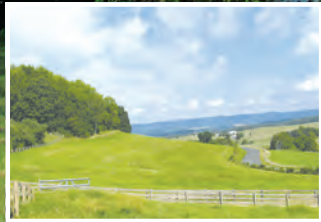


BLUE RIDGE PROPERTIES

FLINT REALTY LLC

See pages 10 – 13



Circa 1794 3-Story Brick Home with Wrap-around Porch on 18 Acres in Brownsburg, with Original Floors, Doors, Carved Staircase, Mantels.

Since 1990, the Valley's Original Gallery of Real Estate, Building & Related Services



FOR ADVERTISING INFORMATION: ROBIN C. HEIZER-FARRIS
P.O. BOX 183, FAIRFIELD, VA 24435 • FAX OR MESSAGE 540-463-9781
Email: robin@blueridgeproperties.com • www.blueridgeproperties.com

FREE
OCTOBER 2019

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

Neither the advertiser nor Publisher will be responsible for misinformation, misprints, typographical errors, etc., herein contained.



James Wm. Moore
Real Estate Co.

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



Greystone Drive - 5 Acres of mature woodland in National Forest and close to Blue Ridge Parkway, Pedlar River, Panther Falls, and Lynchburg Reservoir. Private setting nestled in the Blue Ridge mountains with electric service available. Land lays extraordinarily well. **\$34,000**

Cherry Ridge - 3 Acres Nearly 4 acre building lot in the highly sought after Cherry Ridge Estates subdivision offers elevated building sites with unmatched long range views of Rockbridge County's western mountain range. Conveniently located minutes from historic Lexington, W&L University, and VMI. State maintained road. **\$44,900**

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**

The Greens - 0.50 Acres Great building site on gently rolling meadows in friendly and established neighborhood. Just a short walk to the Lexington Golf & Country Club. Deeded rights to private 3+ acre common area with beautiful fishing lake, meandering Woods Creek, charming footbridge and easy walking areas next to the LGCC golf course and lake. Lot lays great with opportunity for walk-out lower level. **\$49,000**

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 Lot - Elevated building lot 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 the neighborhood. Underground utilities including public water and sewer available. 3 adjoining lots also available! **\$49,900**

Forest Grove - 5 Acres Almost 6 acres located minutes from historic downtown Lexington, Virginia offers long range southern views with a highly desirable mix of mature hardwoods and open land. There are multiple options for siting your dream home. A small brook crosses the rear of the property. The property is located in the high quality Stagecoach Crossing neighborhood and its pastoral setting. Septic approved! **\$59,000**

Twin Oaks - Wonderful Blue Ridge views will be yours from this 2.69 acre elevated building lot located in the Twin Oaks subdivision just 3 miles from Lexington. **\$68,500**

Saddlebrook Farms - 25 Acres Over 25 acres of mature forest tucked away in the mountains with private deeded access to Virginia's largest state managed Wildlife Management Area (Goshen/Little North Mountain WMA). The property boasts end-of-the-road seclusion, potential House Mountain views, and excellent wildlife habitat. Ideal tract for hunting and a cabin site. Property lays well and is easily accessible from downtown Lexington, Washington and Lee University, the Virginia Military Institute, and the Virginia Horse Center. **\$74,900**

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 Secluded forest with private access to Virginia's largest Wildlife Management Area in the Kerrs Creek area. 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, W&L, and VMI. End of the road privacy! **\$87,500**

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**

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





James Wm. Moore Real Estate Co.

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



12 Heritage Drive

Custom-built home on corner lot walking distance to the Lexington Golf and Country Club features first floor master, kitchen, study, dining, laundry and gathering areas for easy one-level living. Fully finished walkout lower level includes great room with stone fireplace, 2 bedrooms, bathroom, and kitchenette. High quality construction, finishes, and features throughout including poured concrete foundation walls, hardwood floors, whole house speakers, granite counter tops, and ethernet cable ports. **\$639,000**



House Mountain Estate

Sensational custom home features open floor plan with a front row view of House Mountain on 6 acres. Top of the line finishes accent the first floor master suite, large bonus room, and spacious living areas. Vaulted ceilings, gourmet kitchen with granite counters, and luxury appliances. Finished lower with excess storage. Excellent open/wooded mix, expansive meadow with outdoor patio and fire pit. 2,000 sq ft barn with massive sliding doors and poured concrete floor. **\$699,000**



East Field Farm – 123 Acres

Historic brick residence on nearly 123 acres situated along Hays Creek in pastoral northern Rockbridge and 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 immediately adjacent to horse barn, and large outdoor fenced ring with excellent sand footing. 9 run-ins in 12 paddocks are surrounded by four board fencing. 3 bedrooms apt over detached 3-bay garage. **\$1,295,000**



301 S Jefferson Street

Exemplary historic Lexington residence in an irreplaceable, walkable downtown location features fine architectural detail. Built in 1864 and extensively renovated for contemporary living, property has been home to a rich history of well-known and prominent Lexington residents with its elegantly appointed formal DR/LR each with FP, stately mantel, and original millwork. Family room and eating space flow into light-filled open kitchen with granite counter tops and cherry cabinets. 4-5 large BR offer high ceilings & stunning pine floors. **\$615,000**



20 Wild Turkey Road

Birdfield Colonial conveniently located just minutes from historic Lexington in a quiet residential neighborhood. Main level consists of large living room with hardwood floors and wood burning fireplace, dining room, kitchen overlooking expansive back deck, half bath with laundry, and private office space. Second level features 3 large bedrooms and 2 full baths including master suite. Lower level is largely finished for additional living space and storage including walkout access to level and usable back yard. **\$529,000**



646 Padgett's Hill Rd - 62 Acres

Inveraray Farm offers a pastoral setting with long range mtn views less than 15 minutes from Lexington. Situated on a quiet country road, home features over 4,800 sq ft of living space in a highly functional and open floor plan with gourmet kitchen, 5 bedrooms, 4.5 bathrooms, exercise and steam room. Property boasts 62+ acres of pasture and forest with large pond, mature landscaping, fruit orchard, and garden. 3 car garage with guest cottage and barn with hay loft, horse stalls, and tack room. **\$849,000**



310 S Main Street

Prime historic Main Street residential location situated on a low maintenance lot featuring 3 bedrooms and 2 baths with charming architectural appeal. Home is impeccably maintained with recent upgrades and ideally suited for a full-time or part-time residence. First level includes hardwood floors throughout with den, foyer, kitchen, living room with fireplace, dining room, and full bath. Storage spaces include large unfinished basement. Private back deck and off street parking. **\$285,000**



433 Swope Lane - 28 Acres

Classic 28-acre Shenandoah Valley farm situated in a private setting with large shade trees overlooking bold Cedar Creek. Historic 1900 farmhouse offers hardwood floors, large stone fireplace, first floor master suite, and light-filled living spaces. Rolling pastures, healthy forest, large bank barn and several outbuildings create an idyllic backdrop to a pastoral lifestyle. Pastures are fenced for livestock grazing. This is a rare opportunity! **\$499,000**



110 E Ridge Drive

Luxurious residence with upgrades in 2018 is privately situated on over 6 acres less than 15 minutes from downtown Lexington. All new gourmet kitchen includes top of the line appliances and custom cabinetry. Natural-light-filled great room features oversized fireplace. 4 bedrooms/4 baths, including massive main-level master and en-suite master bath featuring heated ceramic tile floor, Jacuzzi tub with inline heater, and his/her walk-in closets. Oversized 2 car garage. **\$735,000**

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





James Wm. Moore
Real Estate Co.

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



Brownsburg Turnpike - 36 Acres Almost 37 acres of private, well-laying property fronting on Brownsburg Turnpike in northwestern Rockbridge County. Property offers a number of superb building sites among towering hardwoods and rolling meadows. Existing road network provides accessibility throughout. Electricity on site. Ideal wildlife habitat and marketable timber. **\$159,000**

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. **\$175,000**

Hogback Mountain - 139 Acres of 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**

Bells Valley Road - 113 Acres Almost 114 acres of secluded recreational forestland adjacent to the George Washington National Forest in the mountains of northern Rockbridge County. Healthy mix of hardwoods offers ideal wildlife habitat with exciting elevation changes and extensive state road frontage on Bells Valley Rd. Excellent opportunity for an off-grid cabin or hunting camp. Located in close proximity to additional National Forest lands, State Game Lands, and fishing streams including Mill Creek and Goshen Pass. **\$179,000**

Forest Grove - 25 Acres Over 25 acres of rolling pasture with long frontage on Forest Grove Rd. offers dramatic Blue Ridge Mountain views from multiple building sites only minutes from historic downtown Lexington. Highly sought after location would make an ideal horse farm with spring-fed stream meandering through the property. May be divided into four separate parcels. Protective covenants apply. **\$250,000**

W Midland Trail - 97 Acres Two story frame farmhouse is well-kept and could provide rental income or serve as a living space while you build your dream home on one of the many hilltop building sites overlooking the mountains of western VA. Expansive meadows lay well, providing opportunities for horses, livestock, and farming. Towering hardwoods offer habitat rich in wildlife. Kerrs Creek flows boldly through a corner of the farm, and a spring originates on the property feeding a small brook. **\$319,000**

Ridge Road - 55 Acres Picturesque 55+ acre farm in northern Rockbridge County offers year-round stream, recently built high-tensile woven wire perimeter and cross-fencing, and Ritchie waterers fed by a well. Large timber frame barn with updated electrical. Incredible long-range mountain views and subdivision potential. Many outstanding building sites to choose from. **\$320,000**

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**

Middlebrook Farm - 51 Acres Farm located near coveted Middlebrook with contemporary cottage designed to take advantage of breathtaking views of the Shenandoah Valley, Blue Ridge and Allegheny Mountains. Pastoral setting located close to modern conveniences in Staunton and Lexington. Productive open pastures and protected hilltop home site. Open floor plan captures natural light and provides long-range views. **\$499,000**

Forge Road - 5.19 Acres Irreplaceable business location located 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 and CVS anchor neighboring shopping center. Approved access & public utilities available. **\$595,000**

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



Melissa C. Hennis



Located in the
Historic Dutch Inn
114 West Washington Street

MelissaHennis@HowardHanna.com
www.MelissaHennis.HowardHanna.com

Need a fresh marketing plan for your rental property?

Together, we will design a property management program that works for you!



Howard Hanna Real Estate Services dominates the digital world of real estate. Our website is ranked the #1 broker website in the United States* and receives more than one million visits per month. With over a quarter of a million listings for sale and for rent, tenants trust Howard Hanna Property Management to help them find their new rental home.

