

Happy New Year from Blue Ridge Properties!

BLUE RIDGE PROPERTIES

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See page 24



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JANUARY 2021

**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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28 South Main Street
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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**

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**

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**

Southwest View Drive - 11 Acres 11.7 acres of gently sloping open acreage located just 3 miles from downtown Lexington at the corner of Mooreland Blvd. and Southwest View Dr. in the desirable Mount Vista subdivision. Enjoy beautiful mountain views from several potential building site opportunities! **\$59,500**

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 but adjoining 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. Perfect mix of open land (meadow) and magnificent woods with private, tucked-away building sites and pastoral views. Existing well in place, as well as electric and high speed fiber optic cable on site. Previous soil studies on each lot indicated approval for one 4 bedroom home and one 3 bedroom home. Current survey. **\$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**

Saddlebrook Farms - 24 Acres Over 24 acres of secluded forest with private access to Virginia's largest Wildlife Management Area in the Kerrs Creek area of Rockbridge County. Property features phenomenal long range mountain views, mature timber, outstanding wildlife habitat, and private building sites. Ideal recreational tract for hunting or cabin. Property is located a short drive to historic downtown Lexington, Washington and Lee University, and the Virginia Military Institute. End of the road privacy! **\$79,000**

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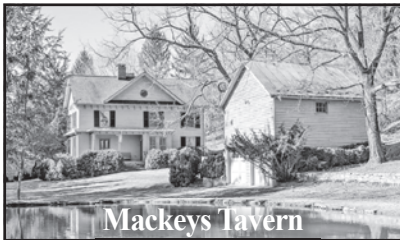
Magnificent 144-acre Shenandoah Valley retreat featuring beautifully rolling upland fields, wildlife abundant forests, and awe-inspiring Blue Ridge Mountain views. Handsome brick residence with custom features situated on ridge top with park-like setting and commanding views in all directions. Perfectly located just 6 miles northeast of historic Lexington in the Timber Ridge area of Rockbridge County. **\$975,000**



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. **\$795,000**



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**



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**



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. **\$549,900**



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. **\$349,500**



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. **\$339,000**



Investment Opportunity! Two homes on 2.13 acres with large workshop building in pastoral Kerrs Creek area of Rockbridge County. Renovated 1990 home offers 4 bedrooms and 2.5 baths and is move-in ready. The 1927 farmhouse has 4 bedrooms and 2 baths, and it is leased for \$850/mo. Property lays well with large garden space. Three separate electric meters, shared well and septic. Flexibility to be a primary residence with a rental or an investment property. **\$225,000**



Highly visible office property in excellent condition of fers strong income stream and flexible future use potential. Located on a high traffic corner of downtown Buena Vista, Virginia, the property is well maintained and ideal for general office use. Currently leased to Stonewall Insurance, there is adequate off-street parking and land that could accommodate additional development. **\$299,000**

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501 Lime Kiln Road

Very special property offering limestone main house and guest cottage has been meticulously restored! English style basement hosting open kitchen w/ built in china cabinet, stainless appliances and eat-in area. Formal dining, family room, full bath and utility room. Upper level has living room, office, 2 bedrooms, loft and full bath. Gorgeous details throughout including multiple fireplaces, woodwork, wood floors and windows. Carriage house offers 1BR, 1BA, LR and kitchen. **\$599,000**



519 S Main Street

Amazing location, amazing house! Located in the heart of downtown Lexington, this 3 BR, 3 BA home is ready for you to move in. Wonderful living room with fireplace and wood floors, spacious dining room with wood floors and updated kitchen with stainless appliances. First floor office with plenty of built-ins and natural light. Master bedroom has walk in closet, sitting area and sink. Newly finished third floor makes for the perfect family room, spacious and connects to half bath. **\$484,000**



8 Hays Creek Road

Welcome to The Lucas House, established in 1785 and completely renovated. This historic home is located in the heart of the community of Brownsburg. Fantastic living spaces with beautiful hardwood floors, original fireplaces and lovely finish work. English basement hosts kitchen, DR, den, BR and full bath. Main living level is home to LR, parlor, library and guest room. Additional guest room and sitting room on third floor. Original log cabin at rear is great for storage. **\$465,000**



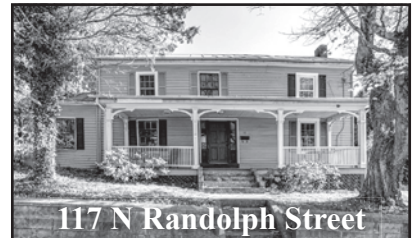
906 Providence Place

Located in the Providence Hill neighborhood, this contemporary home has so much to offer! Main level offers formal dining with built-ins, formal living room, and family room with fireplace, sunroom and eat-in kitchen. Second floor hosts master bedroom with newly renovated master bathroom, 3 bedrooms and full bath. Enjoy the back deck overlooking the in ground pool. Side yard is newly fenced in and adds green space. Double car attached garage and several parking spaces. **\$389,000**



