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Janie and Mary Beth Harris with James River Realty.
See Pages 5, 22, and 23 For Details.

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

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James Wm. Moore
Real Estate Co.

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



203 Ross Road

This distinguished Lexington residence sits on 2.5+ private, park-like acres, blending timeless 1920s architecture with a newly completed luxury addition for one-level living. The home features five bedrooms, elegant formal spaces, a stunning primary suite with spa-inspired bath, and a detached three-car insulated garage. Additional highlights include hardwood floors, a whole-house generator, ADT security, and Woods Creek frontage with direct access to the Woods Creek Trail, downtown Lexington, Washington and Lee University, Virginia Military Institute, and the Chessie Trail.

\$1,249,000



111 S Jefferson Street

Well-appointed historic residence (c. 1820) in downtown Lexington offers a rare turn-key opportunity within C1 zoning, allowing uses including short-term rental. Meticulously restored in 2007, it blends timeless charm with modern upgrades, including updated electrical, plumbing, HVAC, and a gourmet kitchen. Features include four full baths, multiple fireplaces, a screened porch, landscaped grounds, and a restored outbuilding studio. Ideally located just two blocks from Main Street and within walking distance to Washington and Lee University and VMI.

\$989,000



181 Windy Mile Lane

Set on more than nine rolling acres, this custom-crafted property combines a well-maintained home, versatile outbuildings, and stunning mountain views stretching to House, Hogback, and Jump Mountains. The three-bedroom, two-and-a-half-bath residence features reclaimed heart pine floors, a spacious kitchen with vaulted ceilings, and a view-filled living room. Outdoor spaces include a porch, deck, and patio. A four-bay barn, workshop, greenhouse, walking trail, and equestrian potential enhance the property, conveniently located near Lexington, the Virginia Horse Center, Goshen Pass, and local universities.

\$749,000



125 Great North Mountain Drive

Situated on 70 acres of rolling fields and mature forest in Rockbridge County, this private retreat features two streams, a stocked pond, trails, a shooting range, and abundant wildlife, offering exceptional hunting, fishing, and outdoor recreation. The three-bedroom, two-bath home includes a spacious primary suite, open kitchen with stainless appliances, wood-burning fireplace, and scenic views. A new 2026 roof, HVAC, water softener, fiber internet, detached garage, well, and septic ensure year-round comfort, conveniently located between Lexington and Staunton.

\$499,000

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





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510 W 28th Street

Versatile two-building commercial property in Buena Vista, VA offers industrial space, strong visibility, and convenient regional access on a paved 0.466-acre corner lot with a perimeter security fence. The 3,200 SF garage building includes five bays, approximately 12-foot ceilings, gas heat, mini-split, and retail counter space. A separate 384 SF finished office building features hardwood floors and a full bath. Public utilities, natural gas, internet, and two air compressors convey. Located on U.S. Route 60, just over three miles from I-81 Exit 188A. **\$389,000**



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**



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**



Shepherd Drive - 2.20 Acres

Desirable wooded residential building lot with mountain view potential located just over one mile from the Lexington city limits and only two miles from historic downtown Lexington, W&L, and VMI. The property offers an appealing combination of privacy, natural beauty, and accessibility. Approx. 225ft of frontage along a quiet paved state-maintained road, this is a rare opportunity to build a custom home in an established, well-located neighborhood. **\$47,000**

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SALE PENDING



30 Sandstone Lane

Welcome to 30 Sandstone Ln, where comfortable one-level living meets thoughtful design on a beautifully landscaped property just 4 miles south of Lexington. This 3-bedroom, 2.5-bath home features oak floors, cathedral ceilings, solar tubes, a stone gas fireplace, formal dining room, sunroom, and a well-appointed kitchen with custom oak cabinetry, granite countertops, induction range, and breakfast nook. The spacious primary suite offers vaulted ceilings, a walk-in closet, and private bath. Outdoor amenities include a wraparound porch, firepit, fenced garden, and scenic pathways. Additional features include a whole-house generator, central vacuum, walk-out basement, detached two-car garage with bonus room, equipment shed, and conveying zero-turn mower. Conveniently located near I-81, Natural Bridge, downtown Lexington, Washington and Lee University, and Virginia Military Institute.

\$529,000



Mt Vista Drive - 0.64 Acre Lot

Discover an exceptional opportunity to build your dream home on this .64-acre (+/-) vacant lot located in the Mount Vista subdivision. Boasting beautiful mountain views and a gently sloping landscape, this parcel offers the perfect setting for your personalized residence. Just five minutes from historic downtown Lexington, putting you close to charming shops, dining, and cultural attractions. Virginia Military Institute and Washington and Lee University. Set in picturesque Rockbridge County, this location blends natural beauty with accessibility.

