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March 2023

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USDA designated rural area



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# LIST OF REAL ESTATE AGENCIES

- ☘️ Countryside Realty
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- ☘️ R&R Auctioneers & Realty



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## LOCATION ~ LOCATION ~ LOCATION

2 PROPERTIES LOCATED AT A GROWING EXIT OF INTERSTATE 81 ~ EXIT 24 MEADOWVIEW, VA

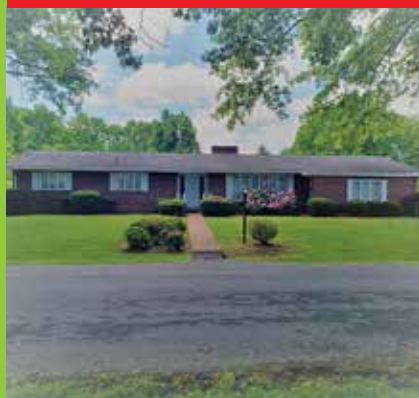


Prime Location at VA Exit  
24 of Interstate 81. Highly  
visible, 11.18 acres with 1379  
feet of frontage on Interstate  
81. Beautiful property  
**\$650,000**



Excellent Location Just  
1,400 ft off I-81 exit 24.  
Two great barns and  
2 +/- acres. Great spot  
with many possibilities  
MLS # 85119  
**\$189,000**

### REDUCED



Quality, pristine, MCM, one  
owner, custom built home in a  
great location is worth taking a  
look! Settling Estate-Make offer!  
Move-in Ready! 2 kitchens, 2  
dens/family rooms! Over 3,400  
S.F. with a beautiful lot !!! 2 BR,  
2 Bath, LR with fireplace, DR,  
Kitchen - family room combo  
with built-ins. Hardwood,  
tile, vinyl and carpet floors.  
Full, walk-out basement with  
huge workshop/storage room  
or potential additional living  
area; Covered Patio, 2 car gar.  
**\$290,000**

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2 stand alone buildings  
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6,720 total Sq Ft all  
rented; and situated on  
1.7 +/- acres on a main  
thoroughfare in Abingdon!  
Main building is 5,040 s.f.  
and the garage is 1,680 s.f.  
**\$699,900**

### LAND

• NEW LISTINGS: • Great location on Meadow View Rd & West State Street or 11W. Highly Visible, 4.5 acres. Lots of potential. 533 ft road frontage on Meadow View Rd and 733 ft on 11 W. Owner/agent **\$69,900\*\*\*** • Excellent Location 3.8 acres with visibility to I-81 and West State Street, great potential. Owner/Agent....**\$169,900\*\*\*** • REDUCED: COLONY PARK SUBDIVISION: 2 Building Lots: #22 & #24, **\$11,500** each or 2 for **\$20,000** • BUILDING LOTS & TRACTS IN BUFFALO HILLS SUBDIVISION ON REEDY CREEK RD & BUFFALO POND ROAD: LOTS 9 & 10 - **\$42,000** EACH • 20.28 AC. FENCED WITH WATER METER & TROUGH, **\$169,900** • PRESTON FOREST: Lot 9 - **\$65,000** good views • 78 ac. farm, Off I-81, Exit 54: pasture, spring fed pond; joins Nat'l Forest & App Trail. • MOTIVATED SELLER - UNDER CONTRACT **\$269,900** • 2 ac. Near the Channels. **\$39,900** • LAND between Exits 10 & 13 at a busy intersection of Lee Hwy & Industrial Park Rd. w/a rental house, lots of potential, Owner/Agent ..**\$159,900** • MOUNTAIN MEADOWS SUBDIVISION • Lot 43, 1.15 acres **Reduced \$24,900** • Mountain View Subd on Northridge Rd 6.3 acres **\$119,900** • RESIDENTIAL BUILDING LOT, Musick Drive, Bristol, VA **\$45,000** • Nice Building lot in Meadows of Emory **\$31,500**



**\*\* OUR AGENTS ARE READY TO ASSIST YOU WITH YOUR HOME OR LAND SEARCH. CALL ONE TODAY! \*\***



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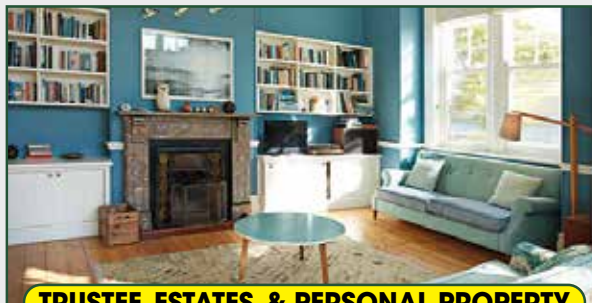
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**16622 Old Jonesboro Road  
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6 Bed, 5 Bath with  
4,800 square feet sitting on 5 Acres.  
#83802 • \$680,000**