*WAV Group 2103 Broker Website Study

FOR RENT



2354 Chestnut Avenue Buena Vista, VA 24416

\$1400 a month includes yard work. 4 bedrooms, 2.5 baths conveniently located across from Parry McCluer Middle School. 2461 sq ft. Pets considered. Available immediately.

FOR RENT



621 Adair Hill Rockbridge Baths, VA 24473

3 bedrooms, 2 baths. Home on large lot with views. Just minutes from historic Lexington, VA. Pets considered. \$1300 a month. Available 11/1

FOR RENT



30 Crossings Lane Lexington, VA 24450

COMMERCIAL SPACE, 2 FULL CONDO UNITS. 1656 sq ft. Currently a doctor's office. Availability negotiable. \$1950 per month plus condo association fee

FOR RENT



3974 N. Lee Highway Lexington, VA 24450

\$1200 a month includes yard work. 2 bedrooms, 2 bathrooms with amazing views on over 2 acres. Pets considered. Available Immediately.

Ask me about Property Management

**I HAVE
RENTERS
FOR YOUR INVESTMENT.**

FOR RENT



CALL ME!



Charity Cox

540.294.5682

charitybucky@aol.com
www.homesweethome4u.net



LONG & FOSTER REAL ESTATE

16 Gosnell Crossing, Suite 200 • Staunton, VA 24401



1251 Newport Road – Raphine

- Peace, quiet, fresh air and serenity!!!
- Almost 27 acres full of wildlife and seclusion
- 3127 sq ft, 4 bedrooms, 2.5 bathrooms, huge sunroom!
- 2 car garage, rocking chair front porch, mountain views!

ONLY \$550,000 (More land available total 97 acres for \$879,900)



631 Northgate Avenue – Waynesboro

- 1 level brick home in golf course neighborhood!
- 1866 sq ft, 4 bedrooms, 3 bathrooms, full unfinished basement!
- Semi-open floor plan, updated kitchen and bathrooms!
- Screened in porch, garage, convenient location!

ONLY \$269,900



1488 Christians Creek Road – Staunton (Augusta County)

- Country farmette on over 2 acres!
- 5135 sq ft, 4 bedrooms, 3.5 bathrooms, open floor plan!
- Basement is like an entire second home!
- Granite, hardwood floors, cathedral ceiling, custom cabinets.

ONLY \$499,999



609 Stuarts Draft Hwy – Staunton (Augusta Co)

- Private setting brick home on 8.25 acres!
- 3856 sq ft, 4 bedrooms, 3 bath, breezy sun room!
- 2 family rooms, ideal for large family!
- 2 car attached and huge detached garage!

ONLY \$389,900



41 Oak Wood Drive – Waynesboro

- Custom built 1 owner home on 7 acres
- 2578 sq ft, 3 bedrooms, 3 bathrooms, one level living + loft
- 2 car attached and 2 car detached garage!
- Back deck and front porch to enjoy the seclusion!

ONLY \$349,900



103 Mercer Circle – Grottoes

- Popular Harriston East Neighborhood!
- 2324 sq ft, 4 bedrooms, 1.5 bath, updated kitchen!
- Large fenced backyard with in-ground pool!
- Huge detached garage, screened in porch!

ONLY \$224,900

**WELLS
FARGO****HOME
MORTGAGE**

His space, your new place

New neighborhood. Bigger house. Closer commute. Whatever your reason for buying your first or next home, we're here to help make it happen for you. You'll have the programs, tools, and personal support you'll need at every stage of the loan process:

- **Learn more** with our Home Loan Shopping Tools at wellsfargo.com/mortgagetools.
Explore calculators, loan programs, payments, and closing costs customized to your specific needs.
- **Put your next home within reach** with a down payment as low as 3% on a fixed-rate loan.
Ask me about loan amount, loan type, and property type to ensure eligibility.
- **Get a personalized rate quote and guidance** from an experienced home mortgage consultant, who'll help you with your needs by carefully explaining your home loan options.

Apply online with a simplified mortgage application. You can choose to connect the application with your financial accounts and easily upload documents. Call me today.



Lauren Harber Welsh

Home Mortgage Consultant

Office: 540-463-4663, Cell: 540-460-7245

lauren.h.welsh@wellsfargo.com

www.wfhm.com/lauren-welsh

NMLSR ID 869582

Information is accurate as of date of printing and is subject to change without notice. Wells Fargo Home Mortgage is a division of Wells Fargo Bank, N.A. © 2017 Wells Fargo Bank, N.A. All rights reserved. NMLSR ID 399801. AS4380179 Expires 04/2019



Wherever you are, we're *here!*

*Call and stop by to see
me at our office!*

Whether you need:

- Auto • Home • Farm • Umbrella
- Business • Liability Insurances,

*Call me to make sure you're getting the
best possible coverage for your money!*

Robin Heizer-Farris Agent
(540) 460-7243 cell



**Bruce Gardner
Insurance Agency**

Representing **ROCKINGHAM INSURANCE**

729 N. Lee Highway • Lexington, VA
Just down the hill from Tractor Supply beside BBT



Office (540) 463-6702 Claims (800) 662-5246 Email robin@brucegardnerinsurance.com

FARRIS PRECISION PAINTING, INC.

APPROVED FOR EPA CERTIFIED LEAD PAINT PROTOCOLS

SPECIALIZING IN:

DIFFICULT PAINTING JOBS, CHURCHES, SCHOOLS, INTERIOR & EXTERIOR
OFFICES, BARNs, METAL ROOFS, FENCES, NEW, OLDER AND HISTORIC HOMES

COMMERCIAL • RESIDENTIAL • LIGHT INDUSTRIAL • HISTORIC RESTORATION

**FOR OVER 35 YEARS, CALL FARRIS PRECISION PAINTING
TO GET IT RIGHT THE FIRST TIME!**



REPAIRS

GUTTERS
DRYWALL
PLASTER
GLASS REPLACEMENT

PREPARATIONS

PAINT STRIPPING/SANDING
CAULKING/GLAZING
PRESSURE WASHING
MILDEW REMOVAL

COATINGS

EXPERIENCED IN
APPLICATIONS OF ACRYLICS,
ALKYDS, LATEX EPOXIES,
STAIN & NATURAL FINISHES

APPLICATIONS

AIRLESS SPRAY
HVLP SPRAY
BRUSH
ROLL

FREE ESTIMATES • REFERENCES AVAILABLE • CRANE & MANLIFT WORK

CLASS A STATE LICENSE AND INSURED CONTRACTORS

463-9745

FAX 463-9781

P.O. BOX 183 • FAIRFIELD, VA 24435

OVER 35 YEARS EXPERIENCE

**VICTOR G. FARRIS &
ROBIN HEIZER-FARRIS
OWNERS**

farrisprecision1@gmail.com



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



BLUE GRASS TRAIL – LOOK NO FURTHER FOR YOUR PRIVATE RETREAT! Prime recreational property consisting of 185.99 acres of wooded, rolling land with mature timber and open meadows. Exceptional privacy, abundant and diverse wildlife, small pond and hiking trails make this a HUNTERS DREAM. 3-bedroom cabin perfect for a weekend getaway or full-time living. Just outside Historic Lexington along the Blue Grass Trail and near the trout waters of Buffalo Creek. **\$449,000**



FAIRFIELD ESTATES – Enjoy mountain & pastoral VIEWS from the covered porch of this stately brick ranch on 2 elevated acres in Northern Rockbridge. Premium custom construction features one level living with 3 bedrooms & 2 baths, living room with gas fireplace, wood floors & built-ins, dining area & well-appointed kitchen. Private master with walk-in closet & full bath. Lower level walk-out provides family room w/gas logs, French doors and tremendous storage/workshop area or potential for additional living space. Attached double carport, public water, large yard and patio. Easy commute to Lexington and Augusta communities. Offered at **\$279,500**



TWIN FALLS LN – Enjoy exceptional space in this lovely 2-story nestled on 2 partially wooded acres in beautiful Rockbridge County surrounded by wildlife & just a short walk to South River, the majestic Twin Falls & within the Mt. View Elementary School district. 3-bedroom 2.5 bath home features living room, dining, updated kitchen, expansive family room & master suite w/walk-in closet. Updated baths, replacement windows, new flooring & HVAC. Covered porch, large rear deck, full basement and oversized attached carport provide all the amenities needed for full time living or a weekend-getaway. Just a short drive to Washington & Lee, Virginia Military Institute & Southern Virginia University. **PRICED WELL BELOW ASSESSED VALUE AT ONLY \$224,900**



MOORES CREEK – 54.77 acres of gently rolling pasture affords premier hilltop 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 **\$289,000**



WESLEY CHAPEL – Charming 1930s Valley Farmhouse on large lot in the desirable Wesley Chapel neighborhood of Rockbridge County just minutes from historic Lexington, downtown Buena Vista and the I-81 corridor. Two-story plan with raised panel doors, pine floors and period-woodwork offers living room, updated kitchen, separate dining, sunroom, 3-bedrooms and 2 baths. New roof, replacement windows, updated baths, electric and HVAC. Partially fenced yard with mature plantings, front & back decks, 2 storage buildings and awesome pastoral & mountain VIEWS all combine to make this a must see! **Only \$179,500**



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



RUSTIC RIDGE – Spacious 5-bedroom 3.5-bath two-story traditional sits atop an elevated building site enjoying unparalleled panoramic views of the Blue Ridge Mountains from the heated in-ground pool, rocking-chair front porch and throughout the home. Nestled on 3.62 acres on a private cul-de-sac in the desirable Forge Road community just minutes from Lexington or Buena Vista is convenient to schools, shopping & easy commute to points North & South! Its thoughtful design with large living & dining areas on the first floor and more casual lower level makes it as easy to host formal dinner parties as it is pool parties and family football nights. Lots of windows and ground level walk-out complement a large family room with easy access to in-ground pool and pergola covered patio. 5th -bedroom and full bath with walk-in shower offers potential for 2nd master or in-law suite. Separate office building with 5-bay garage is well suited for a home-based business or guest quarters. Come enjoy the well landscaped gardens and commune with nature whether it be the fury of growing storms, the rainbow that follows, or the snowcapped mountains – there's no place like home – make it yours! **MANY AMENITIES TOO NUMEROUS TO MENTION ALL FOR ONLY \$549,000**



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**



ENFIELD ROAD -5-bedroom 2.5-bath brick ranch over finished walk-out basement on over half-acre lot located just steps away from Woods Creek Park & Trail & an easy walk to Waddell Elementary, W&L, VMI & historic downtown Lexington. Family room with freestanding gas fireplace, 2 bedrooms & full bath in lower level walk-out provides space for a growing family or apartment/in-law suite potential. Many recent upgrades incl heated sunroom, updated kitchen, flooring, new roof, replacement windows & updated baths. Detached workshop & storage bldg. Attractively priced at **\$225,000**



