



357 Mateer Road Lexington, Virginia



Beautiful mountain views are yours from this secluded 43 acres with choice hill top home sites only minutes outside Lexington! Charming 2-bedroom cottage could provide temporary residence now, then serve as guest quarters or rental property when you complete your dream home. Last property down a dead-end road ensures peace & tranquility, plus intimate encounters with the native Rockbridge County flora & fauna. Call Rick or Natalie for more details & to view. Owner/agent.

Listed by The Rick Alford Team:

Rick Alford, ALC*, GRI**

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RE/MAX Hall of Fame

*Accredited Land Consultant

**Graduate, Realtors Institute

Natalie Shulkin, ABR*

email:natalie@rockbridge.net

*Accredited Buyer Representative



Offered at: \$399,200

RE/MAX Town & Country

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Lexington, Virginia 24450

Office: (540) 463-7629

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www.remax-townentry-lex-va.com

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357 Mateer Road • Lexington, VA 24450

Property Features:

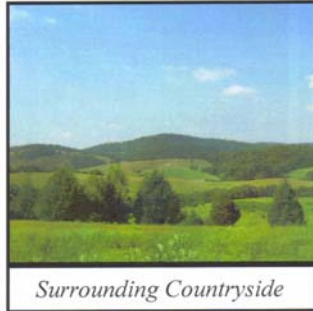
- 43 Acres, open and wooded • Mountain views
- Wet weather creek • Spring with pond potential
- Two bedroom cottage, remodeled in 2005
- Shared well • Septic • Garden space
- 24x40 Barn/shop • 10x36 Pole shed • 12x20 shed
- Hill-top building site, approved for a 4 bedroom home
- Horse friendly! Come see this ready made mini-farm!



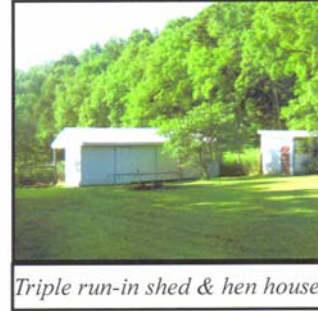
Outbuildings, pasture, woods, spring, pond site & some fencing!



24 x 40 with Concrete Floor



Surrounding Countryside



Triple run-in shed & hen house

Schools: Effinger Elementary, Maury River Middle, Rockbridge County High

Items to Convey in "as is" Condition: Microwave, Oven, Range, Refrigerator, Washer/Dryer

Owners: Alford, Richard B.

Taxes: \$1,804



Listing Agents: **Rick Alford, ALC, GRI**
540-462-1952

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Natalie Shulkin, ABR

540-570-2000

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Directions: From Lexington, take Rt. 251 approx 4 mi., left onto Mateer Road, across creek to End State Maintenance. Turn right into Grey Fox Farm, proceed slowly PAST house & barns to small house at end of lane.

Legal: 42.992 acres, with improvements; Instrument #070005591, PC3/312; Vess Plat Aug.9, 2002

File # 08-127

MLS# 122008

The foregoing information is deemed accurate, but is not guaranteed

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