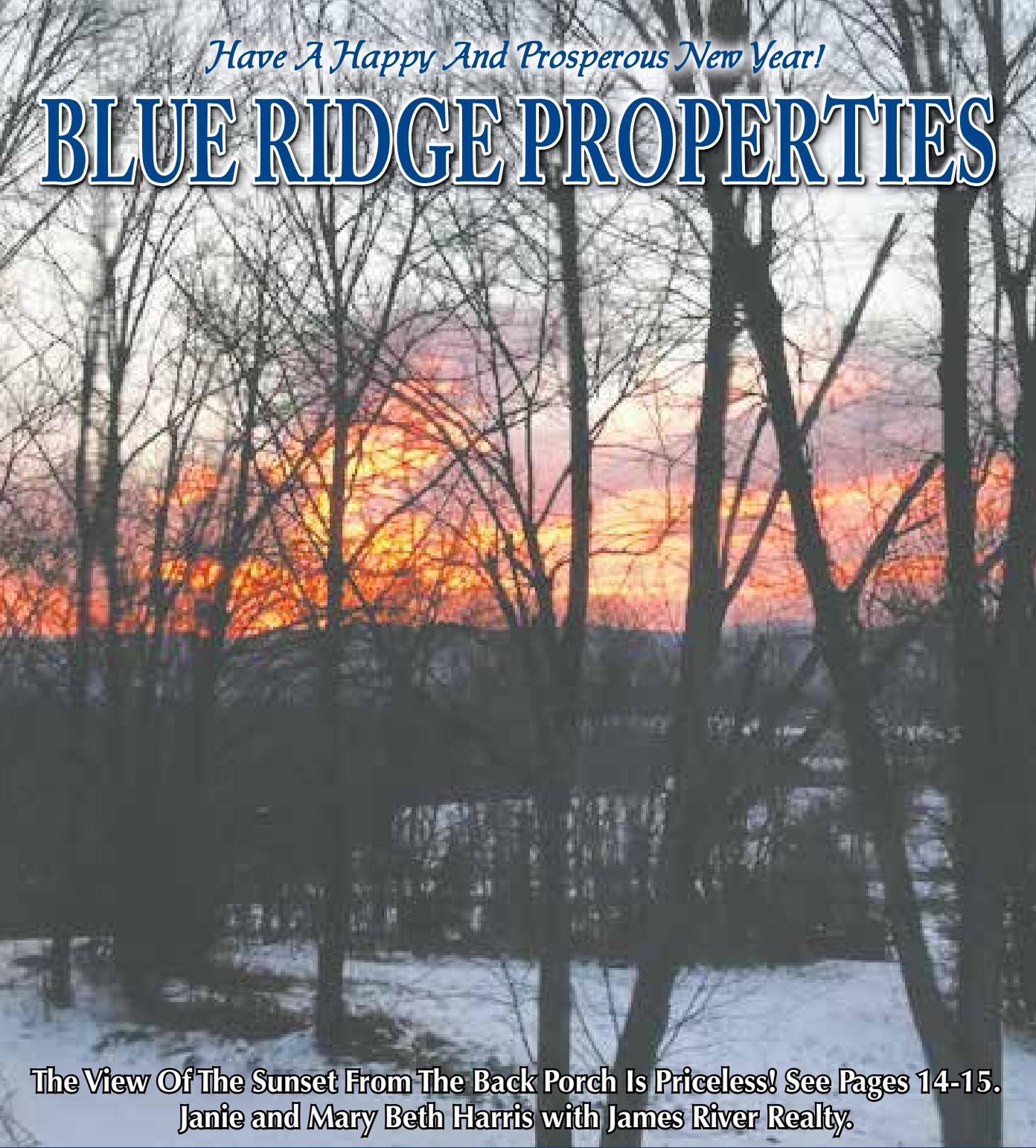


Have A Happy And Prosperous New Year!

BLUE RIDGE PROPERTIES



The View Of The Sunset From The Back Porch Is Priceless! See Pages 14-15.
Janie and Mary Beth Harris with James River Realty.

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JANUARY 2026

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

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Lexington, Virginia 24450
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**307 Swope Lane**

Premium 67+ acre legacy farm situated moments from Fairfield on a winding country road. Main residence offers one-level living with a multi-generational lower-level living space. Long-range mountain views, wood-burning fireplace, custom country kitchen, and spacious master suite. Among many farm amenities are 2 barns with 12 total horse stalls, cattle working facility, quality grazing grasses and fences, and an abundance of water. The property's gentle terrain, serene setting, valuable improvements, and accessible location provide first class opportunities for horses, cattle, and agribusinesses such as viniculture, events, and pet boarding.

\$1,495,000**3111 N Lee Highway**

Maple Hall (c. 1850) - Historic Estate & Business Opportunity in the Shenandoah Valley - Greek Revival masterpiece offers history, architectural interest, and business opportunity situated on 7.65 acres at the high-visibility crossroads of U.S. Route 11 and Exit 195 of Interstates 81 and 64 just outside of Lexington, Virginia. This remarkable historic estate centers around its grand two-story brick mansion with English basement, featuring gorgeous original details like its giant Doric columns, Flemish bond brickwork, 10-over-10 sash windows, walnut interior doors, heart pine floors, and decorative fireplace mantels throughout.

\$1,425,000**599 Lindsay Lane**

Rare legacy river property features 10.48 acres with over one-tenth of a mile of pristine frontage on the Maury River, a stately 1829 Federal brick residence with 20th century addition awaiting restoration, and a pond with a diversity of wildlife. Tucked away at the end of a state-maintained road, this ultra-private setting offers unparalleled natural beauty and history among highly coveted water features. The "Barton Lindsay Farm" has many irreplaceable original architectural details intact including the year built, "1829", laid into the brick facade, a molded brick cornice, thick pine floors, wainscoting and paneling, and tall, decorative mantels.

