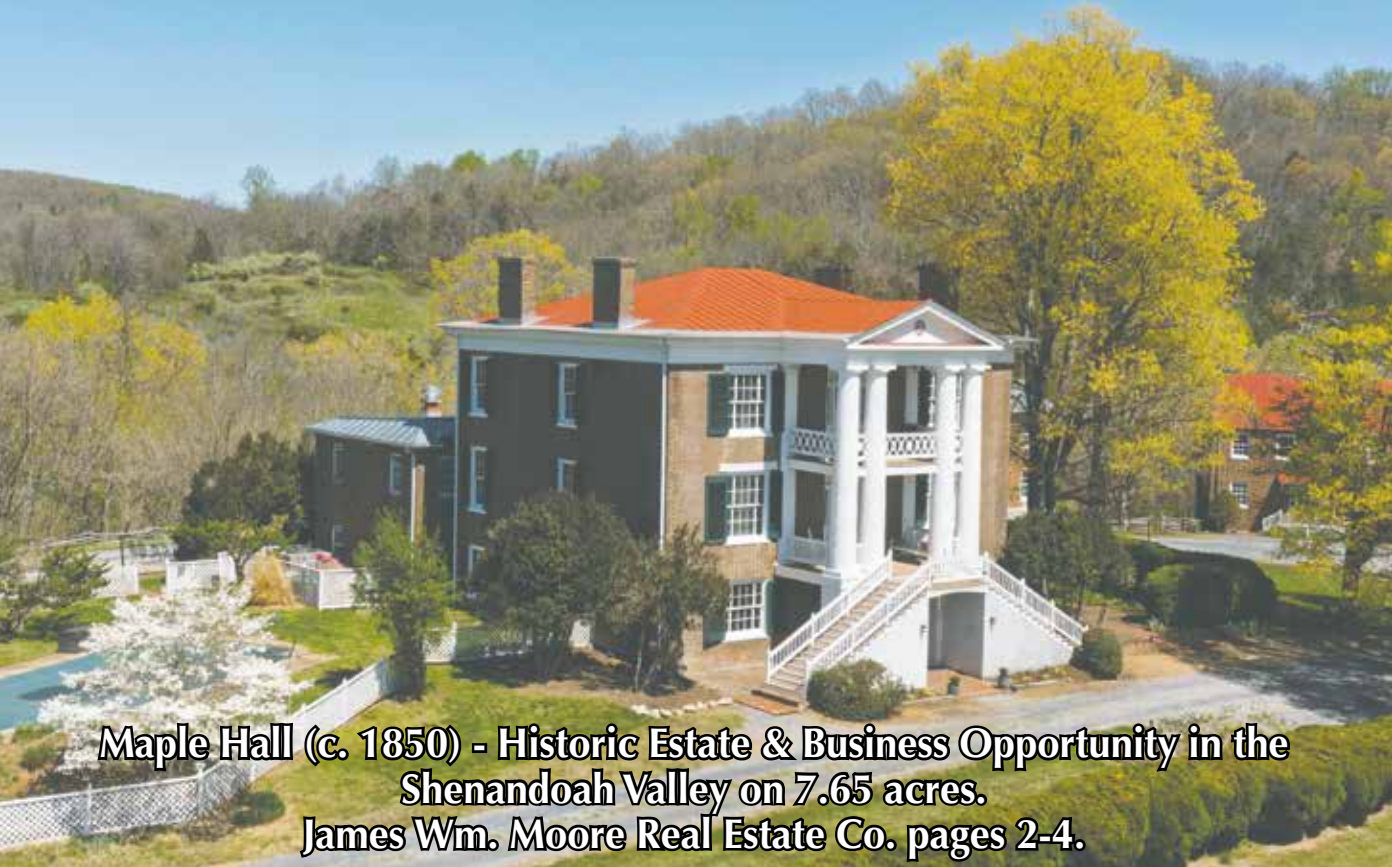


Happy Valentine's Day!

BLUE RIDGE PROPERTIES



Maple Hall (c. 1850) - Historic Estate & Business Opportunity in the Shenandoah Valley on 7.65 acres.
James Wm. Moore Real Estate Co. pages 2-4.