66 Breckinridge Court

Space galore! This 5 bedroom, 3 bathroom home is located on a spacious .84 acre lot in the Mt. Vista Subdivision. Home hosts living room, dining room, large family room, master suite and two guest rooms on the main floor. Lower level has two additional bedrooms, full bathroom and family room. Plenty of storage in various closets throughout and great outdoor storage in the two car garage underneath the house. The lot presents the perfect opportunity for gardening! **\$315,000**



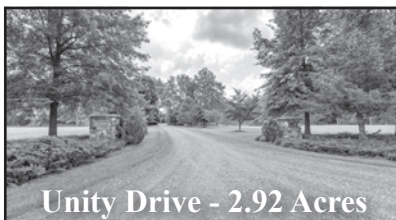
117 N Randolph Street

Step back in time into one of the original homes on Randolph Street! Built in 1819, this 4 bedroom, 2 bathroom home has so much to offer. Living room with fabulous wood floors and fireplace, 1st floor bedroom, eat-in kitchen, laundry room off and office. Curved staircase, trim and original wood floor. Covered front porch overlooking Randolph Street and covered back porch. Huge city lot with plenty of yard space ideal for additional parking or gardening. A block off Main Street! **\$219,000**



647 Honey Hollow

Escape to this move-in ready, 3 bedroom, 2 bathroom home in the Collierstown area. Situated on 3 acres, home is on a sunny knoll with an open front yard and wooded back. This house has a living room, dining room, eat-in, fully renovated kitchen, family room with a gas fireplace and a master suite. Ranch style home offers full one level living. Enjoy the outdoors on the covered front porch or on the open back deck. Brand new metal roof, HVAC unit and hot water heater. **\$167,900**



Unity Drive - 2.92 Acres

Situated amongst 100 acres of green space, enjoy building your next home on this 2.9 acre parcel. Wood lot is nestled against an open meadow and adjacent to various walking trails. Subdivision offers a total of twelve private lots, all surrounded by green space. Deeded access to the Maury River offers the perfect opportunity for outdoor recreation. Enjoy fine country living in Rockbridge Baths with walks to the post office, views of the mountains and glimpses of wildlife! **\$38,500**



Anderson Farm Rd - 2 Acres

Enjoy views of Jump Mountain from this privately situated 2.25 acres in Rockbridge Baths. Lot is fully wooded and could be cleared for home site to take in lovely mountain views. Property has access to BARC fiber optic and electric. A walking path has been cleared and could be the ideal spot for a formal driveway. Lot will share a driveway with one additional homeowner. **\$49,900**

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Mohlers Loop - 36 Acres 36 acres of secluded woodland with road frontage on state maintained Mohlers Loop in Rockbridge County, Virginia. Elevated ridge offers stunning mountain views for potential home or camp site. Premium wildlife habitat is excellent for hunting with year-round stream. New survey. **\$80,000**

Mooreland Blvd - 10 Acres Located just 3 miles from downtown Lexington in a private forested setting with mature trees and level hilltop building site. Situated near the end of the road, this property perfectly blends seclusion with a supremely convenient location. **\$94,500**

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**

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**

Breakaway Farms - 20 Acres Over 20 acres of rolling property with awe-inspiring panoramic mountain views located only 15 minutes from downtown Lexington. Highly desirable mix of wooded and open land with scattered trees presents many opportunities to site a home with privacy and long-range vistas. Rare opportunity to acquire one of Rockbridge County's premium locations and building sites. Septic approved! **\$187,500**

Mooreland Blvd - 25 Acres Nearly 26 acres with sweeping long-range mountain views comprised of 3 parcels in the Mount Vista subdivision. Located just 3 miles from downtown Lexington, property has multiple high quality building sites, shop building, small pond, and 3 access points to Mooreland Blvd. Excellent residential development opportunity! **\$199,500**

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**

Maury River Road - 1 Acre Potential development site with excellent location just off of I-64 Exit 55 interchange with U.S. Rt. 11 in Lexington, VA. High traffic area in close proximity to multiple hotels, apartments, restaurants, and shopping in one of Lexington's most vibrant commercial corridors. Corner location on VA Rt. 39 and Willow Springs Rd. Exceptional value and visibility in an area with limited undeveloped property. **\$395,000**

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**

Commercial Parcel - 5.19 Acres Irreplaceable business location located on Forge Rd between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility. Food Lion & CVS anchor neighboring shopping center. Approved access & public utilities available. **\$595,000**

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84 STINGY HOLLOW ROAD Staunton \$499,900

Dare to be different! Looking for something with personality & a story? A once lonely & abandoned bank barn scooped up in the early 60's by an engineer & his wife both with creativity.. looking for something other than ordinary.. transformed this place with love turned it into a unique HOME! Original posts & beams exposed, hardwood floors throughout, huge rooms, 2 wood burning fireplaces & character galore! Offering over 3600 sq ft (BUT do check out the enormous awesome attic if you need more) Full of natural light- sitting right where it was originally planted overlooking Middlebrook area farms! As though the house was not enough the land will take your breath away! VIEWS, other hilltop building sites, enormous timber, come make your mark!