\$649,000**2763 Brownsburg Turnpike**

The Ward House (c.1813) is a remarkably well-preserved early 19th-century log home, prominently situated in the heart of the historic village of Brownsburg. Featuring irreplaceable architectural character, the property seamlessly blends the warmth of over two centuries of history with modern conveniences incorporated through a comprehensive 2008 renovation with enhancements to all major mechanical systems and windows. Inside, the living room showcases authentic exposed beams, hand-hewn logs, reclaimed heart pine floors, and a handsome stone propane fireplace. An open-concept eat-in kitchen includes custom cabinetry, a propane cooktop, and abundant natural light.

\$499,000**Forge Road - 5 Acres**

Irreplaceable business location between Buena Vista and Lexington a short distance from I-81 Exit 188A. High traffic intersection with existing traffic control signal provides maximum visibility and would serve as an ideal site for a hotel, retail, or mixed use development. Proximate to demand generators SVU, W&L, VMI, and the Virginia Horse Center. Food Lion and CVS anchor neighboring shopping center. Approved access and public utilities available.

\$595,000**4373 S Lee Highway**

Exceptional business location and immaculate auto shop conveniently located on U.S. Rt. 11 at I-81 Exit 180 near Lexington and Natural Bridge. County Auto has operated successfully at this location for 12 years with two oversize 10' x 10' bays, professional office, and reception area with restroom. Business zoning (B-1) and loyal customer base allow for continuity of business or numerous other uses. Plenty of storage, large level parking area, and high visibility with average daily traffic of 2,600 vehicles.

\$325,000

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



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**Boundary Line Ln - 4.12 Acres**

This commercial parcel presents a well-positioned development opportunity just off Exit 195 on I-81 with its exposure to over 48,000 vehicles per day. Zoned B-1 Business, the property lays well and offers frontage on state-maintained Boundary Line Ln., with added visibility from U.S. Route 11 (6,800 ADT). Its favorable layout and access make it ideal for a variety of commercial uses. Electric, water, and sewer utilities are available at the site, which is located only minutes from downtown Lexington and regional draws like W&L, VMI, and the Virginia Horse Center.

\$425,000**S Buffalo Road - 134 Acres**

134+ acres of mountain wilderness adjoining the Short Hills Wildlife Management Area in southern Rockbridge County offers an exciting recreational opportunity with high elevations and dramatic panoramic mountain views. Consisting of three separate tax parcels with no deed restrictions, the property features a solid existing entry road providing access to ideal view-oriented cabin sites. Abundant game sign across the property is a product of the prime wildlife habitat featuring early regenerating forest with plentiful browse and cover.

\$339,000**Pinehurst Drive - 0.5 Acres**

Rare One-half acre building lot with level open building site overlooks the Lexington Golf and Country Club's 18-hole golf course. Well established premier neighborhood offers open space and public utilities. Located a short distance from historic downtown Lexington, W&L University, and VMI.

\$124,900**Salt Petre Cave Rd - 11 Acres**

11+ acres privately tucked away on a quiet country road near Eagle Rock. Selectively cut forested setting with abundant wildlife offers spectacular views of the surrounding mountains and James River, making an ideal property for hunting, recreation, or a peaceful getaway. Located in Botetourt County only 5 minutes from Eagle Rock and 45 minutes from Roanoke, Virginia. No restrictions and new survey available!

\$67,500**Woodridge Lane - 0.25 Acres**

Established building lot in the coveted Woodridge subdivision offers a highly desirable site located minutes from historic downtown Lexington. Views of the iconic VMI Post and provides a starting point for more adventurous walks to Jordan's Point Park, the Maury River, Woods Creek Trail and Chessie Trail, all within approximately 1 mile. Parcel adjoins open space area, which includes a small playground and picnic area.

\$48,900**Jeb Stuart Drive - 2 Acres**

Rolling wooded property with excellent mountain views on a private road offers an exciting opportunity to build a new home in a secluded setting. Located minutes from thousands of acres of National Forest, Cave Mountain Lake, Natural Bridge State Park, Jellystone Park camping and RV park, and the James River, activities for everyone. Explore the gorgeous surrounding mountains and countryside.

\$39,900

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



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**327 Spring Farm Road**

Welcome to 327 Spring Farm Rd, an exceptional property just 10 minutes from Lexington. Set on 21.58 private acres, this home offers 4,136 sq ft of living space, including a spacious main house with 3 bedrooms and 3.5 baths, plus a separate 1-bedroom, 1-bath guest apartment with vaulted ceilings and its own kitchen and living room located above the three-car garage. Enjoy breathtaking mountain views from nearly every room, abundant natural light, and multiple outdoor spaces such as a wraparound covered



porch, screened porch, stone cook pad with gas line and Kamado Joe cooker. The modern kitchen is fully equipped with a smart fridge, double ovens, beverage/wine fridge, induction cooktop, dishwasher, granite countertops, lower maple cabinets and upper open shelving. The inviting living room showcases soaring 19.5-ft ceilings and an updated wood-burning fireplace, while the cozy den features a striking stone fireplace and 12-ft beamed ceilings. The airy primary suite offers a spacious walk-in closet, an updated bath with double vanity and glass-enclosed shower, and private doors to the back yard that will draw you to the scenic beauty of the mountains and abundant wildlife. Upstairs, you'll find a richly paneled bonus room with coffered ceiling, extra storage, a bedroom, and a full bath. Additional highlights include first-floor laundry, ensuite guest bedrooms, first-floor study, a finished basement rec room, deeded hiking trails (also suitable for horseback riding), and livestock privileges. Stay connected with BARC fiber optic internet and enjoy peace of mind with a whole-house propane generator.