\$60,000

RIVERMONT HEIGHTS

Pathfinder Drive Lot 7 - 0.359 Acres Winter views of the Blue Ridge Mountains. Water available. Shared maintenance of gravel driveway for Blk 5, lots 3-7. **\$8,000**

Cresthill Drive Lots 2,3,4 - 1.179 Acres Easy access to Buena Vista, Lexington, and I81. Water/sewer available. **\$22,500**

Pathfinder Drive Lots 3,4,5 - 0.89 Acres 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. **\$24,500**

Cresthill Drive Lots 7,8,9 - 1.44 Acres Winter views of the Maury River and mountains. Water and Sewer available. Easy access to Buena Vista, Lexington, and I81. **\$37,000**

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





Janie Harris | BROKER
540.460.1932



JamesRiverRealtyVA.com • 540.463.2117



Mary Beth Harris
540.460.0753

Winter or Summer, Views From This Custom Home Are Amazing!
(See pages 22 and 23 for more information.)



Connie Clark
Broker/Owner
540.570.7157



City & County
REAL ESTATE

107 Varner Lane • Lexington, Virginia

540.463.7400 • connie@cityandcountyrealestate.com



Chy Clark
Realtor/Owner
540.570.7158



UNDER CONTRACT

606 Stonewall Street, Lexington

- Great location near Waddell School
- Great back yard with Sarah's Run
- Screened porch
- Back deck
- Updated kitchen



LANA NICELY Associate Broker



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LITTLE HOUSE LANE

Rare opportunity to own a custom home designed by Heidi Schweizer daughter of renowned Architect, Hans Schweizer, who was influenced by master architect, Frank Lloyd Wright. This bespoke 3-bedroom, 2-bath contemporary tucked away on iconic Little House Mountain, exhibits attention to detail throughout with built-ins, cathedral ceilings, and abundant windows and French doors. The main level features a generous family room, dining room, and kitchen with updated appliances, bedroom with private balcony, full bath, and laundry. Follow the graceful stairway to a second bedroom & private balcony with walk-in closet, full bath with double vanities, shower and jetted-tub. A loft/3rd bedroom stands ready to serve as a home-office or studio. The spacious deck & private balconies overlooking the 2.41 wooded acres provide the perfect spaces for enjoying morning coffee and alfresco dining. Recent upgrades and improvements include new appliances, interior & exterior painting, enlarged deck, HVAC, water softener, whole-house generator, and encapsulated crawlspace. Only 8 miles from historic downtown Lexington, home to Washington and Lee University (W&L) and the Virginia Military Institute (VMI) making it suitable for a weekend get-a-way, full-time living, or an Airbnb. **Offered for \$459,000**



NORTH LEE HIGHWAY

Stately 1830s Valley Farmhouse with deep covered porch on 0.811 acres awaits its next chapter with your TLC. Two-story center hall plan offers high ceilings and spacious rooms with period millwork, mantels/fireplaces, wide plank wood floors, and gracious stairway. Over 2,400 sqft features living, dining, eat-in kitchen, office/library, 3 bedrooms and refreshed bath. Recent upgrades include freshly painted roof & trim, new gutters, some repl. windows, electric panel, new survey, and public water. Convenient to historic Lexington & Augusta County, W&L, VMI, and the I-81 corridor. Nearby Rockbridge Vineyard & Brewery and The Cyrus McCormick Farm & Museum. Great potential for full-time living, small business, Airbnb, or your own weekend getaway. Looking for a farmette, adjoining 2.170acs may be available. Whether you're considering an investment or a place to call your own, don't miss out on the chance to own a piece of Rockbridge County history. Property to convey "as is". **\$279,000**



WALNUT AVENUE

3 bedrooms, 2 baths. **\$225,000**



EBENEZER CIRCLE

3.13 acres, 1 bedrooms, 2 baths. **\$229,500**



WIDE GAP ROAD

13 acres, 3 bedrooms, 2 baths. **\$349,500**



HAMRIC STREET

Stately brick traditional on quiet cul-de-sac in a highly desirable in-town neighborhood. Two-story plan offers 3 bedrooms and 2 baths. The light-filled living room enjoys easy access to a large, covered porch perfect for alfresco dining and relaxation. On the lower level you'll find a family room, kitchenette, bedroom and full bath offering space for a growing family or potential for an in-law suite or income producing apartment. Recent updates include a new furnace (2026), 200-amp electrical panel (2026), water heater, replacement windows, and flooring. Well maintained home on a large corner lot with established plantings, attached single garage, and paved driveway. Great in-town location provides access to Lexington City schools, a walkable neighborhood just minutes from downtown Lexington with its shops & restaurants; and nearby Washington & Lee and VMI. **Offered at \$359,000**



HAYSLLETTE ROAD

Come check out the awesome panoramic views from this jewel tucked away on 4.7 acres at the base of North Mountain in scenic Rockbridge County! You'll find all the space you should ever need in this large move-in ready home featuring 3 bedrooms and two full baths. Split floor plan has updated kitchen, living & dining rooms, family room, den, sunroom and inviting master suite with a private covered porch. A paved driveway leads to a two-car garage, storage building, and Gingerbread Cottage ideal for a studio/office. Large garden space and frontage on a seasonal spring-fed stream. Located in the desirable Colliertown community, near National Forest lands and Lake Robertson Recreation Park. A perfect setting for the outdoor enthusiasts with hiking, camping, fishing and swimming. **\$429,000**