633 LEGRANDE AVE Waynesboro \$445,900

PELHAM new construction! Just what the doctor ordered! Checks all the boxes on your list, one level, full walk out basement, hardwood floors EVERYWHERE (except bathrooms) no icky carpet... 3 bedrooms, 2 full baths, bonus room over garage could serve as 4th bedroom or craft room? You decide! O-P-E-N floor plan is ideal for entertaining! Back porch is covered and overlooking a field with no backyard neighbors PERFECT for your morning coffee (aaahhh...) Half acre lot gives you plenty of elbow room in a wonderful and established neighborhood! Nestled at the end of a low traffic street. New home gives you a one year builders warranty so no worries there either. Pick your colors, make it your dream home! Now is the time, don't wait!



81 CATTLE SCALES ROAD Waynesboro \$319,900

First time EVER on the market! One owner home for nearly 60 years! One level solid BRICK home with the BEST MOUNTAIN VIEWS!! Nestled among shade trees but a backdrop only God can create! Main level offers a true foyer, large living room, bright white kitchen & hardwood floors flow throughout! Special prize on this level is the SUNROOM to soak in the peace the mountains offer! (you will NEVER want to leave this room...) The basement presents the "extra space" you crave, once housed a sep. apartment, complete with a HUGE family room & 2nd wood burning fireplace! Laundry up or down, you decide. Attached garage & even a det. garage for the workshop.. over 3000 sq ft in popular Wilson school district! Super special place for sure!



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SOLD

40 Edgewood Dr - Lexington



SOLD

245 Woodland - Buena Vista



SOLD

2359 W. Midland Trail



SOLD

587 Golf Course Road



SOLD

74 Furrs Mill Road



SOLD

1 Maple Lane



SOLD

121 Thoroughbred Circle



SOLD

1518 Fitzlee - Glasgow



SOLD

1462 Oak Avenue



SOLD

408 Maury Street



SOLD

1419 Union Run



SOLD

413 Arpia Street

Happy New Year and these are some of the properties that we listed and sold during 2020 - large or small call us to sell your home!

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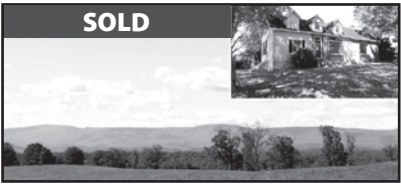
8847 SAM SNEAD HWY HOT SPRINGS Landmark Victorian Home adjoining the Homestead Old Course! Circa 1882, this stately home has been thoroughly and meticulously updated. With almost 4500 sq ft of living space, it is well positioned on 2.28 park like acres with manicured lawn buffer. The 3 story home has 5 large BRs, 4 fully renovated bath and beautiful kitchen. Expansive center hallway, multiple sitting areas, bonus features and all the perks that make Victorian homes so popular, including 2nd story decking to take full advantage of the beautiful neighborhood and mountain views! There is a 2 car garage, two BR efficiency apartment and all fully served by public utilities. Newer roof, updated electrical, heating systems and more! **Priced to sell at \$810,000!**



8883 SAM SNEAD HIGHWAY CIRCA 1899, the Hot Springs Victorian Inn has over 6000 sq ft of living space! Nestled among mature trees, this historic Victorian has 11' Ceilings, well-appointed rooms and updated amenities on three fantastic levels. With 7 bedrooms and 5.5 baths, there is plenty of space to continue the business, create a family retreat or indulge yourself. Includes a separate Honeymoon Cottage and can be sold furnished. Relax on the Period wrap around porches overlooking your 2.84 acres in a gorgeous setting. **\$985,000!**



515 RAPP'S MILL LANE LEXINGTON Looking for privacy? Look no more! This secluded low maintenance, move-in ready cottage on over 45 acres of wooded serenity awaits. Ultra privacy but just 16 miles from Lexington and 45 minutes from Roanoke. Open floor plan that is well designed for comfortable living. Attractive kitchen, great room and dining area that opens to a large deck and hot tub. Large bedroom with sitting area and storage upstairs. Other features include a full bath and laundry, Cell service and Internet available. Mixed hardwood forest with mature trees, walking trails, abundant wildlife and wildflowers. An exciting property for a full time home, getaway, recreational or hunting paradise. **\$329,900**



SOLD

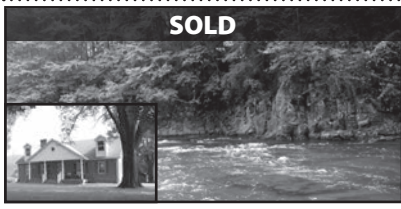
1511 MILL CREEK ROAD! One of the most recognizable properties in eastern Bath, the 'Sidling Hill' farmhouse has some of the most spectacular southern/western exposure and sunset views in the region! The original structure, built in 1885 has a faux stone addition, upgrades and approximately 2250 sq ft of living space. There are 7 rooms, 2 full baths, multiple fireplaces and partial hardwood floors. Situated on 3.92 acres, the viewshed is protected by a Conservation Easement. There is a separate guest house/artist Studio an old character barn and a beautiful Jeffersonian serpentine brick wall blended with mature maple trees. **\$259,900**