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. $\frac{1}{2}$ 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.**



TURNPIKE ROAD: NEED SPACE come check out this 4-bedroom, 2 bath ranch on large lot in the highly desirable Colliertown community just steps away from Lake Robertson Recreational Area where you can enjoy hiking, swimming, fishing and more. Just a short drive from Historic Downtown Lexington this home offers one level convenience with living & family rooms, dining space and large master suite. Unfinished walk-out basement provides excellent storage or potential for future expansion. Wood flooring, fireplace, covered porch and meandering stream in a lovely pastoral setting. Make it yours for only **\$169,000.**



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 195 ac of woods & open pasture located at the base of the House Mt. Spring fed creeks, abundant wildlife & spectacular panoramic views **\$499,000**

SADDLE LANE - 2 adjoining lots consisting of over 10 wooded acs w/spring fed creek. Recreation bldg with electricity & flue for wood heat. 12'x24' storage building. Nice house sites or a great recreational property for hunting, fishing & camping. Includes deeded access to river. Your own private get-away! **\$50,000**

DONALDSBURG LN - 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 nearby Augusta county. Reasonably priced at only **\$29,000**



SPRING VALLEY ROAD - HUNTERS PARADISE WITH BEAUTIFUL BUILDING SITES! Prime recreational retreat consisting of 28+ acres of wooded, rolling land with abundant and diverse wildlife. Nice road frontage with entrance in place offers easy access across in-land roads to multiple locations for a getaway cabin or full-time home all with seasonal views. Easily subdivided with up-to-date survey offering two parcels. Only 10 minutes from Lexington and near the trout waters of Buffalo Creek. Owner/Agent. **\$135,000**



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



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.



BACK DRAFT RD- enjoy the panoramic views from the front porch of this 3 bedroom 2-bath ranch on 7 partially wooded acres located just minutes from Rockbridge Baths and the Virginia Horse Center. Large living room with beautiful mountain views from the bay window, kitchen features oak cabinets and updated appliances, dining area adjacent to private deck for easy outdoor entertaining. 1st floor master and laundry. Full-unfinished basement offers potential for future expansion. Many recent updates including flooring, replacement windows, patio doors, and HVAC. Paved driveway, detached carport, storage shed, interior fencing and established fruit trees round out the package. Don't miss out on this lovely country property being offered for only \$269,900



MOORES CREEK ROAD - Charming brick ranch with covered front porch on elevated 4-acre lot surrounded by mountains and farmland. All the features of home with large light-filled living room, dining area, 2 bedrooms & updated kitchen and bath. Lovely hardwood floors, freshly painted interior, replacement windows and updated electrical. Unfinished walk-out basement has single garage, ample storage and room for expansion with plumbing for 2nd bath. Mature landscaping, large deck, outdoor wood furnace and woodshed. A terrific buy at \$179,000

Dedicated to Being **Your Personal Mortgage Banker**

JOHN CAMPBELL

Manager/Sr. Mortgage Banker
NMLS #214954, Licensed in VA

540-461-2072

johncampbell@atlanticbay.com
www.atlanticbay.com/johncampbell



John Campbell is a local, experienced mortgage banker with Atlantic Bay Mortgage Group®. He understands the stresses associated with homebuying and is dedicated to helping you every step of the way, while providing an enjoyable journey from start to finish. Working with Atlantic Bay presents a wide variety of loan products for a customizable lending experience that caters to your individual needs. John knows what goes into creating a successful mortgage process, and he is ready to lend you piece of mind through your homebuying experience.

ATLANTIC BAY'S LENDING PRODUCTS

- *Construction Loan*
- *Conventional Loan*
- *Energy Efficient Mortgage*
- *FHA Loan*
- *Jumbo Loan*
- *Renovation Loan*
- *Reverse Mortgage*
- *USDA Loan*
- *VA Loan*
- *VHDA*



Atlantic Bay
Mortgage Group®

NMLS #72043 (nmlsconsumeraccess.org) 

Loan programs may change at any time with or without notice. Information deemed reliable but not guaranteed. All loans subject to income verification, credit approval and property appraisal. Not a commitment to lend. Located at 596 Lynnhaven Parkway Suite 200 Virginia Beach, VA 23452.



A Full Service Real Estate Firm

- Sales • Rentals
- Vacation Properties
- Management
& Maintenance



John Czekner
(540) 841-1426

Email: jczekner@msn.com

OFFICE LOCATION:

21 W. Nelson Street
Lexington, VA 24450
540-462-3770



6 Poyntz Place, Lexington, VA 24450

This home presents true Southern charm with double covered porches and long graceful columns, a truly unique and beautiful outside appearance. The inside is also impressive, bright, airy, clean and well maintained. The living room, dining room and kitchen occupy the first level. There are three bedrooms on the second with the opportunity to create a fourth bedroom on the third level, which is completely finished space. Two subdivision lots have been combined into one for a total lot size of almost 1/2 acre. Attractively landscaped and manicured, around the entire house, the back yard is a show piece with a screened back porch and a large patio. To top it all off, the property comes with a detached two car garage combined with a separate workshop and a nice paved driveway. **\$360,000**



3 Poyntz Place, Lexington, VA 24450

Well maintained and move-in ready home with 3 bedrooms and 2 1/2 baths situated on a large corner lot in the city of Lexington. There is a master bedroom with walk-in closet on the first floor and two bedrooms on the second floor. The home features a pleasant and efficient layout with a nice sunroom. There is also a detached one car garage. The property is close to city schools. Enjoy living in this delightful neighborhood in the heart of the city. **\$245,000**



13 Hunter Hill Road, Lexington, VA 24450

There is a jewel of a property on Hunter Hill Road. Priced to sell, this attractive Cape Cod is well maintained and clean. The home has four bedrooms, two on the first level and two on the second level. And two full baths, one up and one down. Hardwood floors on the first level and a wood burning fireplace in the living room. Unfinished walkout basement. Beautiful landscaping in both the front and back of the property with an above ground, small fish pond, the home has a side porch and a deck in the back. Property comes with a large lot of just over 1/2 acre, with a nice storage shed. The lot is partially fenced. From this location, it is an easy walk to downtown Lexington, Jordan Park, Chessle Trail and the Maury River. **\$224,900**



476 Wesley Chapel Rd, Lexington, VA 24450

PRICE REDUCED. Located between Lexington and Buena Vista with mountain view. This house has a modern updated kitchen with a gret floor plan. Lots of windows to create a bright open feel. Back deck, with mountain views makes it the perfect spot for entertaining. Living room with hardwood floors, tile kitchen, dining room, office with 1/2 bath on the first floor. Easy to convert office to an additional bedroom. Two large upstairs bedrooms with a full bath. Garage and work shop adds plenty of room for storage. Full basement with a walk out. Washer and dryer downstairs. Large back yard. **\$205,000**



TBD Forge Hill Lane, Lexington, VA 24450

Absolutely magnificent views of the Blue Ridge Mountains from this 5.3 acre building lot on pristine pasture land in the lovely Forge Hill subdivision. The lot features an established well and a variety of fruit trees to include apple, plum, pear and grapes. Several ideal home sites that take advantage of the mountain views Property is perked for a three bedroom home. Horses are permitted. Property has covenants but no HOA. Located close to Lexington for shopping and schools. **\$97,500**



TBD Borden Grant Trail, Fairfield, VA 24435

Looking for a nice parcel of land in the wonderful Shenandoah Valley to call home or to use as a place to spend weekends and vacations. This 3.1 acres has a combination of lush pasture and thick woods with perfect home sizes in both these areas. Property rests on a quiet, peaceful country road that is well maintained, having been just re-paved in 2017. Blue Ridge Mountain views to the east and scenic pastoral views to the west, with a variety of beautiful flowing trees and 6 Hazlenut bushes. Fiber optic internet/TV/phone service, through BARC Connects (www.barcconnects.net), is available on the property. Easy driving distance to Lexington and Staunton. Property only 3 hours from Washington DC and 1 hour from Charlottesville, VA - the perfect place for a second home. **\$64,900**

PHOENIX CONSTRUCTION, LLC

328 W. Midland Trail Suite A
Lexington, Virginia 24450



- Design/Build Services
- Custom Homes • Renovations
- Additions • Many Plans Available



PAT HENNIS 540.784.0131 or 540.464.1133

Quality construction at affordable prices.
Lump sum and cost plus contracts available.



Wilhelm & Company Real Estate



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

540-261-1717



403 Glasgow Avenue
Buena Vista, VA 24416

UNDER CONTRACT



MLS #134400. Move-in ready ranch with many recent updates. Lovely 3 BR, 1.5 BA, great kitchen with stainless appliances, opens to dining area. Nice open LR. New roof, front porch, new exterior paint, new interior doors, lighting, updated large back deck and more. Storage building and lovely large back deck with fenced yard. Paved driveway. Most furnishings convey including freezer chest, tools and mower. Great for student rental or primary home. **Priced at \$124,500. Please contact Barbara for more information.**

2712 Beech Avenue
Buena Vista, VA 24416

NEW LISTING



MLS #133932. Two story brick home near SVU. Double porches, great space, many updates. Storage building, off street parking all within walking distance to Southern Virginia University. **Priced at \$115,000. Please call Barbara for showing or for more information!**

TBD Jordan Road
Buena Vista, VA 24416

NEW LISTING



MLS #134358. Hunters paradise. Beautiful 51.252 acres of land clear cut. Some really good level areas and rolling and wooded areas. Can be divided into three sections. Would be great for private home or subdivide with great acreage. Great for four wheeling or hunting. There is a 14.381 acres farm with house and pond that could be sold with this if desired for an additional **\$144,900.** Or make an offer for both. This was all one farm originally. Some info taken from tax record and plat. Any information of importance to be confirmed by purchaser or purchasers agent. **Priced at \$239,000. Please contact Barbara for more information.**

1605 Oak Avenue
Buena Vista, VA 24416

REDUCED



MLS #133085. Beautiful like new home, built in 2006. Lovely open flow with vaulted ceilings. Great windows for light. 3 BRs 2 BAs, large utility. Covered front porch and back deck. Nice level yard with mountain views. Storage. **Reduced \$159,800. Contact Barbara for more information.**

2266 Pine Avenue
Buena Vista VA 24416

NEW LISTING



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 \$249,800. Call Barbara for a showing or more information!**