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NEW LISTING



SPRINGBRANCH ROAD

Follow the meanders of Buffalo Creek along the quiet country roads in one of Virginia's most scenic farming valleys to this historic circa 1880s two-story farmhouse on 5 acres overlooking rolling pastures and mountain views. Once the homestead and later a tenant house for the sprawling farmlands of the Wilson, Saville, and Anderson families, all prominent figures in the history of the North and South Buffalo communities. Inside you'll find large rooms, high ceilings, deep windows, and original wood floors. Light-filled living and dining rooms accentuate a beautifully renovated chef's kitchen complete with custom cherry cabinetry, granite countertops, and high-end ZLINE appliances, giving modern convenience without sacrificing the classic historic style. 3 bedrooms and updated baths provide options for first or second-floor primaries. A generous sunroom located off the kitchen is heated and cooled for year-round comfort. With some TLC, "The Smokehouse" coupled with high-speed internet could be perfect office, or studio. After work, relax on the deep, covered-front porch overlooking the original springhouse, barn, stream, spring-fed pond and new 4-board fencing. Located in beautiful Rockbridge County near the trout waters of Buffalo Creek and minutes from Ingleside Trout Farm, you'll find this wonderful piece of Rockbridge County history is ready to be enjoyed for many years to come. Convenient to downtown Lexington, Washington and Lee University, Virginia Military Institute and The Virginia Horse Center. **Offered for \$474,000**

NEW LISTING



KYGERS HEIGHTS LANE

Take in sweeping vistas of the Allegheny Mountains, Short Hill, and the iconic House Mountains from this charming, raised ranch on 2 acs surrounded by pasture and farmland. Located in the picturesque Effinger Community of scenic Rockbridge County, just a 10-minute drive to downtown Lexington. This move-in-ready 3-bedroom, 3.5-bath home will not disappoint with ample indoor and outdoor living areas and so much more. An abundance of natural light floods the open floor plan, offering views from every room. The dining room, adjacent to an eat-in kitchen, serves as a connector to a well-planned addition delivering an expansive living room with hardwood floors, cathedral ceiling, and gas fireplace; a half bath, and first-floor laundry. A private master suite offers a walk-in closet, jetted-tub, double vanity, and separate shower. Designed as a flexible family & entertaining zone, the lower level hosts a large family room with a second gas fireplace and built-in bar, a full bath, and second laundry room with storage. The home has been well maintained with many updates including Corian countertops, updated appliances, new flooring, modern lighting & hardware, and updated baths. Outdoors, enjoy a paved driveway, double carport, and handy storage building. Relax on the front patio or entertain in the privacy of your backyard, complete with a pristine above-ground pool, surrounding deck, and secure fencing.

Come see ALL this property has to offer at \$530,000

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Tenney Mudge

(540) 464-5032 office 540-460-6309 cell/text

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Stephanie Neofotis

(540) 460-1822 • sancneofotis@gmail.com

Monja McDaniel

(540) 968-6042 • monjamr@gmail.com



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**



SOLD

MAURY RIVER FRONTAGE! 815 Maury River Road Lexington is one of the more unique properties to become available in quite some time. With over a half mile (0.55) of river frontage, this 38.46 acre surveyed parcel offers many possibilities of both investment, residential and recreation. Fronting Route 39 (0.25 mi), and adjoining a portion of the Virginia Horse Center, there is partial B-2 zoning with remaining in residential. An established and maintained access traverses to a rustic cottage on the river bank with a stone fireplace on a very quiet stretch. The massive mature trees and varying topography gives privacy to the cottage, yet many possibilities of a more substantial dwelling(s) off Route 39 with the potential of overhanging views of the river and expansive views to the West. **\$389,900!**



12132 JACKSON RIVER ROAD, MONTEREY This farm boasts 40 rolling acres suitable for any and all livestock including your stable of horses! There are run-in sheds, fenced paddocks, barn with tack room, stables and large fenced riding ring. Year round stream and pond with panoramic views of the Jackson River Valley and surrounding mountains from the full length front porch. The open floor plan gives a spacious yet cozy feel with a native stone feature wall, and hearth that showcases a high efficiency Jotul wood stove and built-in bookcases. Private master suite with full bath, two additional bedrooms that share a full bath. Garage is connected to the house by a breezeway and includes a whole house generator. Excellent location between Monterey and Warm Springs. **\$499,000!**



UNDER CONTRACT

2840 MAIN STREET HOT SPRINGS Ideally located on the corner of Sam Snead Highway and Main Street, this turnkey, 5,000 square foot B2 commercial space offers a rare opportunity for a business presence in downtown Hot Springs. Just steps away from the Omni Homestead Resort, this proven location is perfectly suited for multiple uses including retail boutique, bar, food service, or professional offices. Fully equipped and furnished space that served as a sports bar, as well as, a beautiful move-in ready, two or three bedroom apartment on the second level that is ideal for owner-occupant or rental income. This property features numerous high quality upgrades including electrical, plumbing, insulation, and HVAC. Excellent walkability in the village and ready for immediate use. **\$699,000**



