lexington, W&L, VMI, and the Virginia Horse Center. Lot lays well and has the highest elevation in neighborhood. Underground utilities including public water and sewer available. Adjoining lots available! Seller will offer discount for purchasing all three. Custom home design plans available. Seller financing available. **\$44,900**

Shepherd Drive - 2.3 Acres Highly desirable 2.3-acre residential building lot located less than 2 miles from downtown Lexington on Shepherd Drive. Gently sloping property with scattered hardwoods offers the opportunity to build your dream home with long range Blue Ridge Mountain views and an exceptional combination of privacy and convenience. **\$59,900**

Forest Grove Road - 5.9 Acres Almost 6 acres located minutes from historic downtown Lexington, Virginia offers long range southern and eastern views with a highly desirable mix of hardwoods and open land. There are multiple options for siting your dream home. A small brook crosses the rear of the property. Located in the high quality Stagecoach Crossing neighborhood with its pastoral setting. Seller financing available! **\$64,500**

E Ridge Drive - 4.7 Acres Two separate building lots offered as one package! 4.7 total acres of gently sloping property located in a quiet country setting only 10 minutes from downtown Lexington with fiber optic internet accessibility. Perfect mix of open and wooded land with private, tucked-away building sites and existing well in place. Previously soil studies on each lot, current survey, and possible owner financing available! **\$64,900**

Dogwood Estates - 4.79 Acres Gently sloping lot with wonderful building site in magnificent, mature hardwoods. Nice seasonal views of House Mtn. Great location in exclusive Dogwood Estates neighborhood. **\$79,000**

Will Moore, ALC | will.moore@jwmre.com | 540-460-4602





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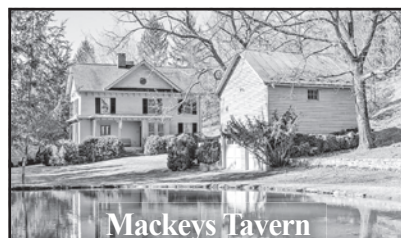
646 Padgetts Hill Rd - 55 Acres

Inveraray Farm offers a pastoral setting with long range mtn views less than 15 minutes from downtown Lexington. Features over 4,800 SF of living space in a highly functional and open floor plan with gourmet kitchen, 5BRs, 4.5BAs, exercise room, and steam room. 55 acres of pasture and forest with large pond, fruit orchard, and garden. 3 car garage with guest cottage and barn with hay loft, horse stalls, & tack room. **\$825,000**



12 Heritage Drive

Walking distance to the Lexington Golf and Country Club and minutes from downtown Lexington. First floor master suite, kitchen, study, dining, laundry and gathering areas for easy one-level living. Fully finished walkout lower level includes great room with impressive stone fireplace and kitchenette. 3 total bedrooms and 2.5 baths. Hardwood floors, whole house speakers, granite counter tops, and Ethernet cable ports. **\$639,000**



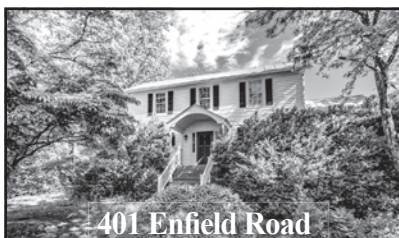
Mackeys Tavern

Located only 5 miles west of Lexington, this impeccably restored c.1770 stone tavern with frame addition completed in 1883 sits over 5 park-like acres overlooking spring-fed pond and year-round stream. 4 BR/2.5BA including a large master with exposed wooden beams and timeless wide plank hardwood floors. Stone steps lead down to the stone walled cellar with its commanding fireplace and thick chestnut mantel. Spacious LR, foyer, DR, library, and updated kitchen. **\$599,000**



815 Ross Road

Brick colonial residence on hilltop setting surrounded by mature trees and mountain views. 5 BR, 3 full baths, and 2 half baths. Updated open kitchen, expansive FR with vaulted ceiling and plenty of natural light, laundry, formal LR with brick fireplace, dining, and den. Lower level can serve as separate quarters with large BR and en suite half bath, full bath, kitchen, den, and LR w/ fireplace and direct walkout access. Two car attached garage. **\$565,000**



401 Enfield Road

Historic residence privately situated on 2,224 park-like acres within the City of Lexington just one mile from downtown, W&L, and VMI. Well-manicured grounds offer limitless potential for enjoyment and entertaining with impressive pastoral and mountain views, gazebo, large gardening space and shed, and mature trees. 4BR home features gorgeous hardwood floors throughout, massive formal living room and study with fireplaces on first floor. Hot tub in enclosed spa room surrounded by windows and natural light. **\$450,000**



111 Country Club Road

Immaculate custom home with open living area, vaulted ceiling, and plentiful windows taking advantage of natural light overlooking the ninth hole of the Lexington Golf and Country Club's scenic 18-hole golf course. Highly desirable features such as luxurious first floor master suite, generously apportioned upper level, and finished lower level with exercise room, plenty of storage, and additional living space. Attractive grounds and outdoor space with double decks and delightful covered front porch. **\$449,000**



304 S Jefferson Street

Stately historic Lexington residence with irreplaceable, walkable downtown location features 3,876 SF, 10' ceilings, hardwood floors throughout, and many additional period architectural features. 5BR/4BA including expansive master suite and 1BR/1BA upstairs apt. Private screened-in porch and back yard surrounded by brick wall. Off street parking with two car detached garage. Rare opportunity to preserve and renovate a significant Lexington Residential Historic District property. Sold as-is. **\$379,500**



210 Shepherd Drive

Premier location just minutes from historic downtown Lexington offers long range panoramic mountain views, open concept, vaulted ceilings, and one level layout. Main living level contains almost 2,500 SF of finished space featuring hardwood floors, new carpet, butler's pantry, and an expansive private rear deck. Large office may easily convert to a third bedroom. Lower level is home to a two car garage and two unfinished spaces that serve as storage. **\$349,000**



32 Haven Oak Court

Immaculate one-level patio home less than 1 mile from the City of Lexington. Oversize eat-in kitchen with granite counters, large island, and custom cherry cabinetry, great room features hardwood floors, crown molding, gas fireplace, built-ins, and dining with tray ceiling. Spacious master suite accented by vaulted ceiling, enormous walk-in closet, and bath with double vanity, tub, and shower. Private fenced side patio. Double attached garage. Landscaping, mowing, gutter cleaning and snow removal included! **\$339,000**

Will Moore, ALC | will.moore@jwmre.com | 540-460-4602





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Lexington, Virginia 24450
www.jwmre.com
540-463-7080



Thornhill Road - 3 Acres Premium home site located just outside of Lexington's city limits offers exceptional convenience, privacy, and views. Accessed directly off of Thornhill Rd., property is minutes from the Lexington Golf and Country Club, historic downtown Lexington, W&L and VMI. Public water & sewer available. **\$96,000**

Sallings Mountain - 79 Acres Almost 80 acres of prime recreational mountain land with exciting elevation change and mature hardwoods on Miller Mountain. Property fronts on state maintained hard-surfaced road with entrance in place. Dense oak trees produce abundant food source for deer, turkey, and black bear. **\$99,900**

Green Hill - 21 Acres 21.6 acres of highland meadow with spectacular building sites and dramatic views of the surrounding Allegheny Mountains and farming valley. Property is located in the Collierstown area of Rockbridge County close to Lake Robertson (fishing, swimming, tennis, camping) and vast areas of National Forest, offering a multitude of recreational amenities. Fifteen minutes from downtown Lexington, W&L, and VMI. **\$139,000**

Bayberry Lane - 3 Acres Over 3 acres of prime unimproved land located seconds from historic Lexington, Virginia. Hilltop building site provides sweeping views, an ideal wooded/open mix, and public water and sewer. This is a rare opportunity to own a large, private lot with exceptional convenience. **\$150,000**