**34171 Stagecoach Road  
Glade Spring, VA 24340  
4 Bed, 3 Bath,  
Over 5,000 Sq Ft on 26 Acres.  
#85410 • \$719,000**



**19283 Mercedes Drive,  
Abingdon, VA 24210  
4 Bed, Over 4,000 Square Feet.  
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#85544 • \$399,000**



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**394 Main Street  
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#84933 • \$300,000**



**543 W Main Street  
Abingdon, VA 24210  
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high traffic count!  
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#82996 • **\$2,300,000**



**267 Central Heights Road  
Blountville, TN 37617**  
4 Bed, 2 Bath Farmhouse,  
Over 3,000 Sq Feet  
#84622 • **\$339,000**



**11770 Mount Calm,  
Glade Spring, VA 24340**  
3 Bed, 2.5 Bath, One Level,  
All Brick  
#85239 • **\$259,000**



**10436 Echo Lane  
Glade Spring, VA 24340**  
3 Bed, 2 1/2 Bath,  
3,600 Sq Ft on Approx 25 Acres  
#83789 • **\$544,750**



**254 Grove Terrace Drive,  
Abingdon, VA 24210**  
4 Bed, Over 3,500 Square Feet, Walking  
Distance to Downtown Abingdon  
#85683 • **\$478,900**



**101 Briarwood Hills Drive,  
Lebanon, VA 24266**  
Investment Property  
with 6 Homes  
#84258 • **\$549,000**



**114 Weeping Willow Drive  
Abingdon, VA 24210**  
New Construction Townhouse,  
3 Bed, 2 Bath with 1,600 sq feet.  
#82879 • **\$289,900**

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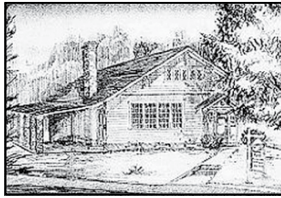
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**UNDER CONTRACT**

**\$359,000**

**18481 CLEVELAND ROAD** - This brick ranch house with 11 acres (+/-) is located very near South Holston Lake and is just waiting for you to enjoy the peaceful country setting, but only 10 minutes into historic Abingdon, with all that it has to offer. There are two rooms upstairs that are finished and heated (no AC) and were not included in the square footage because of the slope of the ceiling. Part of the acreage is fenced and part is wooded. Being near South Holston Lake and the proximity to Abingdon and to Bristol makes this property unique. Call today! MLS#85479



**NEW LISTING**

**\$194,500**

**394 HORSESHOE BEND, CHILHOWIE** - Brick home with 3 bedrooms, 1 bath, 2 car detached garage, and other outbuildings all sitting on approx. 16 acres. Basement has two finished rooms. Only 4 miles from Chilhowie, but a rural setting. Buy it and enjoy this home! MLS#85590



**NEW LISTING**

**\$89,000**

**TBD OLD JONESBORO RD** - Nice building lot only 1/2 mile from I-81 with 7.90 acreage fronting on OldJonesboro Rd and Waylon Drive. Partially wooded and recently surveyed makes this a prime location for your new home. You should be able to enter from either road: check with VDOT for particulars. MLS#85603



**UNDER CONTRACT**

**\$349,500**

**316 W VALLEY ST, ABINGDON** - Charming three bedroom, two bath home on historic Valley Street in Abingdon. Desirable location is within walking distance to the Barter Theater, Farmer's Market, public library and all downtown amenities. In great shape with a full unfinished basement for extra storage and rear parking. Most recently used as a professional office in the lower level with an apartment above. MLS#85461



**UNDER CONTRACT**

**\$199,900**

**TBD RICH VALLEY RD** - Approximately 26 acres of land with frontage on Rich Valley Rd; bordering Iriquois Rd and near the intersection of Jasper Creek Rd. About 8 acres are pasture land and the rest is wooded. Property is zoned Agricultural (A-1). This could be your new home site if you are looking for some acreage, or maintain as a small farm. MLS#85466



**\$395,000**

**13180 MEADOWVIEW SQUARE, MEADOWVIEW** - Formerly the Harvest Table Restaurant and Gift Shop situated in the heart of Meadowview with approximately 6227 square feet total. Property was completely renovated in 2007 and is in good condition inside and out. All restaurant fixtures remain, including kitchen equipment, dining tables and chairs, etc as do some office type furniture. There are many unique decorating and construction features in this charming 100+ year old building. MLS #85060