1508 Glasgow Highway
Buena Vista, VA 24416



MLS #134390. Beautifully updated ranch with on 1.07 acres. Nice level lot. Great flow. Large living room, office, master on ones side of home and 2 BRs with a Jack & Jill bath on other end. Large kitchen with built-in bar, eat-in, large pantry, great cabinets. Separate dining room or family room. Move-in ready home, just minutes from town. Covered front porch, storage building, off road parking. Garden space. **Priced at \$146,000. Please contact Barbara for more information.**

Lot 2 Henry Hill
Fairfield, VA 24435

NEW LISTING



MLS #133682. Lot with 4.490 acres in Henry Hill subdivision with breath taking views of the Blue Ridge Mountains. This lot was perked for a four bedroom home. The views of the sunrise and sunset are amazing and this lot has some of the best views in the area. Would be a perfect lot for someone to build their forever home! Additional lots are available in this great Subdivision as well. **Give Wilhelm & Company Real Estate a call for more information.**

423 Sycamore Avenue
Buena Vista, VA 24416

REDUCED



MLS #134103. Cute brick home, three bedrooms one bath with full basement. Needs a little TLC but would make a great starter or investment home! **Priced at \$125,000. Please contact Kelsey for more information.**

2562 Chestnut Avenue
Buena Vista, VA 24416

NEW LISTING



MLS #134045. Peaceful cottage living in this family home or investment property directly across from the SVU campus! 3 bedrooms. Full basement with potential additional living space. **Priced at \$160,000. Please contact Barbara for more information.**

2111 Maple Avenue
Buena Vista VA 24416

NEW LISTING



Freshly painted inside, 5 bedroom, 3 bath home. Two car garage, off street parking. Large living room, eat-in kitchen, and dining room. And so much more! **Contact Barbara for more information. Priced at \$239,000.**

747 Wert Faulkner Highway
Natural Bridge Stati, VA 24579

NEW LISTING



MLS #134305. Beautiful contemporary home situated on 1.93 acres park like with lovely Blue Ridge Mountain views. This home offers cathedral ceilings, exposed beams floor to ceiling windows in living room, fireplace, oak floors, large family room, updated kitchen and baths, 2.5 BAs. lovely master. Great space in basement offers office/BR, FR, half bath and large storage room. Updated HVAC and electric, great patio, deck, gazebo, garage, paved drive. This is a must see! **Priced at \$259,000. Please call Barbara for more information.**

1215 Hawthorne Avenue
Buena Vista VA 24416



Very nice ranch style home, with three bedroom one bath. This home features a new roof that was put on in 2016, and has been beautifully maintained. This would make a great investment or single family home. A must see! **Contact Kelsey Clifton for more information.**

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



Kelsey Clifton
Realtor®
540-784-3488

BISHOP REALTY



459 Lee-Jackson Hwy.
Staunton, VA 24401
540-886-2313
1-800-296-2250

www.bishoprealty.net ♦ email: office@bishoprealty.net



NEW LISTING! -Staunton-Early 1900 Traditional 4 bedroom 2 bath home close to Historic Downtown. Home has many original features, wood floors and built-ins. Nice front porch to enjoy fall evenings. Off street parking. Cozy backyard. Priced at \$149,900. # 594782



NEW LISTING!-STAUNTON-Delightful 2 bedroom home with basement in Staunton's Skymont Subdivision. Landscaped yard and paved driveway with off street parking. You need to see this adorable home. \$ 159,900.



Staunton-Ranch home with 3 BRs, Living room, Dining area, Kitchen, 1st floor family room. Full basement with 1 car garage. Home has had remodeling started, needs to be completed. Great buy at this price. \$ 129,900. #594475



NEW LISTING! STAUNTON-Investors Special-Ranch with 3 BRs, LR, Eat-in kitchen. Fenced yard. Remodelling started but needs completion. \$ 55,900. #549660



Buena Vista - 1.5 Story home with 3 Bedrooms, LR, DR, 1.5 baths. Level lot with fenced back yard. Alley access. Also included a 20x24 Workshop/Storage building. **\$ 110,000. #590989**



Staunton-2 Story home with 4 BRs, LR, DR, Eat-in Kitchen, bath. Above grade unfinished area for lots of storage or potential to add more finished space. Needs some TLC. **\$39,900. #585151**

BISHOP REALTY



459 Lee-Jackson Hwy.
Staunton, VA 24401
540-886-2313
1-800-296-2250

www.bishoprealty.net ♦ email: office@bishoprealty.net

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.**



Looking for that perfect building site. 20 acre building site located in the Riverheads Dist.. Beautiful Mountain views. Road already installed & septic approval. **\$225,000. # 570740**



MINUTES FROM STAUNTON—You will enjoy the privacy of this 20.48 acres. Acreage is partially wooded and partially open with a stream. Fenced. Plenty of room for livestock. Centrally located on Barterbrook Rd. and just a short drive to Augusta Health, Staunton or the Interstate. If you are looking to build, then this is for you if you are looking for privacy close to town. **MLS #591275 \$219,900**

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 **\$ 265,000.**

STAUNTON—1 acre lot off end of Gay St. **\$ 22,000.**



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.**



Kimberly Hostetter
540.460.9182
hostetterkimberly@gmail.com



Lexington Real Estate Connection ♦ 31 South Main Street ♦ Lexington, Virginia 24450



15 MAURY HILLS DRIVE

\$425,000

Picturesque cabin situated on 6.47 acres with a pond and located in the desirable Rockbridge Baths area. This custom-built home provides 3 BR, 2 BA and an open floor plan concept. The Great Room boasts of twenty two foot exposed beam cathedral ceilings and is ideal for versatility. Newly remodeled kitchen designed to maximize the space and features custom cabinets, quartz countertops, double ovens, and an oversized sink basin. Enjoy views of the Blue Ridge Mountains, right across from the Maury River and only 5 miles from Goshen Pass.



1096 COLLIERSTOWN ROAD

\$237,500

Cottage on the hill! This sweet 3 bedroom, 2 bath home is full of charm. Move in ready with several recent updates some of which include newly refinished hardwood floors, recently installed laminate flooring, new bathroom vanity new microwave and refrigerator. Centrally located in Rockbridge County less than 5 miles outside of town and situated on 3.5 acres. Some exterior amenities include: storage building, rear deck and front porch which is a great place to enjoy the spectacular mountain views!



2936 LOMBARDY AVE \$129,950

Charming Gambrel style home offering 4 bedrooms, 2 baths and approximately 1600 sq. ft. of living space. Centrally located in Buena Vista near Southern Virginia University. Recently painted and newly refinished hardwood floors. Sale is subject to lease through July 2020.



163 W 29th St. \$169,950

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.



222 E 35th St. \$92,000

Move-in ready Ranch style home. Offering 960 sq. ft., 3 bedrooms, 1 bath. Many recent updates some of which include: remodeled kitchen (2014), cabinets, countertops and tile floors, laminate flooring in living room, new paint in living room, solid wood interior doors, remodeled bathroom, updated windows, plumbing, vinyl siding, shingle roof, and heat pump. Fenced in back yard, rear patio and newly poured side concrete patio, ample front and rear off street parking and a 10x12 storage building.

www.lexvarealestate.com



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



Check out more of my Home and Land listings at:
www.YourRockbridgeConnection.com

3097 South Lee Hwy.

NEW PRICE

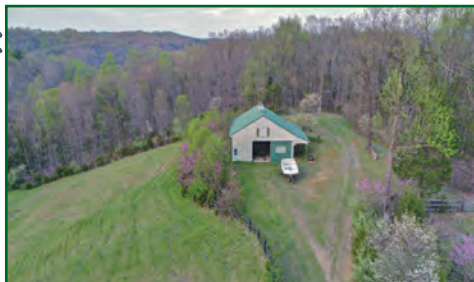


13.0 acres

\$419,000

Historic, Victorian Country home, Circa 1895. Significant renovations and updates have been completed by the owners. The home is also graced with a bold spring, gardens, shrubs and flowering trees.

- Circa 1895 Victorian country home
- 36' x 36' 4-stall barn/ 100' x 200' training ring
- 2,750 sq. ft. - 3 bedrooms, 2.5 baths
- 13 acres fields, forest, spring



**155 Henry Hill Dr.
Lexington**

10.68 acres

\$850,000

All homes are "built", only a special few are "crafted". Luxurious, spacious and solidly crafted to serve many generations. This uniquely designed home personifies "Elegance".

- Custom built in 2005
- 4 Bedrooms, 3.5 Baths
- 4,350 finished square feet
- 3 bay garage, 2 screened porches, decks
- Unparalleled mountain views



Call Paula today! Tell me what you're dreaming about!
Mobile: 540.460.1019 * Google Voice: 540.458.1008



Information is deemed to be reliable, but is not guaranteed

FRESH

Entering our 39th Year!
12187 SAM SNEAD HWY, WARM SPRINGS, VIRGINIA



Estates & Country Properties, Inc.

www.freshstates.com

(540) 839-3101

ALLEGHANY, HIGHLAND, BATH &
ROCKBRIDGE COUNTIES

Larry W. Fresh, Broker

Washington & Lee Class of 1980

(540) 997-5219 • fresh@cfw.com



• Residential • Farms
• Commercial

Terry Kershner

(540) 839-5191 • kersh@tds.net

Harold Higgins, Jr.

