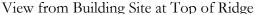
## Lot for Sale - 7.18 Acres - Nature Lover's Paradise!

Amazing Views from top of Ridge! Build your dream home.

# Fiber Internet and Underground Power Available!







Lot borders Ramsey's Draft - known for Trout

# TBD Starey Draft Ln, West Augusta VA 24485 (next to 403 Starey Draft Ln)

Check out www.MyHomeFlyer.com or call for pricing

#### Features

- ❖ 7.18 Acre Building Lot
- Ridge Top building site with Amazing year-round views!
- River Frontage on Ramsey's Draft (known for native brook trout)
- Building site is located 1
  mile from entrance to
  neighborhood along Starey
  Draft Lane (private road)
- River is down steep hill from building site – creating a trail would be a good project for new owner

#### More Features

- Underground Utilities
  - Fiber Internet
  - Electric

(Both are a real perk given the **peace and solitude** of this property)

- Soil Letter on hand. Lot supports a drip septic system.
- ❖ Plat is available and on file

#### **Schools**

- \* Buffalo Gap HS
- Beverley Manor MS
- Churchville ES

#### Location

- Subdivision: West Augusta Camps
- Neighborhood Borders
   George Washington
   National Forest
- 4 Miles to the Ramsey's Draft Wilderness Area
- ❖ 20 miles to **Staunton**
- ❖ 24 miles to Monterey

### Tour Anytime

- Property can be viewed anytime
- \* SUV/Truck clearance vehicle is recommended
- **\*** (540) 942-3279

( See <u>www.MyHomeFlyer.com</u> for More Information )