\$1,035,000**1904 Chestnut Avenue**

This beautifully maintained home features 4 bedrooms and 2 full baths, offering plenty of room for family and guests. The heart pine floors add warmth and character, while the open living, dining, and kitchen areas are perfect for entertaining. Charming details include an original staircase and a striking stained-glass window that enhances the home's unique appeal. You'll enjoy a spacious entryway and two primary bedroom options: one conveniently located downstairs with an ensuite bath, and another large primary bedroom upstairs. Screened porch overlooking the partially fenced backyard with views of the Blue Ridge Mountains.

\$279,000**1102 Anderson Street**

This single-story home offers 1,224 square feet of comfortable living space, featuring three bedrooms and one full bath. Gleaming oak floors throughout are in excellent condition, creating a warm and inviting atmosphere. The spacious living room centers around a classic wood-burning fireplace—ideal for cozy evenings. Step onto the screened side porch and enjoy spectacular views of the Blue Ridge Mountains, or gaze upon the close-up sights of Sallings Mountain right in your backyard. Additional features include a handy storage shed, an unfinished basement ready for your ideas, and fresh paint throughout.

\$205,000**RIVERMONT HEIGHTS**

Pathfinder Dr. Lot 7 - Building lot, .359 acres in Rivermont Heights Subdivision. Winter views of the Blue Ridge Mountains. Water available. Shared maintenance of gravel driveway for Blk 5, lots 3-7. Listed below tax assessment!

\$8,000

Cresthill Dr. Lots 2,3,4 - Three building lots totaling 1.179 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Easy access to Buena Vista, Lexington, and I81. Water and sewer available. **\$22,500**

Pathfinder Dr. Lots 3,4,5 - Three building lots totaling .89 acre in the Rivermont Heights Subdivision in Rockbridge County. Easy access to Buena Vista, Lexington and I81. Water and sewer available. Gravel driveway in place with shared maintenance by Lots 3-7. Views of the Blue Ridge Mountains in winter. Priced below tax assessment. **\$24,500**

Cresthill Dr. Lots 7,8,9 - Three building lots totaling 1.44 acres in the Rivermont Heights Subdivision in Rockbridge County near the Maury River. Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. Priced below tax assessment. **\$37,000**

Lori Parker, ABR, e-PRO
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Janie Harris | BROKER
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4 Acres on Golf Course!



70 Donington Lane, Lexington

You don't have to trek to far and foreboding places to find a truly rare gem- just visit 70 Donnington Lane for a fantastic and surprising discovery. 4 ACRES(including a buildable lot) fronting the Lexington Golf & Country Club, currently being renovated to top tournament standards. The entire home is filled with natural light and allows the scenery outside to compliment the interior space, designed to be a showcase for artwork & interesting collectibles. A large double sided fireplace warms the living room and invites you to snuggle in a comfy chair with a good book while also setting a romantic backdrop and enhancing the acoustics in the adjoining music room. 2 entry level ensuite bedrooms, large eat in kitchen and a formal dining room, 2 bedrooms upstairs with a hall bath, patios, deep front porch, deck to enjoy the outdoors ALL make this a special place. Look far and wide but at this price, you won't find 4 more beautiful acres wrapped around a home such as this fronting on a soon-to-be premier golf course...quite possibly, the best buy in the area. **Shown by appointment only-no drive bys-24 hour notice requested and seller prefers no evening appointments. \$825,000**



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Stone House 41 and 13 Twin Rivers Lane

FAMILY COMPOUND - GORGEOUS RETREAT- EXCELLENT INVESTMENT PROPERTY. 3 separate Properties sold collectively at \$929,000

Built circa 1772 and overlooking where the Maury River and Buffalo Creek meet stands the beautiful "Miller's House". The walls still stand straight and true and the stonework in this home is truly amazing, a testament to exceptional craftsmanship of a bygone era. Renovated for functionality and comfort with a modern addition, this rare Rockbridge County treasure retains its historical characteristics and offers an opportunity to enjoy peace and tranquility while surrounded by magnificent scenery. There is also a carriage house with 2 separate nicely appointed apartments , each with 2 bedrooms and 2 baths. Serving both houses is a lovely "Gathering Room" for large get together or just a relaxing place to sit , listen to and see the Buffalo Creek bubbling by below. Just beyond the property is a 2 acre lot with gorgeous creek frontage and a wooded hillside just across Miller's Landing which is buildable. This spot allows you to enjoy the Buffalo Creek at one of its widest and deepest points. FLOAT, FISH, SWIM, KAYAK or just sit under the shade of the trees and let your thoughts flow with the water. A wonderful opportunity to own a truly unique property in one of the prettiest sections of Rockbridge.