UNDER CONTRACT

COMING SOON! ROCK ROADHOUSE WINERY An intimate, family owned, boutique farm winery located in the heart of the Allegheny Mountains, producing high quality, small scale, artisanal wines. Situated on 66 incredible acres with amazing views, between Warm Springs and Hot Springs, in a unique, original Civilian Conservation Corps solid rock structure that has been lovingly restored to include tasting room, commercial kitchen, gracious accommodations, and outdoor entertaining space overlooking the vineyard. Old Valley High School, where Sam Snead attended, is currently used for storage and qualifies for historic tax credits. This prime location in the Warm Springs Valley offers multiple possibilities including a spectacular site for a dream home with a million dollar view. **Showings begin in June 2026.** Photos and more information available at rockroadhousewinery.com



383 CREEKSIDE DRIVE HOT SPRINGS 15.55 acres in 3 separate contiguous parcels located on a private road with deeded access to the National Forest! Small stream and several elevated building sites with nice views. Electrical service is in place with fiber optic internet available! 40x 26 metal storage building is perfect for storing a boat or RV. Located just minutes from Lake Moomaw and the Jackson River Scenic Trail with many options for fishing, hunting swimming, boating, hiking and golfing. **\$169,000**



CHESTNUT RIDGE! Beautiful 440.24 acre wooded tract adjoining the National Forest on two sides with complete privacy in eastern Bath County! A well established main road throughout, with both timber and Conservation Easement value, rising to over 3,000 feet in elevation. Excellent topography with multiple GPS sites selected, with views to the west facing the Warm Springs Mountain Range or to the south overlooking the beautiful Mill Creek Valley and the Alleghenies. There is a new survey, and the property is currently being considered dividing into 4 well appointed and easily accessed tracts, all with privacy, views and National Forest frontage. Not your typical mountain tract, with large flats, a year around spring laurel branch and unbelievable wildlife variety. **\$1,389,900!**



TBD LITTLE RIVER ROAD GOSHEN 48.56 acres of wooded/open acreage with excellent topography. Fully developed acreage with established interior roads, clearings, and even a former Bell's Valley Barrow Pit with valuable anticline silica stone! Electrical service on site, fiber optic internet available, a newer 450' drilled well (2023), plenty of sandy perk sites and no restrictions! With privacy and very nice views, this could be a readily established homesite, or possible development potential. Convenient to both Lexington and Staunton with the Goshen Wildlife Management Area and Goshen Pass nearby! **\$319,900**



SOLD

2651 MILL CREEK ROAD MILLBORO 1958 acres of mixed open and woodland with almost 500' of Mill Creek! Beautiful setting in the valley with views of Chestnut Ridge and Walker Mountain. The long drive lends privacy to this almost 2400 square foot brick ranch (circa 1977) with three bedrooms, two full baths, living room with fireplace, dining area, year around Florida porch with tile floor, large windows, and attached two car garage! Great combination of open pasture, mature woods, the sought after waters of Mill Creek and an established pond with dock! Includes a full array of appliances, central vac, wood stove in garage, spring water, conventional septic and fiber optic internet available. A special location with all the natural amenities the valley has to offer! **\$429,900**

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245 West Main Street Covington, Virginia



SOLD

221 SHERRY MAY STREET COVINGTON Located on a quiet street in Alleghany County, 221 Sherry May offers a peaceful setting with easy access to Covington's shopping, dining, and daily needs. This three bedroom, two full bathroom home features 1,994 square feet of finished living space, highlighted by vaulted ceilings and gas fireplaces that add warmth and charm. A garage provides convenient storage, while the sunroom offers a bright, relaxing space to enjoy year-round. Perfect for those seeking small-town living, fresh air, and a slower pace, this home offers comfort, character, fiber optic internet, public water/sewer and plenty of potential. **\$305,000**



913 WHITE OAK DRIVE COVINGTON Immaculately maintained home in established neighborhood within minutes of historic downtown! Gorgeous split level three bedroom, two bath home boasting hardwood flooring, tile and carpet. Large family room, beautiful kitchen, with breakfast nook, dining room, formal living area has fireplace with gas logs, study, laundry area and all appliances will convey. Huge outdoor living space with both screened patio, large open deck and separate outdoor storage building. New heating and air conditioning system, tiled sunroom, newer roof, recently remodeled bathrooms, conveyed with all appliances. **\$325,000**



55 ROSELOE LANE HOT SPRINGS This lovely home has the timeless appeal of a custom built and beautifully maintained brick ranch. Situated on an elevated site in an established neighborhood, this home enjoys amazing mountain views and plenty of open space with three additional lots. The home features three bedrooms and two baths including a master bedroom with en suite, kitchen, breakfast nook, dining room, living room, and den with stone fireplace. There is a detached garage, double depth garage in the full basement, fenced yard, patio with outdoor fireplace, paved driveway, HVAC, hot water baseboard heat, and Generac generator. Public water/sewer and fiber optic internet service. The excellent location is convenient to Warm Springs and Hot Springs. **\$395,000**



