

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!



View from Building Site at Top of Ridge



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 www.MyHomeFlyer.com for More Information)