Please call Janie to arrange a showing. 540 460 1932



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210 E Washington St, Lexington

Excellent investment property, zoned residential/light commercial, for a multitude of uses. Sitting beside City Hall and near the Visitor's Center, this property has high visibility and is within an easy walk to downtown businesses, restaurants and attractions. Well maintained and with a private off street parking lot (8 - 10 spaces) and two car garage, this property is perfect for an office, medical/dental clinic or could be converted back to residential use with a few modifications. A rare opportunity to own a building in great condition which allows immediate occupancy and a prime location. **Call listing agent for additional information and for showing details. \$699,000**

REDUCED



610 and 612 Stonewall Street, Lexington

TWO HOUSES for 1 PRICE

Overlooking a gentle stream, this contemporary chalet complete with a 2 bedroom/ 2 bath guest house is in the midst of town yet surrounded by nature and has numerous porches and decks from which to take it all in. A short walk to Waddell School, parks and downtown Lexington, it's a perfect fulltime residence close to all of the amenities or a retreat for those frequent visitors to the area who seek the comforts of home in a convenient setting. The properties are arranged for a great family compound, residence with separate office/studio, private space for family and friends, quarters for a caretaker or income producing rental. Sold together but two separate tax parcels for a future division if so desired. Many opportunities here and priced at **\$729,000**.

Call Janie at 540 460 1932 for more information or to schedule a showing.



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Real



905 THORNHILL RD.
\$725,000
2,594 SQFT
3BR 2.5BA .70 AC.



55 TRIPLE CROWN DR.
\$369,000
1,394 SQFT
3BR 2.5BA .15 AC.



1111 BETHANY RD.
\$370,000
2,245 SQFT
3 BR 2 BA 19.53 AC.



18 & 19 CLAY BRICK LN.
\$699,000
3,785 SQFT
4BR 3BA 1.02 AC.



2224 HAWTHORNE AVE.
\$424,000
3,395 SQFT
3BR 2.5BA .56 AC.



TBD STONEWOOD TRACE
\$249,000
3.09 AC.



TBD BUCKLAND DR.
\$95,000
4.52 AC.



TBD WOODLAND AVE.
\$95,000
6.03 AC.



TBD LILLY BELL LANE
\$60,000
.49 AC.

KARA BRADDICK 540.460.0484 KARA@BRADDICKREALTYGROUP.COM
REAL BROKER, LLC 855-450-0442

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198 IGLESIAS DRIVE MILLBORO, VA Spectacular Family Compound and Equine Facility. Custom 18 room manor house (2007) has only the finest materials and features, that include large living area, 6+ bedrooms, 5.5 baths, quality kitchen, multiple fireplaces, Brazilian cherry and marble flooring. Separate yet attached apartment, indoor lap pool, recreation room, wine cellar, three car attached garage, beautiful porches, vestibules and sitting areas. The 338.59 acres have awe-inspiring views in every direction with well-groomed pastures, white board fencing, bottomland hayfields, mixed woods and over a mile of Mill Creek. Auxiliary housing includes three tenant homes and an array of large, beautifully crafted special purpose barns for equine activity, including quality stables. **\$7,650,000**



60 RIDERS RIDGE TRAIL Situated in gorgeous Longview Meadow, this custom built Multi-Generational family home is on 2 acres offering the best views of the valley! This beautiful log home, with floor to ceiling windows, has several private areas on the main level and additional walkout suite on the lower. Multiple decks, breezeways, hardwood floors, vaulted ceilings, spiral staircase and 3 gas fireplaces all featuring amazing woodwork. 4.5 baths include artisan stone work, jacuzzi tubs, and walk-in tile shower. Heat pump with multi-zones, built in garage and workspace. Family room, studio and additional space on the second level. Small barn and 2 paddocks with wood fencing for your horse and only 3 miles from Lexington! **\$575,000**



2000 BIG BACK CREEK ROAD WARM SPRINGS Trout fish in your own backyard on this hard to find 8.35 acre tract on Big Back Creek! With almost 470' of creek frontage, this beautifully maintained property, with excellent topography, is only a short drive from Lake Moomaw, the stocked trout waters of Back Creek/Jackson River, National Forest, West Virginia attractions and recreation opportunities. Improvements include a 1969 three bedroom, two bath ranch home with approximately 1602 square feet of living space and hardwood floors throughout. Conventional three bedroom septic system, well, MGW fiber internet installed. Fronting on Route 10, this is a quiet setting with open fields for potential farmette or crops, mature trees, grape arbor and beautiful mountain views. **\$309,900!**



1972/1982 JACKSON RIVER TURNPIKE HOT SPRINGS This tastefully remodeled, meticulously maintained property boasts 1036 rolling acres just minutes from Lake Moomaw, the Jackson River Scenic Trail, Appalachian Horse Adventures, the Omni Homestead, the Jackson River and the Warm Springs Pools. The 1464 square foot 2 bedroom, 2 1/2 bath home is move-in ready and includes main level master suite, large living room with hardwood floors, dining room with fireplace, updated kitchen with stainless steel appliances, utility room, full basement and attached garage. In addition, there is a detached 36'X28' 2 level garage and 1600 square foot metal storage building suitable for a workshop or RV/boat storage. Other features include public water, heat pump, gas range, covered porches, paved driveway, garden area, and excellent views. **\$330,000**



211 HAVEN WOOD ROAD FAIRVIEW A beautiful, private country lane, bordered by fields and woodland, leads to this hilltop home on 9.25 acres in the picturesque Fairview area. This three bedroom, three bath home features a large kitchen with lots of custom storage, a gas range and pantry, an open dining/living room, main level master suite, and full basement with two car garage. Front and rear covered porches offer amazing views of the surrounding pastures and forest. The property includes heat pump with propane back-up, available high speed internet, workshop/storage building, potting shed, raised bed garden, and excellent privacy. **\$389,900**



6552 MILL CREEK ROAD MILLBORO National Forest, Mill Creek and a spring fed pond! All the characteristics of the perfect residence or weekend get away! 5.26 acre tract in the fabulous Mill Creek Valley adjoining the Walker Mountain National Forest Tract. Improved with a 1985 DW with almost 1400 square feet of living space, cedar siding and metal roof. There are 5 rooms and an addition with large windows overlooking the spring fed pond, open concept kitchen living area and two full baths. Multiple outbuildings, heat pump, conventional septic, deeded spring water and a deck! **\$219,900!**