(540) 962-8065 • higginsh@ntelos.net

Jim Garcia

(540) 691-5812 • standardp@aol.com

Barry Calvert

(540) 969-9606 • brcalvert@ntelos.net

Maggie Perdue

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

Tanner Seay

(540) 968-3921 dtseay94@gmail.com



TEABERRY WOODS 2970 MUDDY RUN ROAD WARM SPRINGS 9.49 acres adjoining the National Forest with an attractive mountain stream small pond and woods trail. This expertly rebuilt home exudes quality craftsmanship throughout! With over 2250 square feet of living space on the main floor, there is an equally spacious partially finished walk out basement. Three bedroom, two full luxury baths and a kitchen and living area found in only the finest properties. Many interesting details from the Brookhaven cabinetry, high end appliances, tile and hardwood flooring to the Canadian wood stove! There is a massive attached two car garage, screened porch and backup generator. **\$394,500**



SOLD

580 VIRGINIA AVENUE Custom built home on 17.59 acres fronting Mill Creek in an outstanding location! With almost 3000 sq ft of living space, this is a property that has it all. Oversized great room with an abundance of natural light, exposed stone fireplace and private views of the stream. Cozy living area, furnished kitchen and a master BR with its own deck on the water! There is plenty of room for the entire family and friends with 5-6 BRs, 2 1/2 baths and room to roam. Many tasteful updates including a new ICP HVAC system, public water, septic system. The grounds house a myriad of attractive and functional outbuildings, and there is enough land for divisions or animals. Fish for trout off your private pier, take aim at your own shooting range, or just relax on the beautiful deck by the water. **\$389,500**



UNDER CONTRACT

207 ACRES WITH LONG NATIONAL FOREST BOUNDARY! Extreme privacy with this mountaintop camp surrounded by George Washington National Forest. Outstanding vistas from the 1232 sq' ranch house built in 1991 with a local stone fireplace in the large living area, open kitchen, three bedrooms and one and a half baths with heat pump. Enjoy complete solitude from the deck and watch the unbelievable variety of wildlife. May be sold furnished. Multiple interior trails, steep terrain, but not timbered. **Offered below assessed value at \$329,900!**



SOLD

187 ACRES NEAR ROCKBRIDGE BATHS! Wonderful old farm with yesteryear log homestead remnants, slightly overgrown fields, and beautiful woods with outstanding views of the surrounding countryside. Multiple springs with strong flow, interior trails and ultimate privacy being bordered by three large tracts, all with Conservation Easements. Reached by improved deeded easement, this is a beautiful old tract waiting for your care and insight. **\$289,900**



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**



317 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 Rd (Route 39), includes circa 1900 frame farmhouse (317 Gatewood Dr) and multiple outbuildings in varying states of repair. The majority of the property is under a conservation easement with designated building envelopes. Serene location in a quaint, idyllic community. Close to Lake Moomaw and eastern WVA attractions. **\$489,900**



TBD MCGUFFIN ROAD WARM SPRINGS! 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. **NEW PRICE \$169,900**



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**



CAT AND OWL This successful business has operated as an iconic restaurant for over 46 years. Treat yourself to this dining tradition, as it remains open and fully operational while being marketed to the future owner.

Operating hours are Tuesday - Saturday from 5:00pm until. Located just south of the high traffic Exit 21 on I-64 West at 110 Karnes Road Low Moor, between Clifton Forge and Covington, just 34 miles from Lexington, 35 miles from Fincastle and 30 miles from Lewisburg, West Virginia. The restaurant, with an upstairs apartment, is situated on 3+ acres with easy access and great visibility from I-64. Get acquainted with what this property offers online at catandowl.com, and be sure to visit Yelp and TripAdvisor for the outstanding reviews! **Unbelievably priced at \$239,000!**

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.

FRESH Estates & Country Properties, Inc.

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



SOLD

259 HUFFMAN HILL Well constructed home or weekend retreat on just under an acre near Millboro! With walking access to the National Forest, this board and batten dwelling has almost 900 square feet of living space. With a full array of appliances in the large country kitchen, there is a great room, large bright family/Florida room that includes a wood stove. The home has hardwood floors, plaster walls and a large full bath, with public water and private septic. Comfortable front porch, storage building and well cared for. **\$109,900**



SOLD

JACKSON RIVER FRONTAGE accompanies this cute weekend camp at 514 Dunbrack Circle near Covington! Built in 1962, this four room, one bath dwelling has an attached 23x16' screened porch and deck overlooking the river. Fully equipped kitchen, well kept with well and septic. Wonderful recreational opportunity with direct access to the increasingly popular Jackson River Scenic Trail. **\$99,900**



UNDER CONTRACT

9666 MAURY RIVER ROAD Two story frame farmhouse fronting Maury River Road in Goshen. Great rental history, large open rooms and many improvements. Partially remodeled, replacement windows, insulated with electric baseboard heat. Very good condition with public water, private septic and out-building. **Priced to sell immediately at \$57,000**

FRESH ESTATES PARTIAL LAND LISTINGS

2.76 ACRE WOODED LOT IN MILLBORO Located on either side of Huffman Hill Road (Rt. 704), this beautiful wooded lot is now available. Elevated site with entrance and driveway in place. PSA sewer and water are available. Walking distance to downtown, schools and pool, yet private. Great location! **\$15,000**

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**

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**

1749 RIDGE ROAD 11.33 acres fronting route 635 (Ridge Road) near Millboro. Outstanding private location and building site that includes an installed 3 bedroom septic system, existing well and very nice wooden storage building. Long road frontage, and private location ringed by woods with established driveway. **\$69,900**

276 INTO THE WOODS DRIVE 20.80 acres of woodland fronting Route 640 in the Mill Creek Valley! National Forest access, small camp/storage building, underground electricity and small intermittent stream. **NEW PRICE \$79,900**

POTTS CREEK ACREAGE (BOILING SPRINGS) AREA OF ALLEGHANY COUNTY Enjoy beautiful views from this 29.59 acre parcel with Route 18 frontage. Property has approximately 4 acres of fields and borders Crowder Hollow Road and Ben's Run Road. Land offered on Route 18 (Potts Creek Road) is a rare find. **\$88,500**

46.61 ACRES in the Horse Mountain Conservation area! This interior wooded tract has beautiful topography and grants access to over 1300 acres of hunting/hiking private land. New road with protective covenants. Fantastic buy! **\$100,000**

132.77 PRIVATE ACRES ADJOINING NATIONAL FOREST! With frontage on gated Jingling Rocks Road in western Alleghany County, this Peter's Mountain acreage is under a detailed forest management plan. Perfect hunting/recreation tract offering privacy, game patches and an interior road. Remote access, beautiful views and 2600' elevation! **\$165,000**

35.94 ACRES OF FIELDS AND WOODLAND in a protected, secluded setting near Goshen. Convenient location to Lexington, Warm Springs and Staunton, this tract offers sunset views, enough open land for a small farm or horses, elevated wooded home site and adjoins National Forest! This tract and adjoining properties are protected with deed covenants, and no HOA or fees! Awesome views! **\$189,900**

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. 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! **\$289,900**

BUCKHORN! Varied lots in the ever-popular Buckhorn area of Alleghany County. Less than 30 minutes from Lexington and convenient to all Alleghany 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 Alleghany County for pictures/pricing/plats/covenants.**

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.



602 Ross Road

Charming home sited on a beautifully landscaped 0.61 acre city lot. This light-filled well maintained home offers Living Room, Dining Room, large kitchen, first floor master, den, 2 baths, 3 additional bedrooms. Other features include a spacious screened porch, hardwood floors, custom built-ins throughout the home, reading nook and breakfast nook, double car detached garage with generous storage space, off street parking, walking distance to downtown, schools and universities. \$398,600



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, a former rail bed along the Maury River is across the road. \$1,425,000.



1110 Muddy Lane

Adorable cozy cabin on 4.21 acres offers an open plan kitchen & dining area on the first level that opens to the deck with a woods view. Lower level living room is adjacent to the bedroom. The woodstove at this level warms the cabin. Wildlife abounds in the woods surrounding the home. Hunt or just relax and enjoy this wonderful little retreat, located just 15 minutes from downtown Lexington Va. with its shops, museums, theatres and restaurants. A great get-a-way! \$119,900



30 Florence Sarah Lane

New construction! Captivating 3 bedroom/2 bath 1500 SF house offers attention to detail combining specialized building science and craftsmanship. Comprehensive site planning delivers easy transition throughout ground level (no steps). Exterior living spaces incorporate a gentle sloping driveway, sidewalks, covered front porch, rear patio and detached garage all complimenting the house. Interior lower level features are kitchen with dining area, laundry room, living room and master suite. \$275,000



31 Edgewood Drive

Great opportunity to renovate a cute 3 bedroom, 2 bath Brick ranch in the Cedar Grove neighborhood. Home and workshop located on 1.02 acres. Living room, dining room, kitchen, pantry, three bedrooms and two baths, 2-car garage and huge screened porch! Excellent neighborhood minutes from Historic Lexington with its shops, museums, theatre and galleries. \$199,000



584 Tye River Turnpike

Great home located in Vesuvius, VA nestled among the Blue Ridge Mountains. This solid built 4 bedroom, 1.5 bath brick home has almost 5 acres that can accommodate livestock with a stream providing ample water. Conveniently located minutes from the Blue Ridge Parkway. \$236,700



J.F. Brown
REAL ESTATE SERVICES



540-464-1776

6 East Washington St.
Lexington, Virginia

View photos of all our listings at
www.jfbrownrealestate.com



1455 Brownsburg Turnpike

Beautiful home with charm and comfort all around. Enjoy spectacular eastern distance views from your full length front porch or enjoy the solitude and wild life 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 creates a fantastic flow with great ease amongst the numerous amenities this property features. There is also a 950 SF office/guest cottage \$785,000



336 Jacobs Ladder

Welcome to KERRYHILL! Inspired by the historic home Edgemont, attributed to Thomas Jefferson, this house has a classic look, but with modern amenities. Created to take full advantage of the spectacular views of the Blue Ridge and Allegheny Mountains, this home is like no other. The main house is flanked by two curved breezeways which attach the Guest house on one side and the Studio Suite/Garage on the other. The complex offers 5 bedrooms, 4.5 baths and sits on almost 20 acres. \$1,250,000



125 Buckland Drive

This exquisite home offers formal living areas, four bedrooms, including two master suites with one located on the main level. Eat-in kitchen, sunroom, library, solarium and two-car garage. Beautiful, landscaped walled gardens, swimming pool along with broad pastoral valley views rolling into the Blue Ridge and Allegheny Mountains. \$724,900



490 Swope Lane

High Pasture: A complete horse farm with a three bedroom home with open floor plan & walk out basement plumbed for family apartment. Five stall, center aisle horse barn with tack room, feed room, wash stall, and hay storage. 18 acres of fenced pasture in secluded location 5 minutes from Fairfield. The tack room also has a laundry and bathroom. Pastures have individual frost free waterers. Additional 10 acres available. \$499,000



10 Ponderosa Lane

This beautiful American Four Square preserves the Craftsman woodwork with beautiful hard wood floors and trim work. A country kitchen, dining room, living room and library are completed by four bedrooms and two full baths. Enjoy the Blue Ridge views from the lovely porches. Convenient to Lexington and Staunton, this house is move-in ready. Underground pet fencing already installed, so bring your pups! \$289,000



1848 Hays Creek

Wonderful ranch style manufactured home with full lower level walk out basement. This 1.81 acres is surrounded by large farms and has views of Jump Mountain. The main level offers large country kitchen that opens to the sunny living room with reading nook, 3 bedrooms & 2 baths French doors open to a screened porch on this level too! Lower level has a great family room and full kitchen, office and laundry area. Access by interior stairs or ground level covered entry. Lots of possibilities with this rural retreat! \$189,900



J.F. Brown
REAL ESTATE SERVICES



540-464-1776

6 East Washington St.
Lexington, Virginia

View photos of all our listings at
www.jfbrownrealestate.com



13 Sweet Acres Lane

Meticulously maintained home located in a beautiful park like setting with two lots totaling 4 acres. The main level has a kitchen, dining area, living room with a fireplace, 3 bedrooms, and 2 full baths. The full basement has a family room with a wood stove, a bedroom/office, half bath, and a garage. Blue Ridge Mountains views from the spacious screened porch. There is a fenced in back yard with a in ground pool complete with a large cabana. This home is move in ready! \$309,000