160 CYRUS ROAD WARM SPRINGS Only minutes from Warm & Hot Springs, this immaculate log home is tucked away on 4.87 acres with views to the West! Close to Hidden Valley for hiking/fishing, this home has an open concept floor plan with 3 bedrooms two full baths and full unfinished basement. Outstanding carpentry including hickory floors and cabinetry. Enjoy the serenity off of the front porch, or a meal/beverage on the rear deck off the beautiful family room with exceptional woodwork and glass front wood stove. Quality construction, PSA water and many nice touches throughout! **\$289,900**



8422 BIG VALLEY ROAD WARM SPRINGS Built in 1982, this passive solar, custom contemporary is situated on 25 acres in Big Valley near Bolar. The main level features open concept LR, DR, and kitchen, sunroom, half bath and office. The second level has 3 BRs, full bath, cedar lined closets, and is stubbed for an additional full bath. Walk-out basement has potential for separate rental or in-law suite with LR, BR, full bath, hobby room, sun room, utility room and mudroom. Built for energy efficiency, the home features 2'X6' construction, metal roof, Hardie board siding, wood stove, Anderson windows, hot water baseboard heat, gravity-fed spring water, and tongue and groove cherry and pine walls and ceilings throughout. Fantastic yard with mature fruit trees, an old barn, beautiful views, plus a 52' X 36' equipment shed with enclosed and heated garage/workshop complete the package. **\$299,000**



SOLD

ON THE COWPASTURE RIVER! 15864 Indian Draft Road 175.91 acres with almost 3200' of frontage on one of Virginia's most pristine rivers! Adjoining the Coursey Spring State Fish Hatchery, this acreage is protected by a Conservation Easement and offers both privacy and outstanding mountain and pastoral views. Improved by a 2340 square foot brick home with three bedrooms, one full bath, country kitchen and full basement. There are several functional outbuildings, machine shed and hay storage facility. There is no better escape! **\$689,900**



MCGUFFIN 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**



306.11 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. **\$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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245 West Main Street Covington, Virginia



150 JACKSONS FLAT COVINGTON This 3 bedroom 2.5 bath property offers incredible breathtaking panoramic views from the open deck and screened in porch. Enjoy the convenience of single floor living, and the open concept of this 2356 sq ft property situated on a 12+ acre secluded lot in the Jacksons Flat area of Alleghany County. This move-in ready property features: Large master bedroom with dedicated bath and walk-in closet, custom built sunroom, Large utility room, detached 2 car garage with stair access to large storage area, Garden shed and storage shed. **\$350,000**



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. **REDUCED TO \$99,900**



1427 CAROLTON DRIVE This immaculate move-in-ready 5 Bedroom 3 bath home is situated on 2 lots and located in the Fairlawn area of Covington. The first floor of this large home has everything one needs for single floor living with 3 bedrooms, 2 baths and laundry area. Property amenities include hardwood and tile floors, partially finished basement, den with gas logs, brick exterior, covered patio, sun deck, attached 2 car garage and tons of storage space! **\$279,000**



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. **\$89,900**



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**



123 INDIAN HILL ROAD MILLBORO Just off Route 42 close to the Bath/Alleghany border, this 1997 Manufactured home is in excellent condition with a location to match. 4.16 acres adjoining the National Forest with nice views of Rough Mountain and the Cowpasture River valley. With just over 1500 sq ft of living space, there are 6 rooms, two full baths and a beautifully remodeled kitchen with full array of appliances. Among many improvements are an updated Carrier Heat Pump, high speed internet, replacement windows and attractive free standing wood stove. Enjoy the quiet front porch! **\$109,900**

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**

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**

TBD DEERFIELD ROAD! 6.35 acres that has it all! Adjoining National Forest across the back boundary, this parcel has Stewart Run, a shared pond with the neighbor and a top of the line deer/viewing stand. **SOLD** with a drilled well, two bedroom installed conventional septic and it's ready for your camp or home! Excellent topography, partially fenced and suitable for partial clearing. Only restriction is an ACP easement from the now defunct pipeline. **\$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**

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. **SOLD** Perfect 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**

TBD DISTANT LANE 210 exciting acres in Highland near Mill Gap! 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 for hunting/hiking and the weekend retreat. **\$359,900**

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NEW LISTING



THORNHILL ROAD – Stately brick traditional with generous, covered-front porch on two lots in established neighborhood is an easy walk to historic downtown Lexington, Washington & Lee & VMI. Two-story plan offers 5 bedrooms, and 3 baths, light-filled living room, kitchen, dining with French doors leading to rear deck and spacious family room. Lower level finished space is perfect as guest quarters, in-law suite or potential for income producing apartment. Updated HVAC and roof. Covered front porch, rear deck, and partially fenced yard great for small children or pets. Paved driveway with large parking area. **Offered for \$259,900**