201 FORESTRY ROAD This three bedroom, two bath cottage in Ashwood is within walking distance to Valley Elementary School, the public pool/recreation area, and day-care center. The 0.50 acre lot has a fenced yard for pets and plenty of room for a vegetable garden. The 1440 sq. ft. home also includes a large kitchen, dining room, living room, and utility room. Additional features include a partial basement, private patio, rear deck, covered front porch, oil furnace, replacement windows, hardwood floors, and public water and sewer. **\$189,000**



585 OVER THE HILL LANE MILLBORO COWPASTURE RIVER! 8.51 acres with over 550' frontage in the middle of a prime section of the Cowpasture River! Rarely available generational camp with easy river access. Reached by deeded 30' easement with established drive, the property is improved by a 1970's mobile home with additions giving approximately 800 square feet of living space. There is well maintained T-111 siding, metal roof, partial basement and comfortable porch. Improvements include a three bedroom conventional septic system, excellent well and both a land line and BARC fiber optic internet connection available. Multiple character outbuildings, mature trees and beautiful setting. **\$179,900!**



406 CONFEDERATE CIRCLE Lexington Inviting and well maintained 3 bedroom ranch home in convenient and quiet Lexington location. Living room with fireplace, bright sun room opens to private back patio. Updated kitchen, dining room and a large utility room with side entrance access to the carport. Attractive backyard with mature trees is well fenced for pets and children. Garden shed too! This much loved home is a Lexington gem. **\$358,000**

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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 • bcalvert@ntelos.net
Tanner Seay
(540) 620-8136 • SeayRealtor@protonmail.com
Tenney Mudge
(540) 464-5032 office 540-460-6309 cell/text
properties@rockbridge.net
Stephanie Neofotis
(540) 460-1822 • saneofotis@gmail.com
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245 West Main Street Covington, Virginia



SOLD



1312 S CRAWFORD AVENUE Gorgeous move in ready home located on a corner lot in the beautiful Parkin Heights area of Covington. This 4-bedroom 2 bath home features a mix of solid wood and tile floors throughout, with large dining, kitchen area, spacious living room and cozy family/den, along with a basement area. This home has the updates you are looking for that include; updated bathrooms, a very large live in, year-round sun room, with attached screened patio and deck. Never roof siding/insulation installed 7 years ago, custom plantation shutters, new hot water heater, heat pump less than 10 years old and whole house Generac system. Large 16x10 outdoor shed, with deck. Well manicured lawn with stunning landscape and large 16x10 storage building helps make this home eager to be yours! **\$299,900**



148 DOE HILL ROAD MCDOWELL Enjoy a little slice of Highland County in this stick built 1950's home with vinyl siding, metal roof and kitchen appliances. The dwelling has over 1200 square feet of living space with three bedrooms and one and a half baths. Situated on 0.39 acres of fenced backyard with an established garden space, it is a beautiful setting with farmland in the rear. There is a 30x30 two bay garage with a 12x12 cedar sauna and workshop area plus an additional 2x60 storage shed large enough for tools and equipment. Served by public water and a conventional three bedroom septic system, this would be the perfect weekend get-away or a solid full time residence. **\$189,900**

SOLD



146 BATH ALUM RIDGE MILLBORO Meticulously maintained and constructed ranch style log cottage on 2.0 acres in the always popular Bath Alum Ridge area. With deeded National Forest access, this 1998 log home has 1460 square feet with two bedrooms, two full baths and a large open concept living area with dining and kitchen. The family room has an attractive ventless gas stone fireplace and a multitude of windows to view the woods and wildlife in every direction. Gas furnace/central air, well and three bedroom conventional septic. New metal roof (2024) JES crawl space system, whole house generator. Wooded lot and minimal yard maintenance! **\$269,900!**



2138 SAM SNEAD HIGHWAY HOT SPRINGS Built in 1950 and expanded in the 1970's, this charming cottage offers one level living and is situated on 1.04 acre near Carlroover. Many recent improvements include a new roof and two remodeled bedrooms with new drywall, flooring and recessed lighting, and a new kitchen floor. The 3 bedroom, 1 bath home also features hardwood floors, covered porch and deck, public water, partial basement, oil furnace and electric baseboard heat, storage building, and nice views. **\$189,000**



9598 MAURY RIVER ROAD GOSHEN Charming starter single-family home. Built in 1930, with one bedroom and cozy 672 sq. ft. living space. This home is ready with an existing chimney flue for your choice of heat. With an extra spacious room for an office as well as a screened front porch to enjoy your morning coffee. This property has a spacious back yard with a storage and drive in shed available as well as gorgeous mountain views and a seasonal railroad. The property is located in Goshen within a short 30-minute drive to Lexington. **\$59,000**

SOLD



2594 RIVER ROAD MILLBORO Well maintained small camp fronting on the River Road in Bath1 Cite 520 square foot structure features open living area/kitchen vaulted ceiling with attractive wood paneling. single bedroom, full bath. Porch, deck and an additional outbuilding. Oil space heat, window AC unit, drilled well (5/2009) and a one bedroom conventional septic system Sold furnished! Affordable and nice setting, perfect for the weekend get-a-way! **\$65,000**