421 Honeysuckle Hill

This classic brick home on 1.6 acres, built in 1939, has been meticulously cared for with many custom updates. The kitchen, with custom cabinetry, opens onto the private patio area. The dining room opens up to the outdoor living area with stone walls and garden beds looking out over the yard. The master bedroom on the second floor also overlooks the backyard and has a custom bathroom. The home has four bedrooms, four baths, and additional living area with office space in the basement. \$749,000



2272 Tye River Turnpike

"Top Notch" is an Excellent Mountain home located near the Blue Ridge Parkway and the George Washington National Forest. This cozy 2 bedroom house has views of the surrounding Blue Ridge Mountains and valley below. The home has lots of windows and decks for enjoying the views, wood stove in the basement, a 2-car garage, and carport for storing recreational vehicles. Little Mary's Creek flows through the 9 acres of mature woods with several waterfalls. \$189,000



4614 Maury River Road

Beautiful 1850s home, in the village of Rockbridge Baths, is situated on Hays Creek. The well maintained home is surrounded by mature gardens that have been meticulously landscaped. This 3 bedroom, 3 bath home has a formal dining room, eat-in kitchen, large family room, and a bright sun room. Other amenities include a detached 2-car garage with large storage area, in-ground pool, and a gazebo! \$439,000



100 Boston Run Lane

Beautiful 23 acre horse farm located in the Shenandoah Valley 15 minutes from the Virginia Horse Center. The expansive 28 horse barn stall has a wash rack, tack room, feed room, and full bath. The other amenities include 2 sanded outdoor riding arenas, 190'x90' & 300'x120' and an indoor arena 60'x60'. The 3 bedroom 2 bath home overlooks the barns and 7 paddocks. Conveniently located between Staunton and Lexington with easy access to I81/64. \$599,000

LAND

Sterrett Road: 1.6 acres zoned B-1 located off I81 at Exit 200. Public sewer/water available as well as High Speed Internet. Fronting on Sterrett Rd(710) accessed via 50' ROW that is paved and shared with McDonalds/BP. \$119,000

Cedar Creek: 35 acres on Cedar Creek just upstream of the Natural Bridge. Long boundary with game rich 1400 acre Natural Bridge State Park. Recent survey and platted, conventional drainfield sites on both parcels. \$125,000.

Lions Court: Excellent opportunity for a Residential Development in the City of Lexington. Approved 7 Lot Subdivision with street, curb, water and sewer in place. \$349,900

Hollow Lane: 16.61 acres located West of Historic Lexington. Old Logging road leads up to the elevated building site looking at House Mountain. The land has been approved for a four bedroom drainfield. \$73,000

Lot 6 Ridgeline Way: From this 9 acre wooded site, located at the end of the private road, you can see the Blue Ridge Mountains to the East and the Allegheny to the West. \$89,000

Wind River: 3 separate lots with use of private 3.8 acre tract & 5,000' of river frontage. \$65,000 each.



J.F. Brown
REAL ESTATE SERVICES



Hunter McClung
540-460-4736

6 East Washington St.
Lexington, Virginia



Real Estate Matters



There are many challenges to take into account when it comes to undeveloped land, but having a reputable real estate agent by your side will help make the buying process go more smoothly. Purchasing undeveloped land presents the opportunity to build according to your exact specifications. However, just as you would never buy a home without doing your research or consulting a real estate agent the same due diligence should apply when purchasing a vacant lot. As such, before finalizing your transaction, it's important to find out exactly what you're getting. The following tips will help protect your investment and ensure you're able to use the land as you intended.

Do: *Consider nearby home values.*

For the best long-term investment, it's wise to build a house that is comparable in value to those in the surrounding neighborhood. Should you decide to sell in the future, this will make it easier to find a buyer and yield a profitable sale. Additionally, lenders may be hesitant to finance a construction that doesn't reflect the same market value as nearby homes.

Hire an experienced real estate agent

You will have a better chance of finding a suitable piece of land if you work with a real estate agent who has extensive experience buying and selling lots. The right agent will have plenty of resources that allow them to tell you as soon as a new property hits the market so you don't risk missing out on a good investment. They can also provide helpful advice on acquiring financing and negotiating a deal.

Don't: *Neglect to get a survey and environmental testing.*

The appropriate tests need to be performed to ensure a lot is suitable for building and isn't contaminated by environmental hazards. You also want to verify that the necessary electric, sewer, water, and heating lines are present or can easily be installed by utility companies.

Count on being able to have the property rezoned.

One of the biggest mistakes land buyers make is purchasing a lot with the idea that they will deal with zoning issues later. Unfortunately, there's no guarantee a property can be rezoned for the purposes you want. Therefore, if the parcel of land you wish to buy isn't properly zoned, you shouldn't make an offer unless it's contingent upon getting rezoning approval.

What Makes Our Neighborhood Special?

- Natural Bridge State Park ➤ The James and Maury Rivers
- Glen Maury Park



Pictured are Kara Braddick, Mallory Keeley, Natalie Shulkin & Rona Bruce.

The Realtors® pickup trash at this location 3 times each year.



Members of the Rockbridge Highlands Realtors® spent a bright sunny morning on July 24th picking up trash along Old Buena Vista Road in Lexington. Leslie Giles, Chairman of the PR committee for 2019, coordinated the trash pickup project.

Real Estate News and Information provided by Rockbridge Highlands Realtors®



30 Crossing Lane, Suite 212, Lexington, VA 24450 • 540-464-4700

www.rockbridgerealtors.com



**Charles W.
Barger & Son**

- **LOCALLY OWNED & OPERATED SINCE 1930**
- CONCRETE • CONSTRUCTION • CRUSHED STONE & SERVICES
- VDOT CERTIFIED • FLOOR SLABS • DRIVEWAYS
- FOOTINGS • BRIDGES • BASEMENTS • BOX CULVERTS
- RETAINING WALLS • ENVIRONMENTAL STONE PRODUCTS
- LANDSCAPE STONE PRODUCTS • SAND & GRAVEL
- BLOCK & MASONRY PRODUCTS

**"We Want To Be Your
Concrete Company"**

Call Or Fax
For Quotes
FAX #463-2108

HOT LINE TO DISPATCHER
463-2109
LEXINGTON, VA

FOR FREE ESTIMATES
463-2106
P.O. BOX 778
10 Borden School Road



GOOD ADVICE

**IS IMPORTANT WHEN
YOU'RE INSURING
one of the largest purchases
you've ever made.**



THREE CONVENIENT LOCATIONS

209 South Main Street – Lexington
540.463.7719

2155 Magnolia Avenue – Buena Vista
540.261.2200

703 N. Coalter Street – Staunton
549.885.8189

*Get great coverage, great rates and great
insurance advice from Nationwide.*



Nationwide®
is on your side



2006 Nationwide Mutual Insurance Company and Affiliated Companies. Nationwide Life Insurance Company. Home Office: Columbus, Ohio 43215-2220. Nationwide, the Nationwide Framemark and On Your Side are federally registered services marks of Nationwide Mutual Insurance Company. Not available in all states.



FARRIS



BOOKKEEPING

"The Lord detests dishonest scales, but accurate weights find favor with Him" ~Proverbs 11:1

*Go Outside and Enjoy the Fall Weather!
Call Farris Bookkeeping!*

**3 BOOKKEEPING PACKAGES, ADD ON OPTIONS, AND
PAYROLL TO CHOOSE FROM – ALL PACKAGES
INCLUDE A QUICKBOOKS™ ONLINE SUBSCRIPTION**

- ◆ Masters of Science in Accounting ◆ QuickBooks™ ◆ ProAdvisor
- ◆ Specializing in Small Businesses & Non-Profits

Kara Farris • 872 Forge Rd • Lexington, VA 24450

Normal Bookkeeping Hours:

Monday-Wednesday: 1:00-3:00 • Thursday-Friday: As Needed

Emails will be responded to within 24 hours



farrisbookkeeping@gmail.com • Phone: 540-784-8540 (call & text)

DUKE'S

ANTIQUE CENTER

*20,000 square feet
and over 45 Years!*

**An eclectic mixture of furniture,
antiques, collectibles, accessories
& more!**

FIND US ON

Pinnacle Hill off Route 11

North of Wal-Mart.

LEXINGTON, VA

OPEN 365 DAYS A YEAR • 9AM-6PM

540.463.9511 • DUKE SNYDER

"Emporium for Everything!!!"

BLUE RIDGE PROPERTIES

**Are you searching for
the perfect home for your
family to watch the changing
leaves and celebrate the
upcoming holidays?**

**Ask your Realtor to make sure
your home or property
is included in an upcoming
edition of the original
Blue Ridge Properties!!**



Janie Harris Broker

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

www.JamesRiverRealtyVa.com

214 S. Main St., Lexington • 19827 Main St., Buchanan



Pinehurst

Move in ready one level living near the Lexington Golf Country Club.

Richly appointed spacious rooms separate entry to above garage quarters for houseguests or caretaker. Lovely yard and deep porches.

\$499,000



19363 Main Street, Buchanan

Adorable brick cape fronting Main St in the charming town of Buchanan. Gleaming hardwood floors, tilt in replacement windows on 1st level, and great location with a front row seat to small town America make this home even more appealing.

\$99,000

GREAT BUY! REDUCED!