NEW LISTING



FORGE ROAD - Charming stone cottage tucked away on a wooded, elevated lot surrounded by mountains and farmland in southern Rockbridge county is move-in ready & priced right for first-time buyers. Features living room, dining, eat-in kitchen. Den/sunroom, 3 bedrooms, 2 full baths, and laundry/mud room. Spacious rooms with wood floors, woodstove with stone hearth and many recent improvements including updated baths and electric, and some replacement windows. Cozy covered front porch and roomy gazebo enjoy mountain and pastoral views. Carport/storage/workshop. Just minutes from historic Lexington, downtown Buena Vista, Natural Bridge Resort & State Park with easy access to Rt-11 & I-81 corridors. **All this for only \$179,000**



FLINT REALTY LLC



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

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Lana Nicely, Assoc. Broker
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SOUTH LEE HWY - 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 26 partially wooded acs that's horse & /livestock friendly with open pasture and 4-stall stable. 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 **\$539,500**

THORNHILL ROAD – Stately brick traditional with generous, covered-front porch on two lots in established neighborhood is an easy walk to historic downtown Lexington, Washington & Lee & VMI. Two-story plan offers 5 bedrooms, and 3 baths, light-filled living room, kitchen, dining with French doors leading to rear deck and spacious family room. Lower level finished space is perfect as guest quarters, in-law suite or potential for income producing apartment. Updated HVAC and roof. Covered front porch, rear deck, and partially fenced yard great for small children or pets. Paved driveway with large parking area. **Offered for \$259,900**

NEW LISTING



WIDE GAP ROAD – LOOK NO FURTHER FOR YOUR PRIVATE RETREAT! 2.64 acres offer exceptional privacy and abundant and diverse wildlife. Off the grid cabin provides a **PEACEFUL HAVEN** for a weekend get-away. Just outside Historic Lexington along the meandering Blue Grass Trail and near the trout waters of Buffalo Creek. **AFFORDABLE AT ONLY \$37,500**



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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**



FOREST GROVE - Charming 2-3 bedroom 1 bath cottage on lovely 1 acre wooded lot just 5 minutes from Lexington. Features eat-in kitchen with new refrigerator and electric range, large living room with LP fireplace and beautiful oak floors, and mudroom/laundry. Relax on the large front deck or covered rear porch and patio area. Two storage buildings. **\$174,000**

FORGE ROAD - Charming stone cottage tucked away on a wooded, elevated lot surrounded by mountains and farmland in southern Rockbridge county is move-in ready & priced right for first-time buyers. Features living room, dining, eat-in kitchen. Den/sunroom, 3 bedrooms, 2 full baths, and laundry/mud room. Spacious rooms with wood floors, woodstove with stone hearth and many recent improvements including updated baths and electric, and some replacement windows. Cozy covered front porch and roomy gazebo enjoy mountain and pastoral views. Carport/storage/workshop. Just minutes from historic Lexington, downtown Buena Vista, Natural Bridge Resort & State Park with easy access to Rt-11 & I-81 corridors. All this for **only \$179,000**





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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. **\$150,000**



WHITE ROCK ROAD – 4.06 acres surrounded by mountains in the picturesque Kerrs Creek Community. Nice, level building site with good road frontage for easy access. Septic approved. Easily adapted to recreational usage with abundant and diverse wildlife. **\$49,500**



FOREST HILL VIEW - RARE OPPORTUNITY – don't miss out on this 9.5-acre elevated building site tucked away in Rockbridge county just minutes from historic downtown Lexington, Washington & Lee and VMI. Design your own custom build to take advantage of lovely Mountain views in a quiet neighborhood surrounded by other quality-built homes. Driveway in place. **\$169,000**



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RAPHINE - Great investment property 1/2 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**



Kimberly Hostetter
 540.460.9182
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Zack Rhodenizer
 434.851.7399
 zackrhodenizer@gmail.com



2588 BIG HILL ROAD

This historic brick home on 283+ acres, circa 1856, has been flawlessly remodeled. The 4,296 sq ft home has 4 BRs, 2.5 BAs, 7 working fireplaces (3 wood, 4 gas) and 3 sitting porches, and is situated on a little over 283 scenic acres. Among several outbuildings are a historic barn set up for horses or cattle with 4 stalls, a tack room, and a sizable hayloft, a greenhouse, a 15 X 30 wood shop, and a 40 X40 machine shop with a six ton lift. The landscape captures the heart of the Blue Ridge Mountains and offers as many possibilities as the imagination will allow. The kitchen has custom cabinets, quartz countertops, commercial grade appliances including a Bertazzoni five gas burner convection oven, undermount farmhouse sinks, large center island, a custom built and hand forged pot rack, modern, streamlined radiators, and the original, historical, cooking fireplace. The upstairs boasts 11 ft. ceilings, custom built-in closets, & a master BR suite & custom designed master bathroom with a tile shower, double vanities and a claw foot soaking tub. The grounds of the property are immaculate! Approximately 45 acres of pastures are fenced and cross fenced, and over 5 miles of maintained woods trails with 4 spectacular view-points are ideal for walking, horseback riding, or ATV's.