FRESH ESTATES PARTIAL LAND LISTINGS

TBD FRIELS DRIVE COVINGTON Discover a great property with this beautiful 8.66 acre parcel. Perfectly situated near Cliffview Golf Course, the Jackson River, and Lake Moomaw, this land offers an ideal blend of recreation and relaxation. **SOLD** Whether you're an avid golfer, a fishing enthusiast, or simply seeking a peaceful retreat, this property provides the perfect backdrop for your future home or getaway. Don't miss this unique opportunity to own a piece of paradise in a prime location! **\$53,400**

TBD BEE TOWN ROAD Serene 12.58 acre parcel with pond and homesite ready for your vision. Public water and sewer are available at the street. Great recreation potential in a convenient location near Lake Moomaw, Hidden Valley, and the Omni Homestead. Interior road and trails with great mountain views from the elevated home site. **SOLD** **\$94,900**

TBD WHIP-POOR WILL HOLLOW ROAD HOT SPRINGS This little piece of Bath County is a perfect tract for someone looking for privacy and connection to the outdoors. 39.14 surveyed acres of woodland, great for outdoor enthusiasts that are looking to build or hunt with an ATV trail through the property and abundant wildlife calling it home. Located less than 20 miles from Lake Moomaw and a short 25-minute drive to the Omni Homestead Resort **\$149,900**

2286 SAM SNEAD HIGHWAY 20.45 acre of recently surveyed prime mountain tract, conveniently located just south of the Cascades Golf Course. All forest land with a good mixture of mature hardwoods and pine. Gentle elevation to the ridge top with multiple building sites and great views! Many possibilities for this mid-sized and affordable parcel! **\$139,900**

TBD LOST CABIN ROAD 87.04 acres of mostly gently rolling woodland adjoining the George Washington National Forest! Reached by deeded 50' easement at the end of Lost Cabin Road, there is direct access to over 2300 acres of National Forest in the Little Mountain Tract, then continuing into Alleghany County. One of the closer parcels to both Lake Moomaw and the beautiful Jackson River Trail. There are multiple interior trails(s), mountain views with clearing and even possible public water! **SOLD** **\$229,900**

7607 POTTS CREEK ROAD RD 69.65 ACRES ! This is a recently surveyed portion of Tax Map 92-13, is partially open and wooded with creek frontage along Potts Creek! Includes an old barn, multiple building sites and great topography! Located in a beautiful section of Alleghany County. An awesome find! **SOLD** **\$276,000!**

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LANA NICELY Associate Broker



FLINT REALTY
Spottswood, VA

540.463.9520 • 540.460.7256
lnicely@ntelos.net

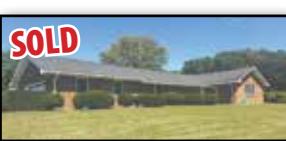
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OSAGE LANE, LEXINGTON
\$850,000



WHISTLE CREEK, LEXINGTON
\$475,000



WINDSOR LANE, BUENA VISTA
\$395,000



TIMBER RIDGE ROAD, FAIRFIELD
\$282,000



MAURY RIDGE DR, BUENA VISTA
\$115,000



CHAMBERLAIN LOOP, LEXINGTON
\$440,000



IRISH CREEK ROAD, VESUVIUS
\$65,000



WERT FAULKNER HWY, GLASGOW
\$167,000



S. BUFFALO ROAD, LEXINGTON
\$157,900

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during the past year.**

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consultation.**

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of the 2026 market!**



MAPLE AVENUE, BUENA VISTA
\$165,000



S LEE HWY, NATURAL BRIDGE
\$165,900



MCCORKLE DRIVE, LEXINGTON
\$241,000



LONG HOLLOW RD, BUENA VISTA
\$85,000



HIGH MEADOW DR, LEXINGTON
\$60,000



GEORGE WILLIAM LN, LEXINGTON
\$42,500



CHESSLE LANE, BUENA VISTA
\$266,000



LILLY BELL DRIVE, LEXINGTON
\$595,000



COLLIERSTOWN RD, LEXINGTON
\$312,000



GROUSE RUN ROAD, LEXINGTON
\$425,000



STILL HOUSE DRIVE, LEXINGTON
\$735,000



PAULA MARTIN TEAM
TRADITION, EXPERTISE & A PERSONAL TOUCH IN REAL ESTATE



Jessie Taylor
Realtor®
540.784.9183

Clara Webb
Realtor®
540.570.8789

Explore more photos & information at
www.ThePaulaMartinTeam.com

Paula Martin
Realtor®, Assoc. Broker
540.460.1019

747 New Providence Raphine

**EQUESTRIAN ELEGANCE
ON 25.65 acres** **\$1,295,000**

- Custom log home, 2,888 ft² & full finished basement
- 3 Bedrooms, 3.5 baths, 1st floor master suite
- 36' x 34', 3-stall horse barn, tack room, wash stall
- More details and floor plan on our website!

321 S. Main St. Lexington

\$1,195,000

Step into timeless elegance at the beautifully restored J.T. McCrum House, a 19th-century historic home in Lexington. This significant home features authentic period details like doorbells, locks, chandeliers, fireplaces, and heart pine floors. Expansive, light-filled rooms with 6 1/2-foot windows and soaring 10-foot ceilings create a bright and welcoming atmosphere. The modern kitchen features top-of-the-line appliances, granite countertops. Designed for entertaining, the home offers gracious spaces for gathering. Upstairs, you'll find a serene primary suite, two generously sized guest bedrooms, two luxurious full baths. Move-in ready and thoughtfully preserved, this rare opportunity offers modern comfort while preserving Lexington's history.