Hogback Mountain - 139 Acres Mountain wilderness in Rockbridge County adjoining the 33,000+ acre Goshen Wildlife Management Area. Prime hunting opportunities for whitetail deer, wild turkey, and black bear. Property lays well with accessibility on ATV trails. Recent survey, deeded right-of-way, and accessibility by 4x4 only offers great protection. **\$175,000**

Wee Darnock Way - 34 Acres Over 34 acres fronting on Jacktown Rd. and Wee Darnock Way in Spring Farm Farmettes offers outstanding House Mountain views and mature hardwoods less than 10 minutes from downtown historic Lexington, Washington and Lee University, and the Virginia Military Institute. The property features a well-established access road and access to electricity. Two separate tax parcels provide additional value. Highly desirable, private location with abundant wildlife. Rare opportunity! **\$249,000**

Hops Hill - 97 Acres 97.76 acres of gently rolling upland pastures provide sensational views of the Blue Ridge Mountains and Falling Spring area of Rockbridge County. Located on a quiet country road in one of Virginia's most scenic farming valleys, this premier property includes a level hilltop building site, productive crop field, and nice wooded area. Existing well in place. **\$495,000**

Downtown Lexington Commercial Lot - Undeveloped commercial land parcel in Lexington's Downtown Historic Preservation District one block off of N. Main St. Property consists currently of 17 parking spaces leased to the City of Lexington with access off of Henry St. and Randolph St. C1 Commercial zoning provides for a wide range of uses. **\$250,000**

East Field Farm - 122 Acres Historic residence on nearly 123 acres situated along Hays Creek in pastoral northern Rockbridge comes fully loaded with premium, large-scale equestrian facilities including a 13-stall center-aisle horse barn with 2 tack rooms and 2 cross tie stalls, steel-frame indoor arena, and large outdoor fenced ring with excellent sand footing. 9 run-ins in 12 paddocks are surrounded by four board fencing. **\$1,295,000**

Buffalo Run Farm - 133 Acres Spectacular 133 acre farm located near the Virginia Horse Center is one of the prettiest settings in the Lexington area with tranquil seclusion and off the grid potential. Consist of about 45 acres open and rest in beautiful hardwoods with 2 gushing springs. 1st floor master suite with study/library, hand-cut stone fireplace, master bath with granite topped vanities, and tiled shower with 2 shower heads. Fabulous gourmet kitchen features stainless steel appliances, granite counters, and custom cherry cabinets. **\$1,495,000**

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Connie Clark
Broker/Owner
540.570.7157



Chy Clark
Realtor/Owner
540.570.7158

2 East Washington Street • Lexington, Virginia
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UNDER CONTRACT



40 Edgewood Drive

King of the Hill is what you will feel like in this magnificent secluded property situated on over 2.78 acres. Views, decks, garden spot, are only a few of the amenities that you will enjoy! Come take a look!! Only minutes from town with paved driveway and county water and sewer. **A must see! \$299,500**

NEW LISTING



245 S Woodland Avenue

Savernake - Beautiful home in the Desirable Enderly Heights area situated on 1.90 acres that is very secluded - hardwood floors throughout and partially finished basement with bath. **\$375,000**

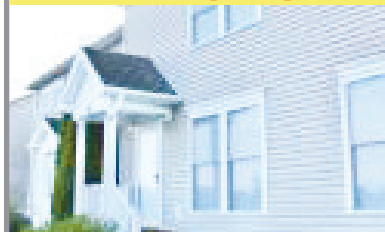
NEW LISTING



2629 Edgewood – Buena Vista

Beautiful brick rancher in Racey Acres subdivision with a walking trail to Southern Virginia University - enclosed sun room and full basement with lots of storage and bedroom and bath. **\$269,000**

NEW LISTING



22 Ashley Court

Minutes from town is this 2 bedroom 2 1/2 bath townhouse with sliding doors off kitchen to patio for outdoor entertainment and great views! Call today. **\$159,000**

NEW LISTING



1518 Fitzlee Street – Glasgow

Ready to move into is this 3 bedroom 1 bath rancher situated on 3 lots on a dead end street - room to add another bath in back bedroom. New heat/air being installed by Seller. **\$115,000**

UNDER CONTRACT



112 Smith Street

Charming little 3 bedroom, 1 bathroom house near VMI, W and L and schools that is move in ready. **Price \$125,000**

STORAGE SHED INCLUDED



19 Hook Lane

Located on a dead end street off Main Street next to VMI. Charming older 2 bedroom, 2 bathroom home with enclosed porch and easy walking distance to downtown. **Price \$116,500**

NEW LISTING



413 Arpia Street

Situated on a corner lot is this 2 bedroom 1 bath home with enclosed back porch and open front porch. Walking distance to downtown and schools. **Priced at only \$69,000 Call today.**



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LONG & FOSTER REAL ESTATE

16 Gosnell Crossing, Suite 200 • Staunton, VA 24401



795 Purple Cow Road – Waynesboro

- One level living in the county on one ACRE!
- 1332 sq ft, 3 bedrooms, 1.5 baths on full finished basement!
- Large kitchen, 2 family rooms one with gas log fireplace!
- Huge wrap around deck, workshop in back for tinkering!

ONLY \$ 199,900

633 LeGrande Avenue – Waynesboro

- Pelham new construction on half acre lot!
- 2450 sq ft, 3 bedrooms, 2 baths, OPEN floor plan!
- LOADED with character, full walkout basement!
- Large covered back porch, 2 car garage!

(Photo similar to new construction)



3117 Plantation Lane • Waynesboro

- HUGE family sized home in quiet neighborhood
- 2337 sq ft, 4 bedrooms, 2.5 baths, partially finished basement
- Lots of updates, cozy fireplace, new plank flooring
- 2 car garage, screened-in back porch to patio!

ONLY \$ 299,990



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Melissa Hennis
Managing Broker, ABR
540.784.0329

Melissahennis@howardhanna.com



Catherine Elkins
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540.817.0207
Ckelkins@howardhanna.com



*Located in the
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FOR RENT



106 Oak View

This 3 BR 1 Bath home is located in Historic Lexington Virginia. Within walking distance to schools, parks, and shopping. Hardwood floors and tile throughout. Well appointed kitchen, dining room, living room, full unfinished basement. This home has fencing on three sides as well as a covered rear porch and front porch. Yard Maintenance is included. Pets considered. Available 8/20/2020. **\$1500 per month plus utilities.**

FOR RENT



9 Lampe Immaculate

4 bedrooms, 3 baths, tri Level home in town on cul-de sac. Hardwood floors throughout, central heat and AC, updated kitchen, washer and dryer. Available 10/1/2020 **\$1600 per month plus utilities.**

FOR RENT



115 Trimmer Trail

2 bedrooms, 2 bath townhouse just minutes from Historic Lexington. Laminate flooring in living space and carpet in bedrooms. Secluded rear deck. Washer and Dryer included. **\$1100 a month plus power and water.** Pets considered.

FOR RENT



187 Thoroughbred

3 bedrooms, 2.5 bath townhouse. 1116 sq ft. Large open floor plan with laminate flooring in the living areas. Mountain views. Just 2.5 miles for the heart of historic Lexington. No pets. **\$1150 per month plus power and water.**

FOR RENT



76 Pinnacle

Immaculate 3 Br, 2.5 ba townhouse in The Pinnacle. Hardwood floors in the living space. Washer/Dryer, deck with views, lots of storage. **\$1250 per month plus utilities.** Available 9/1/2020.