\$1,900,000



79 PINNACLE LN

\$169,000

Centrally-located townhome w/ panoramic views of the Blue Ridge Mountains. Well-designed floorplan w/ 3 BRs, 2 1/2 BAs, 1530 sq. ft. & a low maintenance lifestyle. Move-in ready & offers ample storage space, a large master BR suite w/ walk-in closet, upgraded stackable washer & dryer and private deck.



2614 CEDAR AVE.

\$265,000

Investment opportunity! Two-story home located on an elevated lot at the end of a wooded cul-de-sac. The first and second level offers 1680 sq. ft., 3 bedrooms, 2 1/2 baths. The finished basement offers 840 sq. ft. private entrance, living room, full kitchen, laundry space, full bathroom & two rooms.

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



661 GREEN HILL RD

\$245,000

Excellent starter home nestled in the mountains. Updated kitchen & bathroom, beautiful hardwood floors, & 1120 square feet of unfinished basement ready to be transformed to accept a growing family - basement bathroom fixtures already prepped. Recently updated HVAC and water heater. Private wooded acreage perfect for the outdoorsman.

LAND LISTINGS

TBD HARMONY DR. \$90,000

2.36 acres zoned for business use, located on the north side of Rockbridge County. Several established businesses nearby.

581 STONER HOLLOW RD \$89,000

26.4 wooded acres on Southern side of Rockbridge County. Price reduced well-below assessed value.

TBD S. BUFFALO RD. \$22,000

Elevated 2-acre wooded building lot along S. Buffalo.



27 FULLER ST.

\$149,900

Charming home in downtown Lexington. Offering 1580 sq ft, 3 BR, 2 BAs, including a 1st floor BR & bath. LR & 1st floor BR have new laminate flooring. Large fenced backyard. Upstairs loft with many possible uses. Covered front porch. Within walking distance to dining, shopping, VMI & W&L.



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- 4 BR, 3.5 BA. Master Suite on 1st Level
- 4,193 sq. ft. Finished living area on 3 levels.
- 6 acres with Maury River frontage
- 24' x 24' detached 2 bay garage/storage
- 10 minutes to downtown Lexington



- Circa 1909 in Lexington city limits
- 3,146 sq. ft. living space
- 4 Bedrooms, 3 Full Baths
- 34' x 17' detached 3 bay garage/storage
- 1 minute to downtown Lexington



As you approach the home, you notice the ancient oak trees that grace the property, as well as mature, beautifully maintained landscaping. This home has access to the Maury River for swimming, picnics, canoe/kayaking. You'll enjoy river and mountain views from most windows in the home. The basement could make a perfect guest/in-law suite, featuring a large living room, full bath and kitchen. You'll feel perfectly secure in the privacy of the location, setting and design of this spectacular home. Only 10 minutes from downtown Lexington.

Majestic two-story Classical Revival beauty available for the first time ever! Set amid the shade of towering maples and surrounded by mature boxwood, this 1909 stone/pebble stucco home shows its years with an elegance of a time gone by. Lounge on the large front porch and watch as the world goes by. This grand dame is as beautiful inside as out, featuring a spacious entry hallway, hardwood floors, and master craftsman quality woodwork. A first floor master suite features a vaulted ceiling and a walk-in closet.



- 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



- 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



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.

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.



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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

New Listing



New Listing



Come build your home on a lot with a view! 1.72 acres in Rolling Meadows Subdivision. This subdivision will appeal to you if you are looking for a home place with a rural appeal, with covenants that help to protect your property values. Conveniently located to both Lexington and Buena Vista, with quick access to Interstates 81 & 64. Great location, terrific views!

Price \$57,500.00

Big Price Reduction 13+ Acres

SOLD!



1935 Borden Grant Trail

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

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New Listing



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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SPOTTSWOOD AREA- 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. Convenient location between Staunton and Lexington. Additional Land available. \$ 329,000. #605729



CHURCHVILLE AREA- 2 Story home with 4 BRs, 3.5 baths, 1st floor family room w/FP. 2 car attached garage. Situated on 6 partially wooded acres. \$ 269,900. #608015


HAPPY NEW YEAR
HAPPY NEW YEAR AND BEST WISHES TO ALL OF OUR CLIENTS IN THE NEW YEAR. THANK YOU FOR YOUR BUSINESS.