\$1,195,000

4745 Plank Rd. Natural Bridge

29.62 acres **\$795,000**

- 3,923 ft², 5 Bedrooms, 3.5 Baths
- Privacy with incredible Blue Ridge Mountain views
- Premium build quality, Unique features abound
- 12Kw solar array, radiant floor heat, fiber internet

75 Margarets Ln. Lexington

16.13 acres **\$739,000**

- 1,836 ft² finished living area, 4 Bedrooms, 2 Full Baths
- 16 ac. with 3 paddocks, two-stall barn, tack, hay storage.
- Established orchard, New Solar Panels, 1900's barn.
- Less than 10 minutes from downtown Lexington

6 Coe Place Lexington

.6 acres **\$637,000**

- 4,032 ft², 3 Bedrooms, 3.5 Baths
- Classic Virginia style on elevated cul-de-sac
- Short stroll to Lexington Golf & Country club!
- Minutes to downtown Lexington

41 Chamberlain Lp. Lexington

.12 acres **\$439,000**

- 1,803 ft², 3 Bedrooms, 2.5 Baths
- Convenient to downtown in Weatherburn
- Large gourmet kitchen, granite counter tops
- Main level Master Suite. Check photos on our site!

320 Lilly Bell Lexington

.16 acres **\$415,000**

- Newly built in 2025. Immaculate, move-in ready
- 1,275 ft², 2 Bedrooms, 2 Full Baths, 2nd fl. office
- 1st Fl. Master Suite
- Located in The Ponds, 5 minutes to downtown Lexington

1805 Pine Ave. Buena Vista

.29 acres **\$395,000**

- 1,700 ft² NEW construction high above Buena Vista.
- 4 Bedrooms and 2.5 Bathrooms
- Open floor plan, spacious kitchen with granite counters
- Start 2026 with a brand new home!



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The Paula Martin Team are Realtors® licensed in Virginia. Information is deemed to be reliable, but is not guaranteed.



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2.50 acres \$215,000

- Commercial building site with views of House Mt.
- Located on Rt. 11, 1.5 miles from I-81 junction
- 100'x 130' level, graveled fenced area with gate
- Downtown Lexington is an easy 10 minute drive



.02 acres \$210,000

- 1,088 ft² living space close to Lexington.
- 2 Bedrooms each with Full Bath, additional 1/2 bath
- Large Living room, Kitchen opens to private deck
- Recently new HVAC, appliances. Parking for 2 vehicles



.34 acres \$165,000

- 1,839 ft², 3 Bedrooms, 2 Full Baths
- On 4 city lots with mature landscaping and trees
- Outbuildings built with lumber from Glasgow Resort
- Glasgow continues to enhance the town! Check it out!



7.64 acres \$100,000

Elevated home site amidst forest and field. High Meadows is a lovely subdivision on a hillside facing Southeast with magnificent Blue Ridge views. Private. Close to Lexington and Buena Vista. No P.O.A. Love those forests! Love the fields. Love the views! Great neighbors!



3.74 acres \$69,000

Build your dream home on 3.74 acres with lovely pastoral views!! Soak in sounds of nature as you watch the deer meander through your yard. Mature trees provide a canopy of shade - perfect for picnics by the spring fed brook. No restrictive covenants!!

**Happy
New
Year!**



Steve Martin, Realtor® Clara Webb, Realtor® Paula Martin, Realtor® Jessie Taylor, Realtor®



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82 RIDGEVIEW LANE, FAIRFIELD

The soaring proportions of a classic country hunting lodge; the kick off your shoes comfort of a mountain retreat; the moody, romantic atmosphere of a Yellowstone inspired Western cabin, all right here on 31 Shenandoah Valley view- filled acres. The owner helped place every timber, lay every stone and nail every board reclaimed from older local structures, thus giving new life to these components while imbuing the home with a sense of history. Cabinetry throughout is from barn wood and the tiered & oversized kitchen island with specially cut glass for displaying collectibles mimics an antique apothecary counter. Huge free-standing brick fireplace w/wood stove, large sunken living room, eat in kitchen AND dining room, den, office, powder room & primary suite on 1st level; 2 bedrooms, full bath, & gallery up.

A sunporch and patios expand the living space to include the outdoors and are enjoyed year round. Complemented by the shade of tall trees and the gentle sound of water cascading through rocks leading to a Koi pond, the backyard is a relaxing place to sit at day's end and a wonderful spot for hosting cook outs and alfresco dinners. The grounds and patio gardens are planted for beauty and color no matter what the season and the nearby woods not only shield the hillside home from the elements but serve as an ever open window to nature and a ready path to outdoor adventures. All of this situated on +/- 31 acres in a fantastic location.

This property fronts on Rt 11 yet the home site is very private, has wonderful views yet blends in with the surroundings. Lexington is a 12 minute drive, Staunton is less than 30 minutes away. Both I- 81 and I- 64 can be accessed within 5 minutes from this property and yet neither influence it; so you can get

away from it all and still get right back in the middle of it quickly if need be. Shown by appointment.

Price Reduced to \$989,000



Janie Harris | BROKER
540.460.1932

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Mary Beth Harris
540.460.0753



**WANT TO EXPERIENCE A LITTLE BIT OF "YELLOWSTONE"
IN ROCKBRIDGE COUNTY, VIRGINIA?**

Wouldn't you love to wake up in the morning and walk out onto your front porch and see the beautiful sunrise over the Blue Ridge Mountains?

Wouldn't you love to look out from your back deck and patio and watch the sunset behind the Alleghany Mountains illuminate your tall mature trees until they look like orange and pink neon?

Would you like to be in your totally secluded beautiful home on 30+ acres, but only be 5 minutes to Interstate 81 and 12 minutes to Lexington?