FOR RENT



Holly Park #321

Spacious high end 2BR, 2Ba single level apartment including a living room, dining room, kitchen with all appliances, washer and dryer and deck with a view overlooking the Maury River. Available 9/1/2020 **\$1150 per month plus utilities.**

www.howardhannarentals.com



Wilhelm & Company Real Estate



120 E. 22nd Street • Buena Vista, VA.
www.WilhelmAndCoRealEstate.com

540-261-1717



2819 Forge Road
Glasgow, VA 24555

NEW LISTING



MLS #135145. This 2.07 acre farm house was recently renovated & has a large addition. Wrap porch, & privacy. This home is like a new home, move-in ready. The addition includes huge custom kitchen eat-in kitchen, with bay window, cherry cabinets, granite counter tops, island, propane gas cook range with 25 ovens. Opens to large DR, dining set conveys with acceptable offer. Main floor also offers a LR and bonus room with a show, half bath just off bonus room. Utility off dining area. The upstairs has a large master suite & office, master bath with jetted tub, & glass door shower. There are 2 additional BRs and bath on upstairs level. This home offer lovely wood floors. Large single car garage workshop with electricity, 2 storage bldg with new roofs & a storage shed. **Priced at only \$349,500 Contact Barbara for more info.**

2275 Cedar Avenue
Buena Vista, VA 24416

NEW LISTING



MLS #135211 Location, location, location! Great double corner lot walking distance to SVU. Two Story home with vinyl siding, Large covered front porch, Mountain Views, 3 bedrooms & two baths. Large kitchen with dining area. Mountain View & nice level fenced yard, shade trees and storage building. This home is in need of TLC inside, great price. **\$89,000.**

2234 Forest Avenue
Buena Vista, VA 24416

UNDER CONTRACT



LOCATION, LOCATION, LOCATION!!! Lovely Cape Cod home walking distance to SVU. Lovely kitchen with granite counter top, Dining room with wood floors, Large living room with fireplace & freshly refinished wood floors. Large master bedroom on main with new carpet. Large master bath with tile floors. 5 bedrooms and 3 baths. Unfinished half bath in basement. Large family room with fireplace in basement, & storage room. Zoned heat & air. Great level lot, large covered front porch and lovely Mountain Views. Freshly painted, and refinished floors. **Price \$245,000**

2266 Pine Avenue
Buena Vista VA 24416

UNDER CONTRACT



Beautiful four bedroom plus bonus room with two bath and is move in ready! Offers fenced in yard and off street parking. There has been many recent updates to the home! A must see! **Priced at \$248,800. Call Barbara for a showing or more information!**

205 Falling Springs Road
Glasgow, VA 24555

NEW LISTING



MLS #134993. Location, Location, Location! Beautiful 3607 farm land with Mountain Views, Rolling Meadows, Bold Stream, fenced for cattle. Barn and storage building. Very well maintained. Private drive with cattle guard gated. The Owner wishes to keep Life right to the house in exchange for maintaining the property and grounds. **Contact Barbara for more details.**

Henry Hill West
Buena Vista, VA

NEW LISTING



Henry Hill West offer open & woodland building site ranging from 2-15 acres. Carefully planned for privacy & designed so the open sits provide southern exposure & fantastic views of expansive countryside & Blue Ridge Mountains. Woodland site provide privacy & seclusion. Protective covenants safeguard your investment. Convenient access to Rout 11, I-81, and I-64. **Contact Barbara for more info.**

2124 Birch Avenue
Buena Vista, VA 24416

NEW LISTING



MLS #135074. Duplex, each with 2 bedrooms, one bath. Nice covered front porch, level lot and Mountain views. Walking distance to SVU.

TBD Jordan Road
Buena Vista, VA 24416

NEW LISTING



MLS #135135 Hunters Paradise. Beautiful views from this 51.252 Acre parcel of clear cut land. Offers several nice level area, prime for building. Possibility to be divided into three sections, or would be great for private home site. Perfect for 4 wheeling and hunting. Some info taken from tax record and plat. Any information of importance to be confirmed by purchaser ore purchasers agent. **Price Reduce to \$134,000. Contact Barbara for more info. 319-3222.**

1436 & 1434 Maple Avenue
Buena Vista, VA 24416

NEW LISTING



MLS #135083. Two units. Main house is a Ranch Home with Mountain Views offers 2+ bedrooms with wood floors. Dining room with built in, could be used as a possible 3rd bedroom. Den with flue, nice eat-in kitchen with built-in china cabinet. Office or sun room. Large living room with wood floors. There has been new flooring installed in hall, bath, and kitchen. The Utility area also offer a second kitchen area for canning. This home offers lots of space. Large double storage building. Send detached unit currently leased offers living room, kitchen, one bedroom and bath. Nice level lot. 911 Address for small unit is showing as 1414 Maple Ave. But Mailing address is showing as 1434 Maple Ave. **Price \$139,900.**

223 E 35th Street
Buena Vista, VA 24416

NEW LISTING



Very clean ranch with 3 bedrooms and 1 bath. Freshly painted inside with lovely eat-in kitchen Large living room with new carpet. Two bedrooms with wood floors and one with new carpet. vinyl siding, thermopane windows, large storage building with electricity. Off street parking. Very nice home at a great price. **Price \$98,000**

322 12th Street
Buena Vista, VA 24416

NEW LISTING



MLS #135072. Ranch with nice covered front porch, nice yard. Currently lease month to month with good tenants. 2-3 bedrooms, 1 bath. **Price \$69,000. Contact Barbara for more details.**

Visit our Website at www.WilhelmAndCoRealEstate.com to view our Land, Commercial, & Rental Properties.



Barbara Wilhelm
Owner, Broker
540-319-3222



Misty Garrett
Realtor®
540-817-7750



FLINT REALTY LLC



Mike Flint, Broker
540-377-6380 • 540-460-3460
mflint@ntelos.net

41 Otterbein Farm Lane
Spottswood, Virginia 24476
540-377-6380

Lana Nicely, Assoc. Broker
540-463-9520 • 540-460-7256
lnicely@ntelos.net

NEW LISTING



SOUTH LEE HWY – Dreaming of a spacious home in a secluded & peaceful location, look no further than our hilltop paradise! 4,300sf ranch tucked away on 31.72 wooded acres. Enjoy one-level living w/ 4 bedrooms & 4 baths. Cathedral ceiling great room w/stone FP opens to wrap-around deck overlooking a large back yard. Kitchen w/breakfast nook, separate dining, den/office & two laundry areas. Spacious Master suite exits onto private rear deck for morning coffee amidst the splendor of nature & abundant wildlife. Partially-finished basement w/rec-room, workshop & storage leads to a covered patio. Grounds feature storage shed, covered parking & 4-stall stable. Located in the southern end of the Shenandoah Valley near the Natural Bridge State Park, Blue Ridge Parkway & just 10mins from Historic Lexington, VA. **Offered at \$585,000**

TEXAS LANE – LOOKING FOR PRIVACY! Check out the park-like setting of this spectacular contemporary log home nestled on 7 wooded acres in Rockbridge County. Enjoy the warmth of wood floors and log walls throughout the inviting great room, modern eat-in kitchen with new appliances, and cozy guest rooms. 700sqft post & beam addition welcomes a stunning master, generous en suite with tile shower, bay-windowed soaking tub and private deck both overlooking soothing mountain views. Relax on the covered front porch or explore the hiking trails all while enjoying abundant and diverse wildlife. Established grounds feature a double carport, storage building and 40x24 2-bay detached garage with workshop & 2nd story studio/guest house or potential for in-law suite. All come together to form the perfect weekend getaway or a PEACEFUL HAVEN for full-time living. Just outside Historic Lexington Virginia along the meandering Maury River Byway and just minutes from scenic Goshen Pass with deeded access to VA Game Commission land. Call today for a private tour of this remarkable property. **\$397,000**

NEW LISTING



REDUCED



MAURY HILLS – Spacious two-story nestled on 4.90 private wooded acres just off scenic Maury River by-way in the Village of Rockbridge. Baths features 3 bedrooms and 3.5 baths. Light-filled living room, 2-story entry foyer, cozy den w/stone fireplace and French doors leading to covered porch overlooking surrounding farmland. Open kitchen with large center island adjoins dining area with access to elevated rear deck perfect for entertaining. 1st Floor master suite w/walk-in closet and jetted tub, is just steps away from the hot tub and mountain views. 2 bedrooms each with private baths and a sewing/craft room make up the second level. Walk-out basement hosts family room, workshop and ample storage. Attached double garage and storage building. Lovely setting with established gardens on quiet cul-de-sac in Maury Hills subdivision. **\$396,000**