SOLD

4134 MILL CREEK ROAD MILLBORO Exceptionally well maintained log home in the Mill Creek Valley! With 11.14 acres of open and wooded land, this is an ideal residence or retirement getaway. Outstanding great room with stone fireplace and 20' cathedral ceiling! Open concept kitchen/dining area, two bedrooms and one full bath all within approximately 1032 square feet of living space. Beautiful views of the valley and Chestnut Ridge from the elevated location and inviting front porch. Includes a new well (2025), 2 bedroom conventional septic and close proximity to Walker Mountain National Forest access. **\$329,900**



48 INCUBATOR HOLLOW ROAD HOT SPRINGS Two bedroom, one bath cottage has plenty of charm with light filled rooms, original pine floors, replacement windows, propane fireplace, covered porches and very nice rear deck to enjoy the outdoors. The home has a metal roof, vinyl siding, hot water radiators, and a large laundry/utility room on the main level, public water/sewer, fiber optic internet, attic storage, and new carpet in the bedrooms! **\$169,000**



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 Carloover. 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. **\$169,000**

FRESH ESTATES PARTIAL LAND LISTINGS

TRACT 12 DELAFIELD RISE HOT SPRINGS. 0.95 acre building site at the famous Omni Homestead Hotel. Use all the amenities including the spa, tennis, skiing and trap shooting etc. Beautiful views of the surrounding mountains in an ideal developed community. Architectural guidelines guarantee a protected homeownership. Public utilities including fiber optic internet are in place. HOA fees apply. **\$129,900**

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**

1.33 ACRE BUILDING SITE AT THE FAMOUS OMNI HOMESTEAD HOTEL HOT SPRINGS. Tract 11 is situated in the Delafield Rise section of the Omni Resort. This tract gives the owner the luxury use of all the amenities including the spa, tennis, skiing, trap shooting etc. Enjoy miles of trails, trout fishing and mountain relaxation. Beautiful views of the surrounding mountains in an ideal developed community. Architectural guidelines guarantee a protected homeownership. Public utilities on site and HOA fees apply. **\$159,900**

383 CREEKSIDE DRIVE HOT SPRINGS 15.5 acres in 3 combined parcels on a private road with deeded access to the National Forest! 40 X 26 metal storage building with electrical service in place. Located near Lake Moomaw and the Jackson River Scenic Trail. **\$169,000**

TBD LITTLE RIVER ROAD GOSHEN 48.56 acres of wooded/open acreage with excellent topography. Fully developed acreage with established interior roads, clearings, and even a former Bell's Valley Barrow Pit with valuable anticline silica stone! Electrical service on site, fiber optic internet available, a newer 450' drilled well (2023), plenty of sandy perk sites and no restrictions! With privacy and very nice views, this could be a readily established homesite, or possible development potential. Convenient to both Lexington and Staunton with the Goshen Wildlife Management Area and Goshen Pass nearby! **\$319,900**

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12 SPRING RIDGE LN.
\$492,000
2,580 SQFT
4 BR 3.5 BA .96 AC.

WELCOME HOME TO THIS BEAUTIFULLY MAINTAINED 4-BEDROOM, 3.5-BATH HOME. THE MAIN LEVEL FEATURES A BRIGHT LIVING ROOM WITH SOARING CATHEDRAL CEILINGS, A SPACIOUS EAT-IN KITCHEN WITH GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES, AND A MAIN-LEVEL PRIMARY SUITE WITH A RENOVATED BATH. UPSTAIRS OFFERS TWO BEDROOMS, A FULL BATH, AND A VERSATILE LOFT. THE FINISHED WALKOUT BASEMENT INCLUDES A LARGE FAMILY ROOM, FOURTH BEDROOM, AND FULL BATH. ENJOY THE REAR PATIO, GARDEN SPACE, HOMEMADE PUTTING GREEN, AND STORAGE BUILDING.



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1521 MOUNTAIN VIEW RD.
\$299,000
2,400 SQFT
4 BR 3 BA 6.12 AC.

SITUATED ON JUST OVER 6 ACRES, THIS 1900 FARM HOUSE OFFERS MANY UPDATES, STUNNING VIEWS, QUIET COUNTRY LIVING SURROUNDED BY FARM LAND, AND IS JUST MINUTES FROM LEXINGTON. GREAT INVESTMENT POTENTIAL AS IT IS CURRENTLY SET UP FOR DUPLEX WITH TWO INDEPENDENT KITCHEN AND LIVING SETUPS. BOTH FLOOR 1 AND FLOOR 2 BACK PORCHES HAVE BEEN CONVERTED TO FLORIDA ROOMS, AND THIS BEAUTIFUL PROPERTY OFFERS A LARGE FRONT PORCH TO TAKE IN THE MOUNTAIN VIEWS!

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20 CORA LANE
\$699,000
3,547 SQFT
4BR 3BA .49 AC.



10 SELLERS AVE.
\$795,000
2,472 SQFT
5BR 3BA .20 AC.



13 HUNTER HILL EXT.
\$459,000
1,577 SQFT
4 BR 2 BA .54 AC.



18 & 19 CLAY BRICK LN.
\$650,000
3,785 SQFT
4BR 3BA 1.02 AC.