240 Lilly Bell

This lovely custom home still gleams like new. Spacious rooms, open floor plan, oversized granite topped island for extra dining space or work area, tiled back splash, large living room with gas log fireplace. 2 car garage and separate storage building. The large lot extends into the woods and is an easy walk to the Club House which features both indoor and outdoor pools. **\$379,000**



Thornhill

Perfect starter home, rental investment or second home for those frequently visiting the area for business or college events. This place has the essential C's of real estate - Cute, Clean, Condition (good) and convenient. Nice level shaded back yard fronts a small stream and is a great place for recreation or evening cook outs. **\$109,900**



4 Grey Dove Road – Lexington

Elegant Tudor only moments from Lexington. 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 bedrooms, den and office space. The space and unique features of this beautiful home is sure to delight even the most discerning buyers. **\$419,900**

LOTS OF LOTS FOR SALE



TBD Shepherd Drive – Lexington

2+ acres (adjoining an additional 2+ acres, also for sale, providing the opportunity for a superb 4 acre parcel home(s) site) close to Lexington with wonderful views looking toward town. Shepherd Drive offers country surroundings within a 3 min. drive back to city limits. The lot is wooded, gently slopes downward, has long road frontage, and lays well for the construction of one or more homes. **\$74,900**



TBD Buffalo Trace

These 3.87 acres are bound by open space and farm land under conservation easement protecting and maintaining beautiful mountain views — Short Hill and House Mountain are prominent — very unique opportunity. **\$82,500**



TBD Buffalo Trace

Gorgeous private wooded building lot in the very popular Woodlands and only 8 miles to Lexington. Property is surrounded by adjoining farm acreage which is in conservation easement for protected view shed. **\$84,900**



Kenny Sexton

540.969.9465

jamesriver@verizon.net

19827 Main Street, Buchanan



NEW LISTING



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**



Herring Hall Road

Neat, clean and well maintained 2 bedroom home that is comfortable and affordable. It is just minutes to Lexington and convenient to I-81. Fenced, 3 bay equipment barn on 2 acres. **\$109,000**



Farm House and 53 Acres

Farm house with two large bedrooms and 1 bath. Eat-in kitchen, dining room, living room and den on entry level. Two large bedrooms upstairs. 6 barns or sheds in various condition. 24-25 acres of crop land and the rest in pasture or forested. Very accessible to highway & interstate. Mountain views. **\$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- \$299,000,
Tract C: 7 acres for \$30,900**



Commercial- Main Street- Buchanan

Barber Shop in perfect location and ready to go. Barber Chairs & pole sold separately. It is zoned for business make into whatever business you like. **Great buy \$55,000**



Commercial – Main Street- Buchanan

This building was built in 1840. It has been a Super Market, restaurants, antique shop and is waiting for your business venture. It has an apartment on the 2nd level. **Only \$125,000**

Kenny Sexton 540.969.9465

David Carter 540.797.7662

Serving Rockbridge, Bath, Allegheny, Botetourt and Roanoke Counties



Kenny Sexton

540.969.9465

jamesriver@verizon.net

19827 Main Street, Buchanan



REDUCED

2514 School House Road

Pre 1800s log home that is special in itself on 104 acres. It has been carefully renovated to keep the character of its age intact. The long frontage on bold trout stream just off the back deck is a great place to relax or entertain. Plenty of acreage to hunt on and adjoins National Forest. The kitchen and baths have granite countertops. Spacious bedrooms and Master Suite on entry level.

Charming woodstove in the parlor for additional heat. **\$394,000**



Lee Highway – Buchanan

Very nice 3-4 bedroom home with 3.5 baths on 4.4 acres of land with views. Hardwood flooring in large family room with stone woodburning fireplace. 2-car attached garage and an additional car enthusiast/ contractor's garage. It has easy access to I-81. Just minutes to multiple access points on the James River or trout fishing at Arcadia on miles of state stocked streams. **\$289,500**



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. **\$720,000**



Ranch

With finished basement on trout stream in Bath County, Less than 4 miles to Lake Moomaw for great fishing and boating. Ten minutes to the Homestead Resort. There is Game Dept. or National Forest just minutes away. Home has 3 bedrooms, 2.5 baths covered front porch with view of the stream. **\$365,000**



Secluded 15+/- Acres Along a Stocked Trout Stream in Allegheny County.

There is an elevated screen porch with open deck overlooking Smith Creek and wildlife clearings. There is also a 2-car metal garage to store your toys. **\$180,000**



Smith Creek Retreat

46+/- acres with 360 degree views of the Alleghany Highlands. Custom built cabin with 2 master suites and 1/2 bath. Decks on three sides with views from all over the home. There is a 2-car garage. **\$395,000.** There is an additional 15+/- acres that can be purchased that is along Smith Creek with additional improvements.

Kenny Sexton 540.969.9465

David Carter 540.797.7662

Serving Rockbridge, Bath, Allegheny, Botetourt and Roanoke Counties

TORIA BROWN

REALTOR

540-460-3246

toria@odrva.com

tbrown.odrva.com



Your Future.

Your Home.

Your Agent.



32 DRY HOLLOW ROAD

Charming log cabin on a private 74 acre farm. Enjoy the bubbling of the nearby creek while sitting on either of the homes covered porches. Enjoy the cozy comfort of the open concept cabin with an excellent layout and amazing entertaining spaces. The rolling land has many wonderful views and ample opportunity to spot deer, fox, and other wildlife. Come to the farm, see the beauty, and feel right at home! **\$499,000**



TBD PISGAH ROAD

4 acre lot. Is it time to build your dream home? Imagine drinking your morning coffee watching the fog clear from the mountain ranges and have supper on your patio watching the sun set behind the mountains. This property is surrounded almost totally by conservation easements, preserving your peaceful setting. Find home among the abounding wildlife and long-range mountain views. Legend has it that the picturesque ravine on the property was a long ago cave. Previously perked for a one bedroom. **\$52,500**



36 TRAIL RIDERS LANE

This beautiful property has been owned by the Buffalo Trail Riders club since 1971, and now you have the chance to own it for yourself! Many happy memories have been made on this piece of land during the many horse shows that were hosted over the years. You will find just over 21 acres of level land with a horse arena already in place. Bratton's Run Creek runs alongside the back end of the property. In addition to the horse arena area, you will find a social hall that is perfect for hosting events. With such a beautiful setting, this property is also perfect to build your dream home or have a small farming operation. There is a well and septic on the property as well as electric service. Schedule your tour today! Contract Jennifer Cline or Toria Brown for more information. **\$194,900**

♦ 19 Myers Corner, Suite 101 ♦ Staunton, VA 24401 ♦ Office 540-943-0085 ♦ Mobile: 540-460-3246
♦ Firm licensed in Virginia and West Virginia ♦ Visit: tbrown.odrva.com



SHARON COOPER

Mortgage Loan Originator

NMLS #447853

540.458.3715

scooper@vamtnmortgage.com



65 EAST MIDLAND TRAIL
LEXINGTON

VAMTNMORTGAGE.COM



Connie Clark
Broker/Owner
540.570.7157



City & County REAL ESTATE



Chy Clark
Realtor/Owner
540.570.7158

ON THE RIVER



125 Furrs Mill Road

Wow right on the river - beautiful old two story home situated on the river with off street parking - nice large rooms and so close to downtown and schools.

Great getaway home! Past Airbnb income

Price \$295,000

NEW LISTING



95 Maury Ridge Drive

LOOK AT THESE VIEWS!! Enjoy wonderful views of the Blue Ridge Mountains from your two story front porches. This home offers a great room, dining room, kitchen, half bath and laundry on the main level. Upstairs you'll find a huge Master bedroom with recessed ceiling, fireplace, Master bathroom with two sinks and a walk-in closet. Two more bedrooms that share a bath but each have their own sink. **Price \$359,000**

TIMBER RIDGE



1239 Timber Ridge Road

Quaint little farm with lots of possibilities - farm house with 28 plus acres and barn - could easily be subdivided with as much road frontage as you have - come take a look!! Possible owner financing a big plus.

Price \$475,000

FOX RIDGE



1196 White Rock Road

Welcome to Fox Ridge. This beautiful log home has it all with wrap around porch and balconies off the BRs. Private setting with distant views of the Blue Ridge mountains and seasonal views of House Mtn. Detached garage with bonus apt above that would be great for guests and a lg workshop. Vegetable garden, fruit trees that include peach, plum, apple, strawberry patch. All situated on 12 plus acres. A must see!! Contact for info. **Price \$425,000**

LOG HOUSE



60 Amber Woods Drive

Beautiful log home situated on 2 plus acres with mountain views. Hardwood floors in great room and large eat-in kitchen. Master bedroom and bath with additional 2 bedrooms and hall bath. Full basement (woodstove does not convey).

Price \$247,000

REDUCED

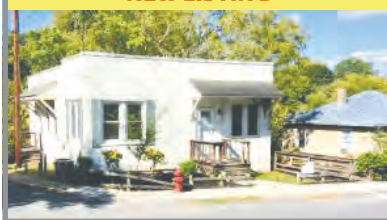


7 & 41 Split Circle

Only minutes from town is this charming rancher with sunroom, fireplace in living room, detached garage & storage building and best of all a sweet little guest home ready for your renovations. All situated on 2.5 acres with great views!!

Price \$229,000

NEW LISTING



207 Diamond Street

Cinderblock house situated on Corner lot with views of VMI and walking distance to schools and downtown. Could easily be converted into two apartments.

Price \$125,000

REDUCED TO \$99,000



1514 Cedar Avenue

Charming brick rancher with French doors leading onto a back patio with off street parking. Full basement with additional bedroom and half bath.

Price \$99,000

COLONNA

& ASSOCIATES, INC.



25 S. Main Street
Lexington, VA



Wolletta Colonna
540.461.4000

CALL US ...

For Professional Real Estate Services and Results
Since 1975 • Representing Buyers and Sellers



Jeff Mason
540.461.0210

540.463.7157

www.ColonnaAssociates.com

New Listing

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 & Breakfast area with access to attached dbl. garage, patio at rear & full basement below. Three Bed-rooms & two Baths complete the one level living home. There is a 30'x 72' 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 \$650,000.

Under Contract

11+ Acres



80 Valley View Lane, Fairfield, VA

Escape to this quality built, 4BR, 3BA, 1 level-living ranch with open floor plan. Vaulted ceiling great room includes an informal LR, a gourmet Kitchen and Dining Area with cozy, warming fireplace. Glass French door open to a full length deck at rear affording a perfect home for entertaining, or just hanging out enjoying the beautiful countryside or a cup of tea as you watch the morning sunrise. The cavernous, full basement is already plumbed for future expansion. It is a wonderland of abundant wildlife. If you are looking for something private in a tranquil setting.

New Price



115 Drew Road, Fairfield, VA

Two story home on .2 acres in picturesque setting of mature landscaping and surrounding natural beauty. Home boasts of Mstr. BR with 3 additional BRs and 3 BAs. Traditional LR and DR arrangement and eat-in kitchen with adjoining Den. Recent upgrades of granite counters in kitchen, solid wood floors and roof done within past 6 years. Full BSMT. Includes family room, BR & BA. Attached Dbl. garage and 24' x 32' workshop with 3 roll-up overhead doors.

\$370,000.

Big Reduction

9+ Acres



258 Back Draft Road

Just outside of Rockbridge Baths locates this unique 3 BR, 2 BA ranch home affording a tranquil, private setting. Includes LR w/rock f/p, DR w/ access to a charming sun room as well as kitchen to delight any chef and a bright breakfast nook. The partially finished basement includes, sleeping area, 1 BA, wood stove, game room, workshop and LOTS of storage. 1 Car attached garage and 3 sheds/workshops on property.