REDUCED



MOORES CREEK – 54.77 acres of gently rolling pasture affords premier hill-top building site(s) enjoying SPECTACULAR long-range views of the Alleghany Mountains, Green Hill and the iconic House Mountains of Rockbridge County! Located on a quiet country road in one of Virginia's most scenic farming valleys is livestock friendly with fencing, barn, year-round stream and long road frontage. Picturesque setting with 3-bedroom, 1-bath cottage offering opportunities for full-time living or on-site convenience while you build your dream home. Come check out the VIEWS and all this property has to offer for well below assessed value at only **\$279,000**



FLINT REALTY LLC



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540-377-6380 • 540-460-3460
mflint@ntelos.net

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Spottswood, Virginia 24476
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540-463-9520 • 540-460-7256
lnicely@ntelos.net



BROWNSBURG – 3 story brick home built in 1794 with 18 acres. Original pine floors, carved mantles, transoms over several 1st floor doors and beautiful carved stair case. Original doors and locks with fluted trim, 3 bedrooms 2 baths and wrap around porch. 10 ft. ceilings on first and second floor. Barn with loft and shed for parking, asphalt driveway and parking area, shop building and large chicken house that would make a great studio. Many more features to this historic well maintained home in Brownsburg. **\$625,000**

SWOPE LANE – 49.58 acres with multiple home sites in a park like setting with panoramic views. Selected mature trees planted 25 years ago. Solid base all season tree lined driveway in place. Plenty of water for livestock with 2 creeks and 5 springs. Top of the line cattle handling building. Also sorting pens, run in shed and 5 separately fenced paddocks. Quick access to Interstate 81 and located half way between Lexington and Staunton. **\$595,000**



DRASTIC REDUCTION



RUSTIC RIDGE – 5 bedrm 3.5-bath two-story traditional on elevated site enjoys unparalleled panoramic views of the Blue Ridge Mtns from the heated in-ground pool & covered porch. Nestled on 3.62 acs in the desirable Forge Road community just minutes from Lexington or Buena Vista & easy commute to points North & South! Thoughtful design features large living & dining areas on 1st floor & more casual ground level walk-out complement a large family room w/easy access to in-ground pool & pergola covered patio. 5th bedrm & full bath offers potential for 2nd master or in-law suite. Separate office building with 5-bay garage is suited for home-based business or guest quarters. Come enjoy all the many amenities too numerous to mention and **PRICED BELOW APPRAISED VALUE AT ONLY \$499,000**

NEW LISTING



SOUTH RIVER ROAD – ROCKBRIDGE: Located along the banks of the SOUTH RIVER with your own PRIVATE SWIMMING AND FISH HOLE, this Circa 1845 2-story Valley Farmhouse awaits your TLC. Nearly 2,000sqft offers good space with 4-bedrooms, one and one-half baths, large living room and eat in kitchen. Pine floors, mantles, and period woodwork throughout. Recent updates include baths, tin roof, replacement windows & exterior doors. Generous, covered-front porch, large partially fenced yard, and man-cave/she-shed. Whether you're looking for an investment or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history while relaxing to the sounds of the river flowing by. **\$199,000**



FLINT REALTY LLC



Mike Flint, Broker
540-377-6380 • 540-460-3460
mflint@ntelos.net

41 Otterbein Farm Lane
Spottswood, Virginia 24476
540-377-6380

Lana Nicely, Assoc. Broker
540-463-9520 • 540-460-7256
lnicely@ntelos.net



RAPHINE - Great investment property ½ acre (±) corner office lot zoned B-1 with 130° of frontage on Raphine Road and additional frontage on Frost Lane. First floor leased to U.S. Post Office. Second floor 1 bedroom 1 bath apartment with living room and kitchen. Lots of parking area and 2 bay garage could provide additional income.
\$175,000



Picture your property here
Considering selling but have questions?
Call for a complimentary
Listing consultation
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BROWNSBURG - The brick and frame building was originally built as a guest house in 1835 but was converted into a general store many years ago. At present it is an antique furniture store. Next door is the Brownsburg Post Office. It could be converted back into a 1 bedroom 1 bath home. It has a working fireplace in the lobby. Both properties have excellent rental history and are being sold together. **\$170,000**



LAND & LOTS

TOM ALPHIN 196 acres of woods and open pasture located at the base of the House Mountain. Spring fed creeks, abundant wildlife and spectacular panoramic views.
\$499,000

DONALDSBURG LANE - 2.85 acre lot with elevated building site nestled in the rolling hills of Fairfield enjoys views of the Blue Ridge Mountains and surrounding valley farmland. Located in family-friendly Donaldsburg Hills neighborhood affords easy access to Lexington and near-by Augusta county. Reasonably priced at only **\$29,000**



WHEATLAN DRIVE - RARE OPPORTUNITY - don't miss out on this awesome 4.3 acre elevated building site with long road frontage in the highly desirable Wheatlan community. Design your own custom build to take advantage of fabulous pastoral and Blue Ridge Mountain VIEWS in a quiet neighborhood surrounded by other quality built homes. Convenient to Lexington, Buena Vista or the I-81 corridor. **All for Only \$179,500**

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Jim Garcia
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Barry Calvert
(540) 969-9606 • brcalvert@ntelos.net

Maggie Perdue
(540) 968-3069 • perduemagnolia@gmail.com

Tanner Seay
(540) 968-3921 dtseay94@gmail.com

Tenney Mudge
(540) 464-5032 office 540-460-6309 cell/text
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UNDER CONTRACT



220 GREAT NORTH MOUNTAIN GOSHEN Custom built brick home of unparalleled quality construction and features situated on 54.28 acres adjoining the National Forest near Goshen. With approximately 7500 sq ft of living space, there are 9 BRs, 6 full baths, large gourmet kitchen, formal living/dining rooms and open concept area with 10' + ceilings with impressive detail. Outstanding entertainment area, several bedroom suites, all with marble, mahogany and carpeted flooring. Includes matching three car garage/workshop and partially finished living quarters upstairs. **Offered well below tax assessed value at \$625,000!**

UNDER CONTRACT



490 SWOPE LANE Horseman's dream farm on over 28 acres with private setting and expansive Rockbridge County Blue Ridge Mountain views. Open floor plan offers 3 bedrooms, 2 baths and large covered screen porch. Walk-out basement is plumbed for kitchen and bathroom. Horse facilities include five stall center-aisle stable, tack and feed room, wash stall and hay storage. Heated tack and feed room has laundry and bathroom facilities. Multiple pastures well planned for equine safety and comfort. Private location **\$599,000**



23333 MOUNTAIN VALLEY ROAD! 1890's character home situated on 1.10 acres and fronting Jordan's Run! Approximately 2175 square feet of living space in this two story frame farmhouse with traits from yesteryear. Two beautiful fireplaces, one in the living room, the other in a downstairs family room/potential bedroom. Recently remodeled kitchen, crown molding and chair rails. Outstanding yard fronting Route 39 with mature trees, shrubs, and flowers! **\$179,900**



TBD MILL CREEK ROAD 10.929 acres fronting Route 640 in the Mill Creek Valley! Adjoins the Walker Mountain National Forest Tract on two sides, excellent topography, expired conventional perk site and no restrictions. Elevated private building site off the road and tucked between two NF lines. Easy access! Very nice affordable parcel in great location. **\$69,900**



23.70 ACRES ON MILL CREEK! Long road and creek frontage on this wooded parcel in the Mill Creek Valley. Protected by a Conservation Easement, this tract allows one home with auxiliary buildings and no subdivision. Fish for trout in your own backyard, or hike to the National Forest on a deeded 10' walking easement. Beautiful location and wonderful potential home or camp site. **\$99,900**



MC GUFFIN ROAD! 26.837 ACRES of fields and woodland with almost 500' of frontage on Chimney Run! Excellent residential and potential equestrian site only minutes from Warm and Hot Springs. Situated in the Brookside Land Trust, this tract has the potential for 8-10 acres of good grass, a potential large pond, in a secluded setting with views! Public water to the site, electrical service, conventional perk certification letter and a wonderful interior road system. Established neighborhood with protective covenants, yet a comfortable rural setting. **\$169,900**