26 KING RAIL LN.
\$379,000
1,370 SQFT
3BR 2.5BA .50 AC.



22 ASHLEY CT.
\$225,000
1,088 SQFT
2 BR 2.5 BA .02 AC.



205 DIAMOND STREET
\$199,000
1,848 SQFT
4BR 2BA .14 AC.



40 JORDAN RD.
\$225,000
1,113 SQFT
3BR 1BA .20 AC.



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

KARA BRADDICK 540.460.0484 KARA@BRADDICKREALTYGROUP.COM
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Buena Vista, VA 24416
(540) 261-1604

Bridget McClung²

Vice President,
Mortgage Loan Officer
540.462.6724

bridget.mcclung@cornerstonebankva.com



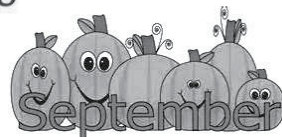
¹ CornerStone Bank Institution ID 509209

² Bridget McClung; bridget.mcclung@csbva.com; 540.462.6724; NMLS 453518



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REALTORS®

Home Inspection - What Does a Home Inspection Consist of?



The home inspector looks for defects in the home that would affect the integrity of the structure or the safety of the house. This is strictly a visual examination, informed by training and experience. The inspector will not look inside the plumbing, sewer system, or behind walls, and won't move items away from the foundation. Home inspectors report on what can be seen, not what can be found.

Home inspectors follow a checklist of items to inspect, starting at the roof and moving down to the foundation.

A home inspection checklist usually includes:

- Attic Gutters and downspouts
- Exterior siding, paint or stucco
- Electrical panel, power outlets, and light switches
- HVAC system - thermostats, furnace or hot water heating, air conditioner, and ventilation
- Plumbing fixtures, faucets, and water heater
- Appliances
- Windows and Doors
- Stairs, steps, and railings
- Porches and balconies
- Walkways and driveways
- Basement
- Garage
- Floors, Walls, and Ceilings

Important Dates In September And Early October

9/7	Labor Day
9/8	Blood Drive – VMI Cocke Hall - 12 noon – 6 pm
9/8	Blood Drive – Lexington Baptist Church – 11 am – 5 pm
9/9	Blood Drive – VMI Cocke Hall – 12 noon – 6 pm
9/10	Blood Drive – VMI Cocke Hall – 11 am – 5 pm
9/11	Patriot Day
9/12	Rosh Hashanah
9/21	Yom Kippur
9/21	Blood Drive – Washington and Lee Evans Hall – 9 am – 3 pm
10/3	Natural Bridge Fire Dept – 10 am – 2 pm
10/5	Personal Property Tax due

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Whistle Hollow Farm
Fairfield



30.49 acres **\$2,450,000**

- **Established wedding venue**, 4,600 ft² main hall
- Two separate homes, (190 & 65 Whistle Hollow)
- 40' x 24" Pole barn, parking area for 50 vehicles.
- More details and floor plans on our website!

NEW!

TBD River Rd.
Glasgow



204 acres **\$1,700,000**

- Windsor Hills Farm offers frontage on Maury River
- Prime location to manifest your dream project
- Expansive Blue Ridge Mt. Views.
- View booklet: <https://bit.ly/4wLXdgZ>

NEW PRICE!

747 New Providence
Raphine



EQUESTRIAN ELEGANCE
ON 25.65 acres **\$1,259,000**

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

377 Rattler Rd.
Raphine



6.93 acres **\$1,250,000**

- 4,421 ft² on 3 levels. Primary home or AirBnB
- 5 Bedrooms, 4.5 baths, 1st floor Primary Suite
- Lower level game room, Theater Room
- More details and floor plan on our website!

321 S. Main St.
Lexington



\$1,195,000

- Historic J.T. McCrum home, built in 1840
- 3,222 ft², 3 Bedrooms, 2.5 baths
- Period details remain, thoughtful restoration completed
- More details and floor plan on our website!

190 Henry Hill
Fairfield



7.64 acres **\$799,000**

- Private location in Henry Hills Subdivision
- 3,090 ft² on 3 levels, 4 Bedrooms, 3.5 Baths
- 18' x 24' detached, partially finished Studio/Guest quarters
- New Roof, Inspected Septic. 10 minutes to Lexington.

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!

5704 Plank Rd.
Natural Bridge



14.11 acres **\$775,000**

- 2,752 ft², 3 Bedrooms, 2 Full Baths
- Two 1800's log homes connected by newer great room
- Interior updated with all modern conveniences
- Horses will love fenced pasture, two sheds, spring-fed

151 Stoneybrook Rd.
Vesuvius



8.48 acres **\$749,000**

- 3,058 ft² on 3 levels, 3 Bedrooms, 3 Baths
- Full living space in lower level. Fiber optic internet.
- Separate retreat studio, named "The Hideaway"
- Minutes to Panther Falls, 10 min. to Buena Vista



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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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**311 Higgins Hollow
Lexington**

13.23 acres \$659,000

- 1,888 ft², 3 Bedrooms, 2 Full Baths
- Charming, Idyllic setting with Blue Ridge Mt. views.
- 2-level, 3 Stall horse barn, 100' x 60' riding ring.
- Intermittent stream, outbuildings, orchard, gardens.