~~\$269,500~~ **New Price \$239,500.**

Reduced



5481 Maury River Road

On the Maury River: Listen to the flow of the river by sitting on the front porch. Includes 3BR, 2BA, large country Kitchen/Dining area that opens to Living Room. Home also features a 1 car garage/workshop and fenced area at rear. Great place to make your residence of vacation place!

\$94,500.

YOUR -OWN - BIN - INC.

Mini Storage:

132 Units. 5x10 to 10x25.
Low monthly rates. Fire
Resistant, Security Fence.
McCorkle Drive.,
Lexington, VA.

RENTALS:

Commercial, Residential,
Apartments.
Call 540-463-7157



Brenda Canning

540-294-2768

brendacanning@gmail.com

413 N Coalter Street • Staunton, VA 24401

brendacanning.remaxagent.com



RE/MAX®
Advantage



5 LILLY FARM LANE IN GREENVILLE

Perfect size for a small farming operation, this PEARL CERTIFIED - SILVER home was custom built for the owners. It presents so many features that we have them listed separately under the Documents feature within this listing. This home, sitting on 14 acres without being isolated, is just a driveway off of Route 1 but has the feeling of a more private setting. It is an easy care home with hardwood and tile throughout. Hardwood under carpet in den. Custom cabinets with granite counters and a walk in pantry, in a party size kitchen looking out over the Blue Ridge Mountains. Over sized 2 car garage. Large basement for storage or add finished space. **\$575,000**



MULTI-FAMILY TOWNHOUSE

10 condo units in 2 buildings and an adjoining home with 3.61 acres. This property is ready for expansion. Potential for 3 additional buildings, each with 6 units. Current units, 2, 5, 6 and 8, 9, 10, 11, 12 have 2 bedrooms and 1.5 baths, living room, kitchen and laundry. Deck off kitchen. Units 1 and 7 have 2 bedrooms and 2 full baths. One full bath on each level. Units 1 and 2 are essentially brand new. These condos have the feel of the country but with the convenience of being close to the city.

\$995,000

YOUR NEIGHBOR YOUR COMMUNITY YOUR LOCAL LENDER

Now is a great time to
buy a home. Call me for
a **FREE** consultation.

SARAH DUDLEY

Senior Loan Officer, NMLS ID#214966

540.784.0120 (c) 540.464.1901 (o)

sdudley@alcovamortgage.com



221 S. Main St, Lexington, VA 24450



ALCOVA Mortgage LLC | NMLS ID# 40508 | (www.nmlsconsumeraccess.org) | Licensed in AL, DC, FL, GA (License# 42101), KY, MD, NC, SC, TN, VA, WV | 308 Market Street SE, Roanoke, VA 24011





149 West 22nd St.
Buena Vista,
Virginia 24416
(540)261-3302



Dennis Hawes, NRBA
Broker/Owner
540-461-5263
dennis@rockbridge.net

The Difference Between "For Sale" and SOLD!



NEW
UNIQUE ROUND HOME with a One Bedroom One Bath Home on First Floor and Another One Bedroom One Bath Home with Separate Entrance and Electric in the Basement. Plus there is a Second Home on the Property with a Two Bedroom One Bath Home. Three Potential Rental Units For Only \$39,900!



NEW
ONLY \$71,000 for a Home Inside the City of Staunton. Two Bedrooms, One Bath Ranch Home. Located in the Convenient to Shopping and Entertainment. Storage Building. Nice Back Yard. Provides Off-Street Parking. Large Rear Deck Area to Relax Upon! Needs a Little TLC and Some Updates but the Condition is Much Better Than You Would Expect For This Low Price.



COMING SOON
AUGUSTA COUNTY, Buffalo Gap Area. Four Bedroom, One and Half Bath Home with Partial Basement and Two Car Garage. Located on Six and Half Acres. List Price not Known at Press Time. Call HOME REALTY for More Information and to Preview. Call Today!



COMING SOON
AMHERST COUNTY HOME with 50 ACRES. Spacious Twelve Year Old Home with Three Bedrooms, Two Full Baths and a Large Family Room Open to the Kitchen and Dining Area. Great Home for Outdoor or Indoor Entertaining. List Price not Known at Press Time. Call HOME REALTY for More Information and to Preview. Call Today!



SOLD
NEVER BEEN LIVED IN! 1,862 Square Foot Home on 2 Acres. Open Floor Plan. Four Bedrooms, Two Full Baths. Beautiful Cherry Cabinets, Granite Countertops, NEW Stainless Steel Appliances, Privacy Fence, Thermopane Windows. Attached 2-Car Garage. Great Location Convenient to Both Lexington and Staunton. Come Relax on the Front Porch and enjoy the Mountain Views! A Lovely New Home for Only \$249,900!!!



SOLD
12 1/2 ACRES with a Three Bedroom Two Bath Ranch Style Home Located in Fluvanna County. Full Basement with a Third Full Bath and Possibility to add More Bedrooms. Heat Pump and Central Air. Needs Some Repair but Priced to Sell at Only \$129,900!



UNDER CONTRACT
AFFORDABLE BRICK ROCKBRIDGE COUNTY HOME! Brick Four Bedroom Home with Small Brick Garage and Brick Outbuildings. Laminate Floors and Vinyl Replacement Windows. Located in Natural Bridge Station Area on About One Acre. Available For Only \$52,500!



SOLD
BRICK HOME Located in Staunton's Desirable College Park Area. Three Bedrooms, Wood Flooring, Fireplace in Living Room. Full Basement has a Second Fireplace. Large Side Patio and Nice Back Yard. Much Potential for New Owner to Restore into a Beautiful Home.



UNDER CONTRACT
COZY HOME on a Full Basement. Well Maintained and Updated. Beautiful Kitchen Cabinets. Hardwood Floors. Vinyl Replacement Windows. Gas Heat and Central Air Conditioning. Must See, Excellent Home for Both First Time Buyers or Downsizers. Will Not Last Long at Only \$90,000!

**BUYERS ARE LOOKING BUT INVENTORY IS LOW.
NOW IS THE TIME TO LIST YOUR HOME! CALL HOME REALTY TODAY!**

***** LAND *** LAND *** LAND *****

MAKE OFFER

Half Acre Lot **BORDERING NATIONAL FOREST**. Located in the Natural Bridge Station Area. Great Place to Park Camper for Hunting, Fish the Nearby James River, or Hike the Nearby Trails. Includes Older Home in Need of Extensive Repair. Public Water Available. Approved For an Engineered Septic System. Available For Only \$15,900 or Make offer!



149 West 22nd St.
Buena Vista,
Virginia 24416
(540)261-3302

The Difference Between "For Sale" and SOLD!



MOVE-IN READY CONDITION! Vinton Area Brick Home in Move-In Ready Condition. Three Bedrooms and Two Full Baths. Brick Fireplace in Living Room, Hardwood Floors, Freshly Painted, Vinyl Replacement Windows and New Heat Pump and Central Air Conditioning Installed April 2019. Full Basement with a One Car Garage, Second Brick Fireplace, and a Rough-In for a Third Bath. Includes Two Lots. Priced At Only \$166,900!



GREAT GET-AWAY HOME on 6.68 acres Bordering a Thriving Stream! Move in Ready and Priced to sell at \$99,900. Three Bedrooms, Two Full Baths, 1,792 Square Feet, Open Floor Plan, built in 2002. Kitchen opens to Living Room, Master suite with large walk-in closet, wood burning fireplace, energy efficient windows, covered front porch, covered rear deck, maintenance free siding... Land is cleared pasture & partially fenced – bring your horses or livestock! Land Fronts Brattons Run, Home is perched on hill overlooking pasture, National Forest and Virginia Game Commission Lands Nearby.



SPACIOUS, SPACIOUS, SPACIOUS! Over 3,900 Finished Square Feet in this Two Story Brick Home. Located on a Nice Wooded 3.892 Acre Lot. Paved Driveway Leads to Attached Two Car Garage. Separate entrance for 2 Bedroom, 1 Bath Basement Apartment with its own kitchen, living room, and Laundry Room. Come Relax and Enjoy the Mountain Views on the Rear Deck. A Must See! Priced at \$199,900.



OWN A PIECE OF HISTORY! Tankersley Tavern is a Virginia Historic Landmark. It was built in three sections with the oldest dated to about 1835. It is a two-story, nine-bay, single pile, frame building with an exposed basement and a decorative two-level gallery on the front facade. It was originally built as a toll house (toll gate) at the county end of the bridge crossing the Maury River from the Valley Turnpike into Lexington. It later housed a tavern, canal ticket office, general store, post office, and dwelling. Home includes original Tavern Room with Fireplace, Three Bedrooms, Two Full Baths, Living Room, Modern Kitchen, Den with Fireplace, and an Office that could be a Fourth Bedroom. Updates include Modern 200 Amp Electrical Service, Gas Heat and Central Air Conditioning. 1.18 Acre Lot includes about a 100 Feet of Frontage on the Maury River. Priced at Just \$289,900!



SPACIOUS FLUVANNA COUNTY HOME, OVER 2,400 Square Feet. Four Bedrooms, Three Full Baths. Move-In Ready Condition! Located on a 3.471 Acre Lot Hidden From Street View!



BATH COUNTY Spacious Four Bedroom Home on Nice Wooded Lot. Nice Kitchen Cabinets, Dining Room, Nice Sized Living Room, Two and Half Baths. Attached Two Car Garage Plus a Detached One Car Metal Garage, Workshop or Large Storage Building. Only Twelve Years Old and Priced at Only \$159,900!



Chip Lawhorne
Realtor

540-570-4888

Chiplawhorne@hotmail.com



Amy Bryant
Realtor

540-460-2035

eagleridgedobe@rockbridge.net



Heidi Reynolds
Realtor

540-570-9222

hreyolds24416@yahoo.com



Dennis Hawes, NRBA
Broker/Owner

540-461-5263

dennis@rockbridge.net

EVENING and WEEKEND CALLS
WELCOMED

Our Homes Have SOLD! SOLD! SOLD!
We Have More Buyers Looking For Homes.
Call Us To List Your Home.



AN EASY WALK TO *Country Living*

FARM CREDIT KNOWS THE WAY!

One thing that makes Farm Credit different than any other loan service is we deal exclusively with rural real estate. That means we understand the true value of the land. Our loan officers are committed to providing peace of mind about your decision and will walk with you through the entire process.

Financing that is as unique as the property you want to buy.

LOANS FOR:

- Home purchase, construction and refinance
- Large and small tracts of land – no acreage limitations
- Barns or buildings
- Fences and roads
- And much more!



FARM CREDIT

Loans for
Farms, Homes & Land!

800.919.FARM (3276)

FarmCreditofVirginias.com