TBD DISTANT LANE 210 exciting acres near Mill Gap VA! Mostly wooded with some open acreage (30 +/-), the ultimate secluded property, reached by deeded easement and rising to the top of Back Creek Mountain at elevations over 3800 feet. Expansive views of the valley, trails, small spring streams and even old orchard trees. Improved by a storage building, gravity spring and installed two bedroom conventional septic system. Perfect location for hunting/hiking and the weekend retreat. **\$359,900**



201 DOE CIRCLE CLIFTON FORGE Beautiful custom built log home situated on approx. 46± SECLUDED acres located in the private Buckhorn subdivision. This unique log cabin has over 2800 sq ft of living space. Upper level features large open concept LR, kitchen and dining area with double sided fireplace, half bath and master BR with full bath. Lower level features FR with fireplace, 2 BRs, 1 full BA, laundry room, and attached 1 car garage. Joins George Washington National Forest! **\$399,000**



307 ACRES IN MOUNTAIN GROVE! The Bonner Tract is a landmark property in Western Bath. The acreage is a combination of bottomland with long fertile frontage along Little Back Creek to game-rich woods rising to the top of Little Mountain with full National Forest frontage. Divided by Mountain Valley Road (Route 39), this property is under Conservation easement allowing one division. Serene setting in quaint idyllic community. Close to Lake Moomaw and eastern WVA attraction. **NEW PRICE \$389,900!**

Please visit us at www.freshstates.com for a complete inventory list of Bath, Highland, Rockbridge and Alleghany Counties as well as contact information for our outstanding and experienced agents in these select areas.

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Visit our second office location at
245 West Main Street Covington, Virginia



1001 MCCORMICK BLVD CLIFTON FORGE This attractive 2 story home is priced to sell fast! Located on the desirable McCormick Blvd in Clifton Forge, this home has 3 bedrooms, 1.5 baths, living room, open kitchen, dining room and large family room. New heat pump installed in 2018 and the home's furnishings are negotiable. Move-in ready!

\$115,000



423 PINE STREET CLIFTON FORGE Offering both commercial and residential opportunities, this solid brick single level structure constructed in 1994 offers 1824 square feet of finished space. Present layout, is ideal for offices or a small medical practice. Includes 4 exam rooms with counter and sink, 3 half baths, waiting room, clerical office space, private office space, kitchen and utility room combination, there is parking space included that is approximately 60' x 37.5'. The property is located on the corner of Commercial and Pine just 2 blocks from historic downtown Clifton Forge.

\$119,000



133 ROUTIER HILL WARM SPRINGS Immaculate brick and vinyl sided home on 0.58 acre on Routier Hill overlooking the valley with views of Warm Springs Mountain to the east. Conveniently located between Warm and Hot Springs just off the Sam Snead Hwy, this 2,233 sq. ft. home, built in 1964, has been updated with many outstanding features. There is a private master wing with sitting/living room, en-suite bath, bed chamber and laundry facilities. There are 3 additional bedrooms with a shared full bath. An oversized 1-car garage separates the 2 wings which is also connected by the kitchen and dining room/den at the rear of the house. A fenced yard, private rear deck, new HVAC, tile, wood, carpet and linoleum flooring round out this special offering. New replacement windows and doors throughout.

\$199,500

FRESH ESTATES PARTIAL LAND LISTINGS

NATIONAL FOREST! 1.84 acre site adjoining the National Forest with road frontage on Route 614 near Burnsville. Wooded, small wet weather creek and level cabin site.

\$25,000

VIRGINIA AVENUE Rare 0.64 acre building lot just off Rt. 611, Virginia Avenue in Hot Springs. Property is accessed by deeded right of way. Public water and sewer are available. Very convenient to Hot Springs.

\$25,000

10.11 ACRES LOCATED IN THE VILLAGE OF MILLBORO. Accessed off of Crooked Spur Road (Rainbow Hill Drive), there is a new access road serving this wooded tract. The land has very gentle topography, mature woods and a great setting for a home or future homes. Ideal home site, camp site or investment.

\$39,900

4.63 ACRES with deeded National Forest access is a highlight of this wooded tract in the Mill Creek Valley. This wooded acreage has a new 300' well, has been previously approved for a conventional three bedroom septic system and is within easy walking distance to the National Forest. Very nice topography and nice views to the south.

\$39,900

WOLFE ROAD NEAR POTTS CREEK! Two separate tracts available. 4.87 acres wooded and mostly level, excellent building site for \$29,900, or 27.29 acre tract mostly wooded with an elevated and cleared building site.

\$69,900

TBD MILL CREEK ROAD. 10.929 acres fronting Route 640 in the Mill Creek Valley! Adjoins the Walker Mountain National Forest Tract on two sides, excellent topography, expired conventional perk site and no restrictions. Very nice affordable parcel in great location.

\$69,900

74.70 ACRES in the Horse Mountain Conservation area! Interior wooded tract, steep topography with GPS marked building site, views and beautiful spring rhododendron. As part of the Conservation Area, this wooded tract enjoys all the benefits of the "Common Area" and protective covenants.

\$189,900

90.88 ACRES in the Horse Mountain Conservation area! This interior wooded tract has beautiful topography and grants access to over 1300 additional acres of hunting/hiking private land. No HOA fees, yet protective covenants that prohibits further subdivision.

\$215,000

TBD JACK MOUNTAIN TRAIL 229.7 acres of recreational woodland located on the old CCC road just North of Burnsville off Route 609. Excellent hunting and relaxing location that is remote yet accessible for a family compound or hunting camp with fishing in nearby Williamsville. Own a large acreage tract in Bath for a very reasonable price!

NEW PRICE \$249,900

BUCKHORN! Varied lots in the ever-popular Buckhorn area of Allegheny County. Less than 30 minutes from Lexington and convenient to all Allegheny County has to offer, this area has protective covenants, National Forest and Cowpasture River access great for both a weekend retreat or permanent residence. Come build your dream vacation home or permanent residence in this beautiful mountain community. **See web site listing under Allegheny County for pictures/pricing/plats/covenants.**

Please visit us at www.freshstates.com for a complete inventory list of Bath, Highland, Rockbridge and Allegheny Counties as well as contact information for our outstanding and experienced agents in these select areas.



Kimberly Hostetter

540.460.9182

hostetterkimberly@gmail.com



PRICE
REDUCED!



815 E. 25th STREET

\$289,000

Charm meets sophistication! 4 BR, 3 BAs & over 2,900 square ft w/ 0.45 acres. The newly-remodeled gourmet kitchen features custom-built cabinetry, quartz countertops, subway tile backsplash, 6-burner gas cooktop, double ovens, new stainless steel appliances, hickory hardwood flooring and more. The split foyer has marble floors, the cozy LR includes a fireplace, and the bright and spacious DR graciously extends into an oversized FR. 1st flr master BR. Additional updates include: new hardwood flrs, paint, and lighting fixtures, electrical updates, some plumbing updates, replacement windows and the rear half of the roof replaced in approximately 2019. Two-car detached garage with bonus space above ready to be finished, screened porch off the rear and a covered front porch.



PRICE
REDUCED!



15 MAURY HILLS DRIVE

\$398,900

Picturesque cabin on 6.47 acres with a pond and located in the desirable Rockbridge Baths area. Custom built home w/ 3 BR, 2 BA and open floor plan concept. The Great Room boasts 22 ft exposed beam cathedral ceilings. Newly remodeled kitchen features custom cabinets, quartz countertops, double ovens, and an oversized sink basin. Enjoy views of the Blue Ridge Mts, right across from the Maury River and only 5 miles from Goshen Pass.



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Kimberly is a delight to work with! She is an upbeat, efficient, high-integrity individual who can handle any difficulty with grace and ease. She gets the job done, and seems to have fun doing it, which makes the challenging process-- in our case of buying a home--seamless and smooth. The world needs more like her. I highly recommend Kimberly for whatever your needs may be.