**75 Margarets Ln.
Lexington**

16.13 acres \$624,900

- 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



PENDING

1995 Bordent Grant • Fairfield

- 2,357 ft², 3 Bedrooms, 3.5 Full Baths
- Impeccably built log home.
- 180 degree Blue Ridge Mt. and pastoral views
- Restained and repainted interior June 2026



**1274 Maury River Rd.
Lexington**

7.34 acres \$599,000

- One Floor living at it's Best! <10 min. to Lexington
- 2,200 ft², 3 Bedrooms, 2 Full Baths
- Spectacular Blue Ridge Mt. views. 2 miles to VA Horse Cntr.
- Check out more details and photos on our site.



**3 River Place
Lexington**

.91 acres \$579,000

- 3,192 ft² with 4 Bedrooms, 3 Baths in Maury Cliffs Sub.
- Sits on quiet cul-de-sac. Landscaped, fenced garden
- Large walk-out deck. Quality construction.
- Deeded Maury River access. One minute to downtown.



PENDING

40 Weavers Way • Buena Vista

- 2,598 ft², 3 Bedrooms, 4.5 Full Baths
- Blue Ridge Mt. views from covered front porch
- Large light filled great room, large back deck
- Greenhouse and well established, fenced garden space



**143 McClure Blvd.
Fairfield**

6.94 acres \$575,000

- 2,868 ft², 3 Bedrooms, 3.5 Baths, wrap-around porches
- Lower level set up as mother-in-law suite
- Four-stall barn with water/power, run-in shed, pig shelter
- Poultry coops, electric fencing and fenced pasture.



**53 & 13 Siding Ln.
Vesuvius**

24.94 \$539,000

- 1,874 ft², 3 Bedrooms, 1 Full Bath, nice upgrades
- 1,000 ft. South River frontage, trout stocked yearly!
- Outbuildings, incl. river front cabin, spring-fed pond
- Adj. to Nat'l. Forest, more details on our site!



**1464 Blue Grass Tr.
Lexington**

.57 acres \$525,000

- 1880's Buffalo General Store, masterfully restored
- 2,880 ft², 3 Bedrooms, 2 Full Baths
- First level 1,400 ft² entertainment space.
- Situated by renowned trout stream, 20 min. to Lexington



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120 Spring Ridge • Fairfield

- Cul-de-Sac location, with views in Spring Ridge Sub.
- 4,290 ft², 4 Bedrooms, 3 Full Baths
- 1st Fl. Master Suite, Open floor plan, Sunroom
- Additional adjacent .64 ac. parcel also available!



**694 & 764 Rbr. Alum Springs
Goshen**

35.47 acres \$479,000

- 1,248 ft² 3 Bedrooms, 2 Full Baths
- 20 ac. of pasture, 60' x 60', 8-Stall barn (expandable)
- Bank barn for hay and equip. Spring fed stream. 3 Ponds
- Check much more info/photos on our site!



**141/149 W. 21st. St.
Buena Vista**

.35 acres \$459,000

- Attention Investors!! 2 commercial buildings.
- Total of 12,055 ft², Lots of parking spaces
- Across the street from Buena Vista Courthouse
- Check much more info/photos on our site!



**25 Pathfinder Dr.
Lexington**

.37 acres \$224,000

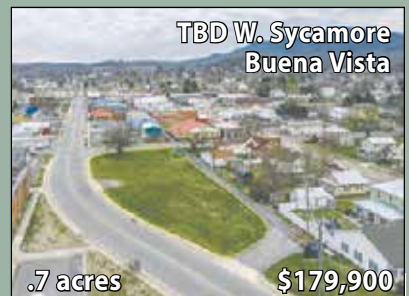
- Classic 1960's brick ranch home
- 1,056 ft², 3 Bedrooms, 1.5 Baths
- Recent Updates: New sunroom roof, New water heater,
- and, New toilets, Fresh paint, Serviced HVAC, New Stove!



**258 E. 39th St.
Buena Vista**

.14 acres \$214,900

- 1,152 ft², 3 Bedrooms, 2 Full Baths
- Built in 2020. Open L.R., D.R., Kitchen space.
- Quiet neighborhood with no through traffic
- Two garden sheds included!



**TBD W. Sycamore
Buena Vista**

.7 acres \$179,900

- .70 acre, highly visible commercial building site, zoned Light Manufacturing. Public Utilities available. Great business spot, right in the heart of Buena Vista!



**Lot 6, Ridgefield Way
Lexington**

4.68 acres \$119,000

4.68-acre lot in Ridgefield Way offers panoramic Blue Ridge Mountain views. Build your dream home amidst meadows and woodlands, just 10 minutes from Lexington.