STAUNTON- Great for first time home buyers! This charming 2 story with rocking chair front porch is just waiting for you to call it home. Remodeled the exterior and roof have just been painted. This 2 BR, 1.5 bath home with a large backyard is just waiting for you. You won't have to do anything but move-in. **\$139,900.**



FAIRFIELD! 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. **\$ 59,900.** #605102



Rockbridge Co.-Ranch with 2 BRs, LR, Eat-in Kitchen, spacious family room. Large enclosed 3 seasons porch. Situated on 1.2 acres. \$69,900. #607900

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.**

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

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117 Meadowview Drive

Adorable 4 bedroom, 2 bath home located minutes from downtown Lexington, VA. The home features 3 fireplaces, walkout basement, central air, and is situated on a large lot with trees. \$315,000



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. \$379,000



58 Furrs Mill Road

A renovated pre civil war home with all original woodwork, six fireplaces and a fantastic gourmet kitchen. Main level has large country kitchen, and den, living room and dining room. Second level offers two master suites. Lower street level has sitting room, bedroom and bath. This would make a wonderful AirB&B space. Off street parking, super convenient to W&L and VMI. This home overlooking the Maury River is a great investment! \$389,000



168 Cedar Creek Road

Country farm with all the wonderful features on 78 acres. The perfect combination of two creeks, pasture, views and mature woodlands with hiking trails. Eastern pine logs, large great room (18x32), Mannington floors, cherry kitchen cabinets, and an in ground heated swimming pool. Three bedrooms and 3.5 baths. 12 miles south of Lexington. \$625,000

*Wishing you the best
for the New Year!*



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6 East Washington St.
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620 Marshall Street

Handsome 5 bedroom 4.5 bath home with a contemporary open floor plan and has excellent spaces for multiple home offices. The finished lower level is set up with media room, game room and several flex work spaces for the entire family. Located on a quiet cul-de-sac, this southern facing energy efficient home also has an attached, oversized 2-car garage. \$850,000



210 Lilly Bell Drive

A superior custom crafted, architecturally designed home completed in late 2016. Located in the The Ponds with commanding views of House Mountain in the distance, the home sits on 1.34 acres of manicured and mature landscaping. Four bedrooms include a first floor master suite, bonus room and three full baths. The chef's kitchen has Cherry custom cabinets, Bosch appliances and granite countertops. \$649,500



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. \$1,599,000



52 Foliage Lane

Remarkable historic home, c. 1850 log structure surrounded by enchanting outbuildings, large trees & gardens. The home is 3000SF & includes a charismatic 2-story American Chestnut log cabin w/ a large stone FP & wide plank floors. 40+ acres of pasture w/ Blue Ridge views to the east & western views to the Alleghenies. A horse barn, spring house, chicken coop, workshop & carports. Extremely private and only 7 miles to downtown Lexington. \$660,000

– LAND –

- **251 Bobwhite Road** - Immaculate seven stall horse barn situated on 18 acres in Amherst County. The barn has a manger's office, tack room, wash rack, bathroom, and feed room. There is an attached finished area, with a separate entrance. There are six fenced paddocks with automatic waterers and run-in sheds. The 120'x175' sanded outdoor arena is just steps away from the barn. \$459,000
- **Dutch Hollow** – 12.37 acres with a hillside spring and commanding views of Dutch Hollow and the mountains beyond, only 4 miles from the picturesque & historic village of Brownsburg. \$85,000
- **The Ponds, Lot 10** – Excellent building site just minutes from Historic Lexington. Build your dream home on this ¾ acre site with views of small creek and ponds in the common areas. Public utilities are available as well as access to clubhouse and swimming pools. \$46,000
- **Ridgeline Way – Lot 7** – Beautiful valley and western mountain views will be yours from this elevated wooded lot just minutes from downtown Lexington in established subdivision of quality homes. 8.30 acres. \$74,900
- **Wind River** – 3 separate lots (4-6 acres each) with use of private 3.8 tract of 5,000 feet of Muary River frontage. \$65,000 each
- **Fox Rd** - Beautiful building lot, 3.44 acres, that is perked for a 4 bedroom house. Partially wooded with the balance in pasture. \$62,500



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Sloan House

Own a piece of Lexington history in the heart of the downtown! The Sloan House sits in the epicenter of the city within steps of all the main street fun. Situated on an impossible-to-find oversized lot currently used for parking, the potential abounds for companion structures on the .25 acres. The property is zoned C1 and located directly across from the Visitors Center and right downhill from Davidson Park - which regularly holds concerts and gatherings. The back section of the property adjoins the municipal parking garage making this an ideal office or business space, while the mature trees and serene park-like setting would also make for a great residential space. **\$799,000.**



802 Borden Road – Lexington

Your search is over! This two story brick French country manor has it all! Come drive up the tree lined paved entry to this stunning 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**



2370 South Buffalo Road, Lexington

Soak in the stunning mountain views from the front porch of this solid ranch home. The surrounding 49+/- acres provide pasture, woods, and Buffalo Creek runs through it. Three bedrooms & 2 baths, including a master with en suite bath featuring a huge subway tiled shower with dual shower heads. The flat pasture area provides plenty of space for livestock with access to the creek. The potential for this property is as wide open as the views! **\$475,000**



TBD Forest Grove Road, Lexington

Take the road less traveled and you will be rewarded. This large parcel off of Forest Grove Road allows for recreation, fields for gardens and livestock, pretty views, and at least two really nice homesites. Private yet convenient to Lexington and surrounding areas. If you want peace, quiet, convenience, and a place with loads of elbow room for the location of your new home(s) this is the spot for you! **\$189,000**