–**Nathalie**, purchased a single-family home in Lexington, VA.

Kimberly was an absolute joy to have as my realtor. She was very conscientious and communicative throughout the entire process, not only helping me understand my options and obligations for the sale of my family's home of 31 years, but also recommending services I needed in preparing the home for sale. Kimberly went above and beyond the standard service obligations to ensure all stakeholders involved were properly considered and supported. She was the consummate professional, but also warm, thoughtful and genuine. I would recommend her realty services to family and friends with enthusiasm.

–**Hudson**, sold a single-family home in Lexington, VA.

UNDER
CONTRACT!



619 COLLIERSTOWN RD

\$379,000

Abounding Character! This custom-built home offers 4 bedrooms, 2.5 baths, 6.68 acres, single-car detached garage with bonus guest space and a full bathroom. The property also offers a unique opportunity with a custom built Garden House, fenced garden area, and two 20x10 outbuildings. Hardwood floors throughout, updated appliances, whole house generator, updated HVAC and more. Situated to allow for ample privacy and only minutes from downtown Lexington!



163 W. 29th ST

\$154,900

Investment Opportunity: Multi-Family Triplex centrally located in Buena Vista near Southern Virginia University. Consistent rental income for all three units is over \$2,000 per month. Units include a one bedroom, one bathroom efficiency (Unit C). Single story two bedroom, one bath (Unit B) and a two story, two bedroom, one bath (Unit A). Shared laundry area and ample off-street parking.

UNDER
CONTRACT!



215 SUMMIT ST

\$99,000

Charming brick ranch home offering 3 bedrooms, 1 bath and 960 well utilized square feet. Centrally located in the city of Lexington. Situated on 1 1/2 city lots providing a spacious back yard. Private driveway and attached single vehicle carport. Recent updates include: heat pump, breaker box, water heater and new roof.



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I love every aspect of real estate! I love our beautiful Rockbridge County, helping people in transition in their lives, and enjoy making "deals" happen. If you need real estate services, give me a call. I'm sure I can help you and have fun along the way!

Paula Martin
Realtor®, Assoc. Broker



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- Lindal Cedar home on 1/2 acre lot
- 1,887 sq. ft. on three levels
- 3 Bedrooms, 2 Full Baths
- 20' x 44' detached 2 bay garage/storage
- 1 minute to downtown Lexington



On the southern edge of Lexington, this Lindal cedar home lies off a private cul-de-sac in a park-like setting. The 1/2 acre provides space for gardens and room for children to play. Open floor plan connects kitchen, dining area and living room with gas-log fireplace. Living room opens to a balcony, overlooking the back lawn. 2nd fl. offers 3 bedrooms and an updated bath. Lower level offers a spacious family room. 2-car garage has a workshop, and large storage area above.



- Historic home Circa 1875
- 2,200 sq. ft. with 3 Bedrooms, 3 Baths
- Situated on .58 acres in center of Brownsburg
- Mature landscaping, vegetable garden
- Situated between Staunton & Lexington



Come live in this elegant, historic Brownsburg home, circa 1875. Enjoy the wrap around covered porch, and picnic in the pretty back yard, with mature landscaping and vegetable and flower gardens. Welcoming entry foyer leads to a charming, cozy parlor with lovely fireplace. A 2nd floor parlor leads to 3 bedrooms, including a large Master suite - which offers a large bath with jetted tub, glass surround shower, watercloset and walk-in closet.



- Famous "Painted Lady", Circa 1890
- 2,528 sq. ft. with 4 Bedrooms, 2 Full Baths
- Beautifully renovated (list on our website)
- Situated on lovely, large city lot
- A few blocks to Southern Virginia University



A Victorian masterpiece. Originally a church parsonage, it has been beautifully preserved with updated enhancements. Hardwood floors throughout. New windows, washer/dryer, heating & air with individual room controls, and water heater. Walking distance to the park, floodwall nature trail, middle school, SVU, and restaurants. Timeless touches from the past blend perfectly with comforts of today. One of the most unique homes in the area.



- Built in 2006 on .25 acres. in Woodridge Sub.
- 2,017 sq. ft. with 1st fl. Master suite
- 3 Bedrooms, 2.5 Bathrooms
- Under house oversized 2 bay garage
- 2 min. to Lexington. Fiber internet available.



Enjoy views of House Mountain from your rear deck. A friendly neighborhood, in a rural setting, yet 2 minutes from downtown Lexington. Park in the 2-car garage, or set up your own workshop/studio in the unfinished basement space. First floor Master Bedroom Suite; spacious, private den/family room on the 2nd floor. Roomy, yet cozy home you will enjoy for many years to come.



Call Paula today! Tell me what you're dreaming about!
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Information is deemed to be reliable, but is not guaranteed



15 Evergreen Tree Drive

Excellent home situated on 1.09 acre lot with a first floor master suite and 3 additional bedrooms on the second floor. This brick home has partially finished basement with a two-car garage and a paved driveway. The living room has a brick fireplace on opens up onto the back deck overlooking the private yard. Conveniently located minutes from downtown Lexington. \$399,000



619 Stonewall Street

Gracious Federal Revival home located within the city limits of Lexington with walking distance to downtown and universities. Offering hardwood floors, 9' ceilings, and period architectural features, the property consists of a formal living room, dining room, four bedrooms, 2.5 baths and bonus room on the third level. Private screened porches and brick terraces overlook the beautifully landscaped yard with mature plantings. \$525,000



1455 Brownsburg Turnpike

Enjoy spectacular eastern distance views from your full-length front porch or enjoy the solitude and wildlife found looking over the pond from the back porch on this 70 acre farm. Open floor plan home features 40' vaulted ceilings and comfortable layout including 3 bedrooms and 2 full baths. This horse farm is immaculately maintained, and there is also a 950 SF office/guest cottage. \$749,000



1650 Turkey Hill

Magnificent country estate. The paved driveway lined with four board fences leads to the custom built home in the middle of 111 acres. The house has over 5,000 square feet with numerous custom features. The farm has perimeter fencing, auto waters, large shop, equipment barn, garages, just to mention a few of the amenities. A must see estate with a variety of uses. \$975,000



4674 Maury River Road

This Victorian style home, circa 1875, overlooks Hays Creek and the village of Rockbridge Baths. Situated on nearly 4 acres, this fanciful home sits well back from the village road and is nestled among tall trees and mature landscaping. The Foyer opens to a grand staircase with Living Room, Dining Room, Country Kitchen, Family Room, & Library on first floor. Five large Bedrooms grace the second floor. Additional dependencies include an old Greenhouse and Stable. \$365,000



168 Cedar Creek Road

The perfect combination that everyone is looking for near Historic Lexington. Two creeks, pasture, views & mature woodlands. Eastern pine logs, large great room, cherry kitchen cabinets, and an in-ground heated swimming pool. Christians Creek and Cedar Creek run through the farm and property adjoins state game commission lands. Protected in perpetuity by VA Outdoor Foundation Conservation Easement. \$675,000



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205 Old Buena Vista Road

Clifton, on the National Register, built by Major John Alexander, c. 1815. The heart pine floors, hearths and mantels are original to the early 1800s. There are 3 bedrooms and 3 baths with 4052 SF. Clifton's grounds include: 25 acres, hard-surfaced tennis court, a two-car garage in a stone building c.1700's, and a unique structure built originally as an icehouse. Access to the Chessie Trail along the Maury River; \$999,000



Furrs Mill Road

Historic estate located just 2 miles from Lexington along the Maury River. This 50 +/- acres sits atop a high meadow with views of the Blue Ridge Mtns., and a perfectly framed House Mountain. This well maintained home (ca.1815) has 3 bedrooms, 2 baths, updated kitchen, and wide center hall. A stone cottage, with bedroom, bath, and kitchen sits nearby. Riding ring, stable, outbuildings, pasture, and woodlands compliment this most unique property. \$2,200,000