Skip Ramsey Broker, Realtor®	Clara Webb Realtor®	Paula Martin Realtor®, Assoc. Broker	Jessie Taylor Realtor®	Sean Carney Realtor®	Steve Martin Realtor®
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612 & 610 Stonewall Street, Lexington

1 Price for 2 Homes with modern design hugging the wooded hillside above a small stream off of Stonewall Street and connected by a covered breezeway... perfect multigenerational family compound. AND all for 1 Price. Call for details. **\$729,000**

144 Village Way, Lexington

As cute and clean cut as Richie Cunningham from Happy Days and priced to bring back the nostalgia of more affordable times, this home offers lots of desirable features at a great value. 1 level living and well maintained with lots of updates including fresh paint throughout, a brand new deck, fenced back yard, nice storage building with electricity, new kitchen appliances, freshly graveled and widened driveway with 4 vehicle off street parking, landscaping and new plastic vapor barrier in the large crawl space for extra storage if needed. The home is conveniently located in a walkable neighborhood with quick access back to Rt 11, I 64 and I 81, and downtown Lexington, stores, schools, medical facilities, shops and restaurants. All this and at this price, Happy Days are indeed here again. **\$259,000**

****Seller concession: Seller is offering \$4,000 towards purchasers closing cost at closing with an acceptable offer.**



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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, but only be 5 minutes to Interstate 81 and 12 minutes to Lexington?

How about living in your totally custom, unique and beautifully rustic 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 pages 5 and 23 for more details and pictures. This is your chance to own this one-of-a-kind property to enjoy with your family!



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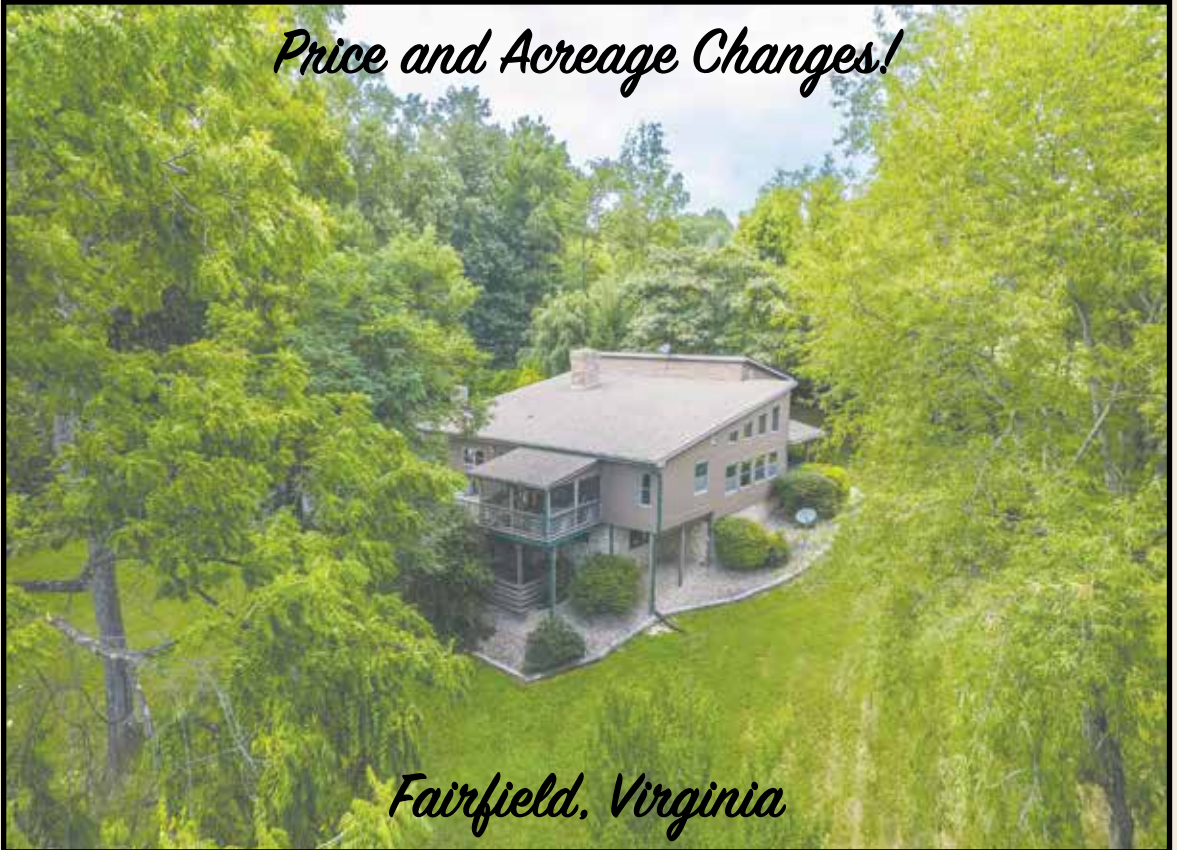


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Mary Beth Harris
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Price and Acreage Changes!



Fairfield, Virginia



- Ambience
- Spaciousness
- Serene Surroundings
- Location
- Acreage (3½ or 31+ Acres, YOUR CHOICE)
- Ease of Access
- Privacy
- Views
- Create compound with 31+ Acres

Price and Acreage Changes!

House and 3½ Acres
\$649,000

House and 31+ Acres
\$769,000

See pages 5 and 22 for more details.

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