10.2 Acres Borden Grant Trail

Over 10 acres in Fairfield with a large open field and wooded knoll perfect for a home site or two. Easy access to public water and the entire parcel has been recently surveyed and clearly marked - for easy showing. Great buy for a pretty property convenient to 81 without the view of or noise from it. **\$107,900**



3.35 Acres, Buffalo Trace, Lexington

Lot 9 is the last ever lot available in the popular Woodlands Subdivision. Beautiful private wooded tract with seasonal views of House Mountain. Woodlands affords the enjoyment of many acres with the upkeep of only a view. Protective covenants and adjoining acreage with conservation easements in place for protected view sheds. **\$79,000**



Lot 3 Smokey Row Rd, Lexington

Look no further if you're searching for that perfect spot for your cabin, close enough to town, but far enough out to enjoy the peace and quiet. Enjoy beautiful Jump Mountain views with easy access to Smokey Row Road. Great wooded lot just minutes from Lexington and priced well below assessment. Property lines are visibly marked. **\$20,000**

Scott Hake
540.435.1454



Kenny Sexton
540.969.9465



Potts Creek- Multiple homesites.

(.6mi) of Water front on Potts Creek (trout stream) . This 125+/- acre farm has about 75 acres cleared and the rest is wooded. Fenced pasture for your livestock or turn this into a Sportsman's Retreat that adjoins National Forest. No dwellings on this property. **\$448,000** Owner financing available with acceptable terms and downpayment.



Large Tract at Warm Springs, Virginia

629 acres of Great hunting, views and seclusion. The property is only minutes to The Homestead Resort, Jackson River trout fishing, and Lake Moomaw. Great location to enjoy The Alleghany Highlands. **\$598,000**



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**



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FOR SALE

27 Rose Aylmer

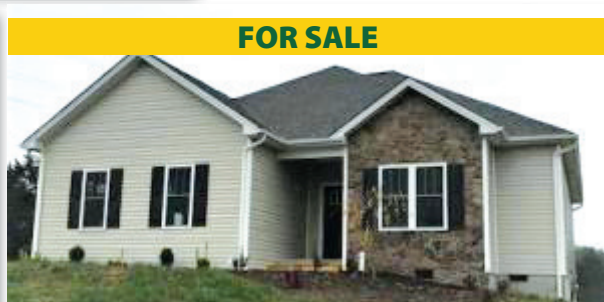
Majestic home plus rental cottage on over 7 acres. Priced below assessed value! This historic home is only one-half mile from the famous Natural Bridge Resort and only 14 miles from Historic Lexington, VA. Southern charm abounds in this Georgian style home with the two-story front porches, gracious foyer and lovely formal staircase. Custom kitchen with cherry cabinets, butlers pantry, 5 fireplaces, wet bar, formal and informal living spaces. Guest cottage with 2 BR 1 BA currently rented. . 6+ acres of woods adjoins Nat. Bridge Resort property. Potential for another building site at the ridge with a spectacular views. **Offered at \$395,000**



FOR RENT

263 Fannie Barger Road

Great brick ranch home - 3 bedroom, 2 bath with full basement in a quiet setting of Route 11 in Natural Bridge. Hardwood floors throughout, Large finished room in the basement. Sits on 10 acres. **1300/month** plus electric, propane gas. Owner provides yard maintenance, water (well).



FOR SALE

Lot 26

TO BE BUILT! 3 BR 2 Bath on one level with 2 car garage. Laminate flooring throughout, granite countertops, choice of colors and cabinet style if contract is received before selections have been made by the builder. \$237,000 includes a lighting allowance and an appliance allowance. Scheduled for a May 2021 completion.



FOR SALE

Lot 16 Saddlebrook Ridge

TO BE BUILT! This home is scheduled for a November start date and will be completed Spring 2021. This home is slated to be a 3 BR 2 BA ranch similar to 100 Thoroughbred Circle. Other plans and lots available. Call for details. **Offered at \$199,900**



FOR SALE

Lot 60 The Ponds

Lovely 1/2 acre level lot in The Ponds at Lexington. Located just one mile from Historic Lexington, VA and a short walk to the Maury River, the Chessie Trail, shopping, and schools. Indoor pool, outdoor pool, club house available for use by all owners. Owner/Agent. **Offered at \$59,000**

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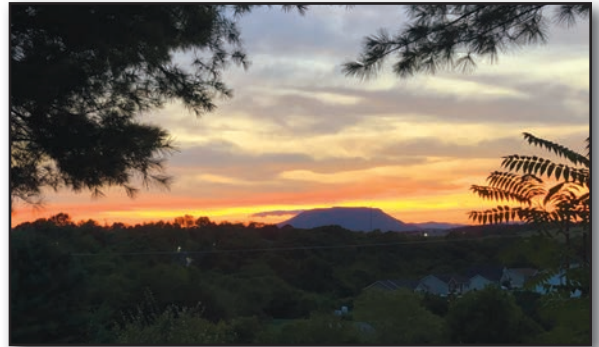
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