7 Houston Street

Built in 1895, featuring ornamental woodwork inside and out, high ceilings, & heart pine floors. The stately two-story brick home includes five bedrooms (with potential for six), three full baths and a garage with a loft. The home's yard is beautifully landscaped and the large, level back yard is surrounded by a privacy fence. Lexington's shops, restaurants and schools are just a short walk away. \$469,000



803 McMath Circle

Classic 2 story home located on a quiet cul-de-sac in the Providence Hill neighborhood. Private setting on large tree shaded 0.59 acre lot adjoining the Lexington Golf & Country Club. Gracious foyer, formal LR, DR, FR, eat-in kitchen, rec room, 3 fireplaces, 4 bedrooms, 3.5 baths, hard wood floors and a screened porch. This quality built home offers a wonderful combination of space, style and location. \$397,500



14 W. Washington Street

This wonderful Commercial Building is located in the heart of downtown Lexington's historic district. Large retail space on the street level has half bath and has been freshly painted with new flooring. Upper level offers a rented two-bedroom apartment with private entrance from rear parking lot. The 1289 square foot apartment is rented. Lot is 32'9" x 42' and offers one dedicated parking space in the rear and ample street parking in the front on W. Washington Street. \$385,000



4 Morrison Drive

Excellent location in the City of Lexington, minutes from Downtown, Washington & Lee University, and Virginia Military Institute. This four bedroom home has a spacious living room, dining room, two and half baths, an attached garage and a fenced in back yard. The house come with an additional lot next door with Sarah's Run flowing through. \$220,000



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NEW LISTING! Brick 2 Story Brick home with 3 BRs, 2 baths, extra large family kitchen, 1st floor family room with FP, Full basement. Outbuildings with plenty of storage. Paved drive. Situated on 6.7 acres with great view of the Blue Ridge mountains. Additional Land available. \$ 329,000. #605729



NEW LISTING! WINTERGREEN RESORT AREA -Multilevel home featuring 5 BRs, 5 1/2 baths. Open floor plan with LR/DR/Kit. Combo with FP, Family room with FP. Multiple decks. 2 Car garage. **\$349,000.** #605393



Charming Award Winning (2015) 2 story in Staunton. Modernized kitchen and baths but still offering historic details of this 3 BR 2 bath home. 2nd floor porch for enjoying your solitude. Home has wood floors, good storage, stainless appliances and barn doors as part of this unique renovation and restoration of this cozy storybook home in Newtown. Can walk or ride the trolley to enjoy all that Downtown or the City Parks have to offer. Make an appointment today to view this home! **\$248,000.** #603599



NEW LISTING! Own a piece of history. Located in the Village of Fairfield. This CIRCA (1839-1860) home offer 2 BRs, bath, Large living room, formal Dining room. \$ 72,900. #605102



Staunton-Lot zoned Business, located just off Greenville Ave.. Approx. 50' x 150'. Older

house on lot in poor condition. Property offered as lot only. Utility hook-ups in place. O/A **\$39,900.**

LOTS & LAND

Stuarts Draft—19 acres with high visibility near the intersection of Rt.608 & Rt.340. Frontage on 2 streets. Public utilities avail. **\$550,000.** #55277

STAUNTON-Commercial Lot zoned General Business. Public water & sewer at lot. Road frontage on Lee Jackson Hwy. approx. 1/2 mile south of the Staunton Mall. O/A **\$275,000.**

NEW LISTING! 5.7 Acre lot. Open. Recent survey & perc for 4 BR home. View of the mountains. Convenient location between Staunton and Lexington. \$ 79,900. # 605742

NEW LISTING! 1.6 acre building lot. Open, level, partially fenced. Small barn. Located between Staunton and Lexington. \$ 49,900. #605748

STAUNTON-Undeveloped 1 acre lot off end of Gay St., **\$22,000.** #180277



Janie Harris Broker

(O) 540.463-2117 (Cell) 540-460-1932

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6 White Street Lexington

A signature historic home of Rockbridge County, this 1848 Southern Gothic landmark known as "The Manse" sits in one of the most picturesque neighborhoods in Lexington. This 5 bedroom, 3 1/2 bath home has been comfortably updated with respect for its architectural significance and sits prominently on 1.10 acres in the heart of town and within easy walking distance to "everything Lexington".

\$679,000

802 Borden Road - Lexington

This two story brick French country manor sits close to Lexington, has gorgeous views and lots of room to breathe. Drive up the tree lined paved entry to this lovely 4 bedroom home situated on 5 open acres within 2 miles of Lexington city limits. Fabulous chef's kitchen, enormous 1st floor master suite, formal dining room, private study, second master suite upstairs along with 2 additional spacious bedrooms and a TV entertainment/family room. Numerous special features including an in-ground pool with changing area and 1/2 bath. **\$749,000**



4 Grey Dove Road - Lexington

This elegant Tudor in the popular Birdfield subdivision is only moments from Lexington. A wonderful fenced-in backyard with in-ground pool provides the ultimate outdoor entertaining experience. Need space? This home has lots of it with 4-5 bdms, den, & office space. The gourmet kitchen features a large gas range, new refrigerator, lots of cabinet & counter space, breakfast nook, and eat-in space. Enjoy your meals in the French country style kitchen in front of a marble tiled gas fireplace or in the adjacent formal dining room. The upstairs marble lined bathroom features a massive jetted tub & lovely gold vintage fixtures. Attached 2 car garage & concrete driveway offer ample parking. The space and unique features of this beautiful home is sure to delight even the most discerning buyers. **\$375,000**



67 Acres, Wert Faulkner Hwy - Natural Bridge

These contiguous parcels form 67.45+/- acres of the finest hunting and recreational land in Rockbridge County. Fields, woods, a spring-fed watering hole, and a network of trails are interspersed throughout the property. A corner of the property even joins the National Forest opening up thousands of more acres. Long road frontage affords the opportunity for numerous home sites with splendid views. Easy access to Lexington, BV and Lynchburg. **\$389,000**



3.87 Acres Buffalo Trace

These acres are bordered by open space and farm land under conservation easement protecting and maintaining beautiful mountain views of Short Hill and House Mountain. Unique opportunity for a one-of-kind homesite near Lexington. Owner financing possible, call agent for details.

\$82,500



Kenny Sexton

540.969.9465

jamesriver@verizon.net

19827 Main Street, Buchanan



Sam Snead Highway – Warm Springs

It is rare to see a 682+/- acre tract listed in a Resort Area. 10 minutes to Homestead Resort and 1 hr. to Greenbrier. The property has long road frontage on US220 with multiple entrances to roads, trails and the rustic cabin located on the property. There is also long boundary adjoining the USFS National Forest. The Jackson River and some of the best trout fishing in Virginia are 5 minutes away. Lake Moomaw is about 15min. This can be developed or kept for yourself.

\$895,000



Hurricane Creek

Beautiful Estate quality property in Bedford County. Great for horses, hunting or just enjoying the beautiful Blue Ridge mountain views.

A blank slate with all the attributes you could want to make it your own special place. Well and Electric power on site.

Multiple building sites with great views. **\$675,000**



Frame Shop -Main Street

This is a great location on Main Street that has a lot of walk-in traffic. It has curb appeal and brick walls inside that have a very distinctive small town feel. It is currently a frame shop and owner will negotiate contents separately.

There is a 63X45' separate lot for additional parking or storage. **\$95,000**



Farm house on 53+ acres on US Rt.11.

There is 24 acre of crop land and rest in pasture or woodland. Home has 2 large bedrooms and 1 bath. Garage and multiple barns or sheds in various

condition. Great location. **\$375,000**



Your Pick of 2 Beautiful Tracts with Great Mountain Views on Route 43

Close to James River for canoeing and fishing. Abundant wildlife.