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FEBRUARY 2026

**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.



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PENDING



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 Hwy

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. **\$575,000**

PENDING



23 W Washington Street

Beautifully renovated and ideally located on one of historic Lexington's most sought-after commercial blocks, this versatile two-level downtown building sits just steps from W&L and VMI. Featuring major upgrades, commercial zoning, off-street parking, and a residential second level, it offers turnkey flexibility and strong income potential near shops, dining, and cultural attractions. **\$575,000**



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

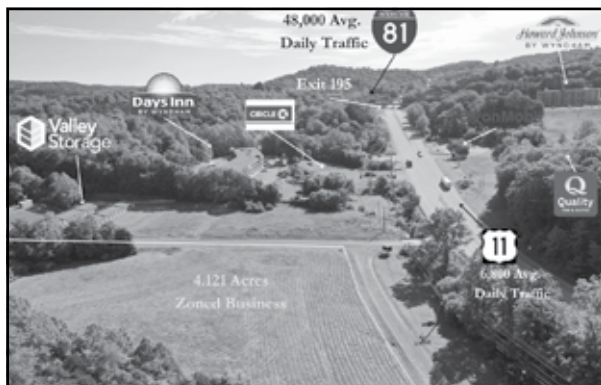




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Boundary Line Lane - 4.12 Acres

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**



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**

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327 Spring Farm Rd

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



Heritage Drive - 0.50 Acre Lot

Discover this spacious half-acre building lot situated on Heritage Drive, offering an ideal open site for your future home. You'll appreciate the tranquility afforded by an established arborvitae privacy screen, along with additional plantings of spruce and dogwood trees that create a lush and inviting landscape. Enjoy views of the Lexington Golf and Country Club's 18-hole golf course, which is currently undergoing an exciting redesign led by architect Lester George. Picturesque backdrop of the Blue Ridge Mountains adds to the appeal of this prime location. Nestled in a premier, well-established neighborhood, residents benefit from open green spaces and underground public utilities. Country Club memberships are available.

\$114,000

Lori Parker, ABR, e-PRO
540-570-9007 · lori.parker@jwmre.com



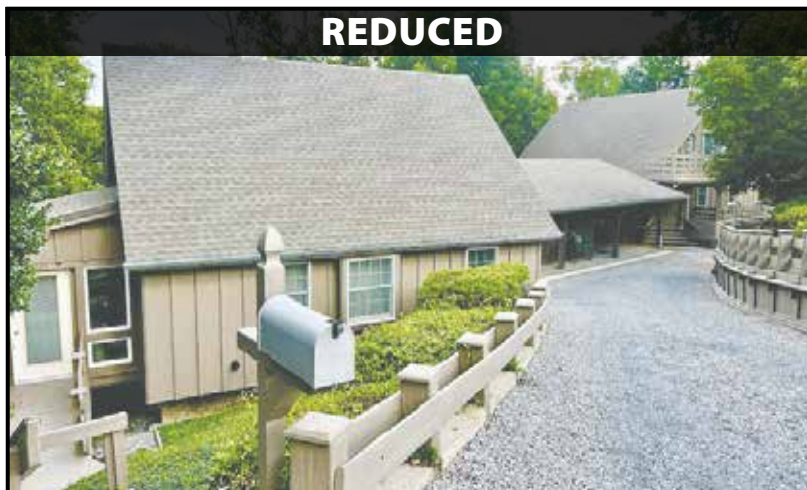


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610 and 612 Stonewall Street, Lexington

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.

Commercial or Residential on Washington Street



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**



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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 Donington 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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Short Hill Drive, Buchanan, VA

Beautiful views and easy to get to...a perfect site for a cabin, weekend getaway or hunting retreat. Situated between Lexington & Buchanan and very convenient to Roanoke. Tall hardwoods with a few evergreens throughout. Great views and some mostly flat spots which would make good building sites. A spring on the property once served as the water source for an old cabin, the remnants of which can still be seen, and could possibly be developed for a pond as wet weather tributaries also flow from the mountain. Excellent hunting, nature watching and hiking opportunities in a gorgeous part of Botetourt with the James River and National Forest access only 10 minutes away. Great for a full time residence- less than 30 minutes to Lexington, Daleville & Roanoke w/ a nice road right to the property. **\$139,900**

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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**



2050 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 Moormaw, 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 1962 square feet of living space and hardwood floors throughout. Conventional three bedroom septic system, well, MGV fiber internet installed. Fronting on Route 600, 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 10.36 rolling acres just minutes from Lake Moormaw, 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 36X28 1/2 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**