How about living in your totally custom, unique and beautifully rustic contemporary lodge feel home with soaring ceilings, huge free-standing fireplace and posts/beams for all your treasures?

If this sounds like the place for you, see the cover and page 14 for more details and pictures. This is your chance to own this one-of-a-kind property to enjoy with your family!



Janie Harris | BROKER
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Mary Beth Harris
540.460.0753



Winter Storm and Cold Weather Tips

KNOW YOUR RISKS

A winter storm occurs when there is significant precipitation and the temperature is low enough that precipitation forms as sleet or snow, or when rain turns to ice. A winter storm can range from freezing rain and ice, to moderate snowfall over a few hours, to a blizzard that lasts for several days. Many winter storms are accompanied by dangerously low temperatures.

Winter storms can cause power outages that last for days. They can make roads and walkways extremely dangerous or impassable and close or limit critical community services such as public transportation, child care, health programs and schools. Injuries and deaths may occur from exposure, dangerous road conditions, and carbon monoxide poisoning and other conditions.

BEFORE SNOWSTORMS AND EXTREME COLD

- Make a Family Communications Plan. Your family may not be together when disaster strikes, so it is important to know how you will contact one another, how you will get back together and what you will do in case of an emergency.
- Make an emergency kit for at least three days of self-sufficiency.
- Keep space heater safety in mind: Use electric space heaters with automatic shut-off switches and non-glowing elements. Remember to keep all heat sources at least three feet away from furniture and drapes.
- Prepare your home: Make sure your home is well insulated and that you have weather stripping around your doors and window sills to keep the warm air inside.
- Make sure you have a working carbon monoxide detector.
- Keep fire extinguishers on hand, and make sure everyone in your house knows how to use them. House fires pose an additional risk, as more people turn to alternate heating sources without taking the necessary safety precautions.
- Learn how to shut off water valves (in case a pipe bursts).
- If you have a wood burning fireplace, consider storing wood to keep you warm if winter weather knocks out your heat. Also, make sure you have your chimney cleaned and inspected every year.
- Prepare your vehicle: Fully winterize your vehicle: Have a mechanic check antifreeze, brakes, heater and defroster, tires, and windshield wipers to ensure they are in good shape. Keep your gas tank at least half full.
- Keep an extra emergency kit specifically created for your car. In addition to the basic essentials, consider adding a portable cell phone charger, ice scraper, extra blanket, sand for traction and jumper cables.
- People who depend on electricity to operate medical equipment should have alternate arrangements in place in case power is out for an extended period of time.
- Plan to check on elderly/disabled relatives and neighbors.
- Plan to bring pets inside.

NOAA Weather Radio broadcasts alerts and warnings directly from the National Weather Service for all hazards. You may also sign up in advance to receive notifications from your local emergency services.

LOCAL WEATHER AND EMERGENCY INFORMATION CONTACTS

For Police, Fire and Rescue dial 911

Rockbridge counties emergency alert program alertrockbridge.com

National weather service www.weather.gov

NOAA radio local scanner channel for weather 162.475

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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.

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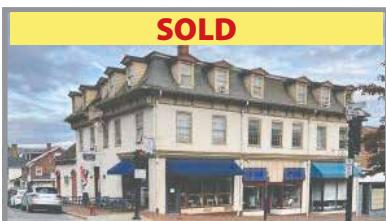
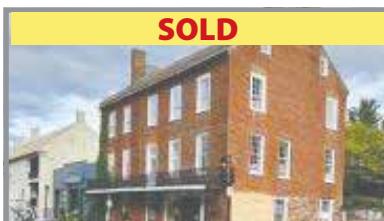
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**We Thank Everyone for a Great 2025.
Looking Forward to 2026 in Our New Location.**

**16 Lee Avenue**
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\$599,000

In loving memory
of Alan Howard
(who bought these
two building from
me in 1990)

**1700 Still House Drive**
\$859,000**112 White Street**
\$620,000**2475 Chestnut Ave, BV**
\$355,000**412 Morningside Drive**
\$250,000**2445 Chestnut Ave, BV**
\$249,000**504 Cavalry Road**
\$205,000**407 Carruthers Street**
\$139,000**2821 Glasgow Highway**
\$55,000

Happy New Year.
Always remember-
ing Jerry Colonna
and Clef Reynolds.



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Bridget McClung²

Vice President,
Mortgage Loan Officer
540.462.6724
bridget.mcclung@cornerstonebankva.com



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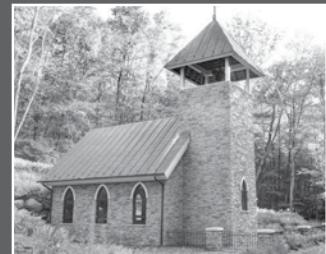
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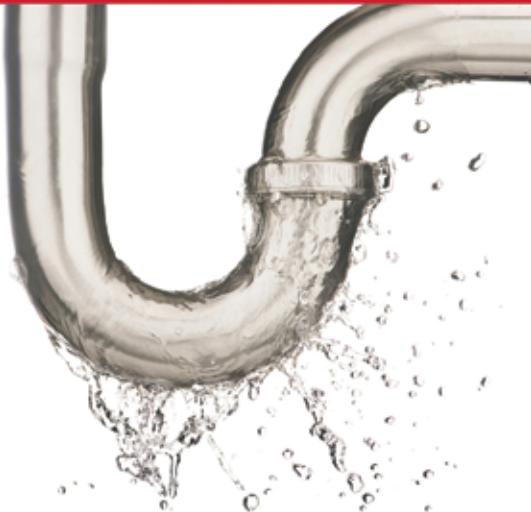
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