Tract A: 197.7 acres- \$289,000,

Tract C: 7 acres for \$28,900

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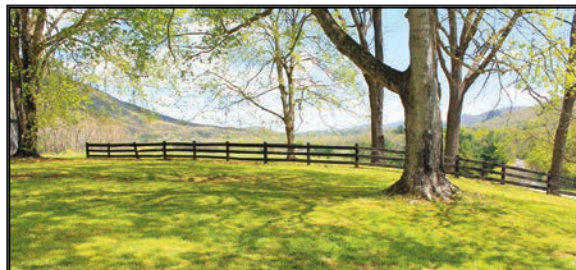


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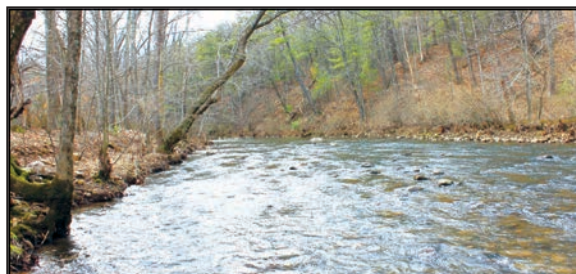
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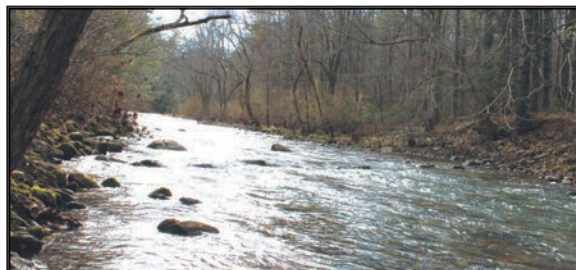
Mt Joy

Probably the second most historically significant property in Botetourt Co. The homesite has history back to early 1800's. There is 6 bedrooms, 2.5 baths, 4 gas fireplaces in beautiful tile coal fireplaces. It has 4200 sf with custom updates in kitchen and baths but keeping with the feel of a previous era. Original hardwood floors, gorgeous stairway and spiral staircase that goes from basement to the attic. Relax to the mountain views on 6+ acres. Close proximity to James River and Blue Ridge Parkway. This is a Short Sale. **\$397,000**



50+ Acres

50+ acres with 1100'+ of waterfront on Potts creek (trout stream) in Craig & Allegheny Counties. Great Sportsman property with good hunting and fishing. Great mountain views. Partially fenced if you want livestock. Adjoins National Forest for added hunting possibilities. There is an older home (poor cond.) on the property that has well and septic system. Owner financing is available with acceptable terms and down payment. **\$235,000**



125+ Acres

125+/- acres with 3,100' of Potts creek (trout stream) in Allegheny Co. The property has multiple homesites with mountain views. The property has perimeter fencing for cattle and about 75 acres cleared in pasture. Great hunting and fishing that adjoins National Forest. Owner financing is available with acceptable terms and down payment. **\$448,000.**

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Jeff Mason
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New Listing



Commercial Property!

BOUNDARY LINE LANE. Prominent commercial corner! Come build your business on this 4.12 acre parcel that is zoned B-1. Located a little north of Lexington off of US Rt 11, within 400 feet of Interstates 81/64 exit. B-1 zoning allows for many, many possibilities, restaurant, retail store, hotel/motel, auto service center, personal service shops, just to name a few. Public water and sewer are available, high traffic area.

Offered at \$499,000

Attention Horse Lovers!

Bring your horses and come to beautiful Rockbridge County, VA! This impressive, quality home at the end of the long driveway includes an open, bright great room including living room with f/p, dining room and breakfast area with access to attached dbl garage, patio at rear and full basement below. Three bedrooms and two baths complete the one level living home. There is a 30'x72' six stall barn. The property is totally fenced w/cross fencing incorporating 4 separate open pastures. One can enjoy the sun rise over the Blue Ridge Mountains from the long, 4 column front porch with your morning coffee! Conveniently located just minutes from historic Lexington and the Virginia Horse Center.

Offered at \$599,000



On the Maury River building lot. 1.72 acre lot on the south side of Rt. 39 directly across from the river, easy river access. Mostly wooded with slope, great lot for home with exposed basement. A walk to the river would just be a minute stroll from your front door. Price reduced to \$39,000

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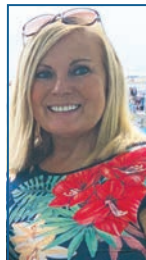
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NEW LISTING



TEXAS LANE – LOOKING FOR PRIVACY!

Check out the park-like setting of this spectacular contemporary log home nestled on 7 wooded acres in Rockbridge County. Enjoy the warmth of wood floors and log walls throughout the inviting great room, modern eat-in kitchen with new appliances, and cozy guest rooms. 700sqft post & beam addition welcomes a stunning master, generous en suite with tile shower, bay-windowed soaking tub and private deck both overlooking soothing mountain views. Relax on the covered front porch or explore the hiking trails all while enjoying abundant and diverse wildlife. Established grounds feature a double carport, storage building and 40x24 2-bay detached garage with workshop & 2nd story studio/guest house or potential for in-law suite. All come together to form the perfect weekend getaway or a PEACEFUL HAVEN for full-time living. Just outside Historic Lexington Virginia along the meandering Maury River Byway and just minutes from scenic Goshen Pass with deeded access to VA Game Commission land. Call today for a private tour of this remarkable property. **\$397,000**



SOUTH LEE HIGHWAY

Dreaming of a spacious home in a secluded & peaceful location, look no further than our hilltop paradise! This spectacular ranch offers over 4,300sf of finished space tucked away on 31.72 mostly wooded acres. Enter from the covered front porch and enjoy the comforts of one-level living with 4 bedrooms & 4 full baths. Cathedral ceiling great room with wood-burning stone fireplace opens to the wrap-around deck overlooking a large back yard. Roomy kitchen with breakfast nook, separate dining, den/office & two laundry areas. Spacious Master suite with soaking tub exits onto the private rear deck for enjoying morning coffee amidst the splendor of nature & abundant wildlife. Partially-finished basement with rec room, workshop & ample storage leads to a covered patio beneath the 1st level deck. Grounds feature storage shed, covered parking and 4-stall stable. Conveniently located in the southern end of the Shenandoah Valley near the Natural Bridge State Park, Blue Ridge Parkway and just 10 miles south of Historic Lexington, VA. **Offered at \$585,000**

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Vice President, Mortgage Loan Officer

540.462.6722

buzzardm@cornerstonebankva.com



Bridget McClung²

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Things To Look For When Buying A House

House hunting can be intimidating. Purchasing a home is a huge investment and affects your lifestyle for years. It's also scary to think of all the things that could go wrong after a sale. "OH the Joys of Home Ownership". There are five key things you should consider when you go house hunting to make it a more successful undertaking.

1. Location, Location, Location

What kind of neighborhood is it? How good are the schools? How close are you to restaurants and to where you want to buy your groceries? What is the tax rate? Aside from road infrastructure, Location characteristics can change a lot for the better or worse over 5-10 years; location is important but be cautious of giving it too much sway.

2. Structural Conditions

Much about a house can be changes. The foundation, frame, and roof are the bones of a house; everything else about a house is built around them. If the bones are good, you can concentrate on changing more stylistic things. If you have to sink big money onto structural problems that could cause more issues and be recurring. It's going to take away from your ability to turn your new house into your dream home.

3. Electrical and Plumbing

Older homes were not built to handle the electrical demands we have today. It's frustrating to have inadequate outlets and potentially dangerous to overload existing outlets by using appliances with higher power demand than a circuit has capacity for. Old plumbing can be problematic, either just old and leaking or running through lead pipes, to low water pressure. Both electrical and plumbing fixes are expensive. New houses are not immune to problems

4. Flooring

Flooring is a large part of a home's ambience. Don't hold a home's flooring against it while you are house hunting. Flooring is something which can be changed fairly easily – as long as you follow the right steps to floor installation. Tile, laminate, wood and carpet flooring, there is a wide range of choices to suit your budget. Only painting has a better return on investment than updating flooring.

5. Floor plan flow

Is the square footage used in a way that makes sense to you? Is there enough space? Are the areas you use most convenient to each other? Do you prefer an open floor plan or rooms that are set apart? A house needs a floor plan that works for your life

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