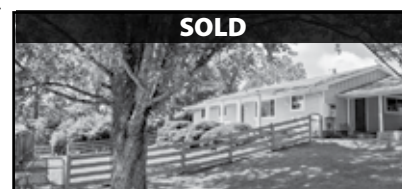
6552 MILL CREEK ROAD MILLBORO National Forest, Mill Creek and a spring fed pond! All the characteristics of the perfect residence or weekend get away! 5.26 acre tract in the fabulous Mill Creek Valley adjoining the Walker Mountain National Forest Tract. Improved with a 1985 DW with almost 1400 square 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 out-buildings, 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. **\$169,000**



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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3125 CRAWFORD AVENUE Gorgeous move in ready home located on a corner lot in the beautiful Parkland 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. Newer 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 1220 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 12x60 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 getaway or a solid full time residence. **\$189,900**



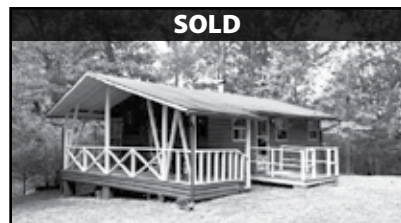
146 BATH ALUM RIDGE MILLBORO Meticulously maintained and constructed ranch style log cottage on 2.0 acres in the always popular Bath Alum Ridge area. With deeded National Forest access, this 1998 log home has 1460 square feet with two bedrooms, two full baths and a large open concept living area with 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 Carlover. 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**



2594 RIVER ROAD MILLBORO Well maintained small camp fronting on the River Road in Bath! Cute 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** If 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 Blue Ridge Parkway. 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. **SOLD** in a beautiful section of Alleghany County. An awesome find! **\$276,000!**

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Welcome to this stunning 6 bedroom, 4.5 bath lakefront home located at the end of a cul-de-sac on a private lot with nearly 200 feet of waterfront on beautiful Leesville Lake. Whether you're looking for a weekend getaway or a full-time lakefront home, this property is ready to make your lake living dreams a reality! Owner is Brother/Son of the Listing Agents. **\$795,000**



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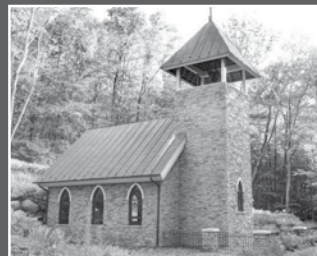
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55 TRIPLE CROWN DR.
\$369,000
1,394 SQFT
3BR 2.5BA .15 AC.



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.



TBD CRESTHILL DRIVE
\$30,000
.785 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.

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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



S. BUFFALO ROAD, LEXINGTON
\$157,900



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

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assisting with your real estate
needs in 2026.
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consultation.
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of the 2026 market!



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NEW PRICE

**747 New Providence
Raphine**

**EQUESTRIAN ELEGANCE
ON 25.65 acres \$1,245,000**

- 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**

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

NEW!

**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

NEW!

**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

NEW!

**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!

**15-2 Beverly Ct.
Lexington**

.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

NEW PRICE

**702 Anderson St.
Glasgow**

.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!



Lexington Real Estate Connection • 31 South Main St. • Lexington, Virginia 24450 • 540-463-2016



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



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Real Estate News and Information provided by Rockbridge Highlands Realtors®



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**WANT TO EXPERIENCE A LITTLE BIT OF "YELLOWSTONE"
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**Wouldn't you love to wake up in the morning and walk out onto your front porch
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**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
540.460.1932



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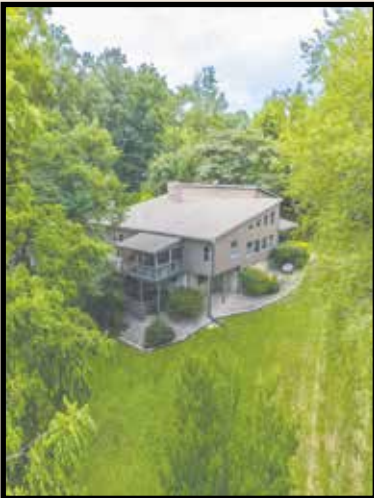
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540.460.0753

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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