**REDUCED**

**\$349,000**

**19045 STONE MOUNTAIN RD** - Farmhouse design situated on two lots in Stone Mountain Subdivision just outside the town limits of Abingdon. House has been used as a professional office but is just waiting for a personal touch to be your new home. The house has 4 bedrooms, 1 full bath, and 2 half baths, kitchen, living room and den. It has a wrap around porch and a large lot for your enjoyment. MLS#85461



**\$475,000**

**TBD OLD SOUTH WAY** - This unique and beautiful 44 acre property lies at the new Virginia Creeper Trailhead on Watauga Rd. between Abingdon and Damascus. It has an ideal building site with 17 acres of bottom land and 27 acres of private timber and game preserve along the northern face of the river knobs. There is a large barn and a spring fed creek that rises in the knobs and runs along the length of the farm into a pond at the other end that provides ample water for plants or animals. MLS#83065



**\$275,000**

**TBA WOLF CREEK TRAIL** - Excellent tract of land in good location. Lot is 4.27 acres and zone R-3. Land is ready to build and should support at least 35 apartment units. Apartments are on one side and retirement facility on the other. Lot is located minutes from downtown Abingdon, off of Porterfield Highway. Public water and sewer are available. MLS#82584



**REDUCED**

**\$269,000**

**18390 OLD JONESBORO RD** - New lower Price!!! Contemporary home with 2.78 acres on popular Old Jonesboro Rd is now ready for your final touches. Home has 4 bedrooms and 2 1/2 baths. Ongoing renovation in progress, priced as is. The land is gently rolling and wooded with long road frontage. There is an adjoining 7.90 acre tract available MLS 85603 at this time for purchase. Recently surveyed, see plat in documents. Please view pictures to see the stages of renovation. MLS#83661



**\$45,000**

**TBD LANDRIDGE** - Are you ready to build your dream home! One of a kind residential lot in the desirable Landridge subdivision, located within minutes of downtown Abingdon and easy access to the interstate and the Virginia Creeper Trail. Property lays well and is in an established neighborhood. Public water and sewer available. Good BUY! Owner/Agent. MLS#42637



**UNDER CONTRACT**

**\$459,000**

**TBD NEAL RD** - Beautiful farmland minutes from downtown Abingdon and South Holston Lake. Perfect place to build your dream home or continue use as a working farm. 60.35 acres of rolling hills, fenced for livestock, two barns on the property, and one of a kind views. Situated on a dead end road for privacy. Call today! MLS#83119



Abingdon Office  
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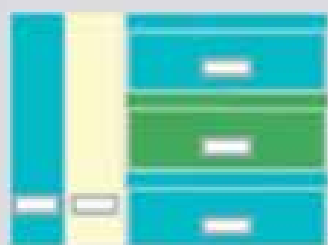


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TRICITIES LIVING 17



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# How to determine if it's time *to downsize*



**I**ndividuals work hard to save enough money to purchase their homes. And the hard work doesn't end there. Once homeowners settle into a new home, they may set their sights on renovations that suit their individual needs. And even when buyers find a home that needs no such work, maintenance requires homeowners' utmost attention.

All that hard work is perhaps one reason why seniors may be a little reluctant to downsize as they advance through their golden years. In addition to the sweat equity homeowners put into their homes, all the memories they've made within their walls can make it harder to put a home on the market.

Downsizing is a difficult decision that's unique to each homeowner. Seniors who aren't quite certain if downsizing is right for them can consider three key factors to make a decision that's in their best interests.

## *Cost*

Perhaps no variable affects senior homeowners' decisions to downsize their homes as much as cost. No one

wants to outlive their money, and downsizing to a smaller home can help seniors reduce their monthly expenses by a significant margin. Even homeowners who have long since paid off their mortgages can save substantial amounts of money by downsizing to a smaller home or even an apartment or condominium. Lower property taxes, reduced insurance premiums and the need to pay for fewer repairs are just some of the ways downsizing can save seniors money.

## *Space*

Many people love the extra space that single-family homes provide. But seniors can take a walk through their homes and see how many rooms they still use on a consistent basis. If much of the home is unused, seniors can probably downsize without adversely affecting their daily lives.

## *Market*

The real estate market is another factor to consider when deciding if the time is right to downsize. A seller's market can help seniors get the biggest return on their real estate investment, potentially helping them make up for meager retirement savings. For example, home prices skyrocketed across the country during the COVID-19 pandemic, making that a great time for sellers to put their homes on the market. Seniors selling to downsize may capitalize on such spikes since they won't be looking to turn around and buy larger, equally expensive homes once they sell their current place. If the market is down and seniors can withstand the work and cost a little longer, it may be best to wait until things bounce back in sellers' favor.

Downsizing requires careful consideration of a host of variables. No two situations are the same, so seniors should exercise due diligence to determine if downsizing is right for them. ♦





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# BRISTOL-MADE ITEMS NAMED AMONG

## *Best of Virginia*



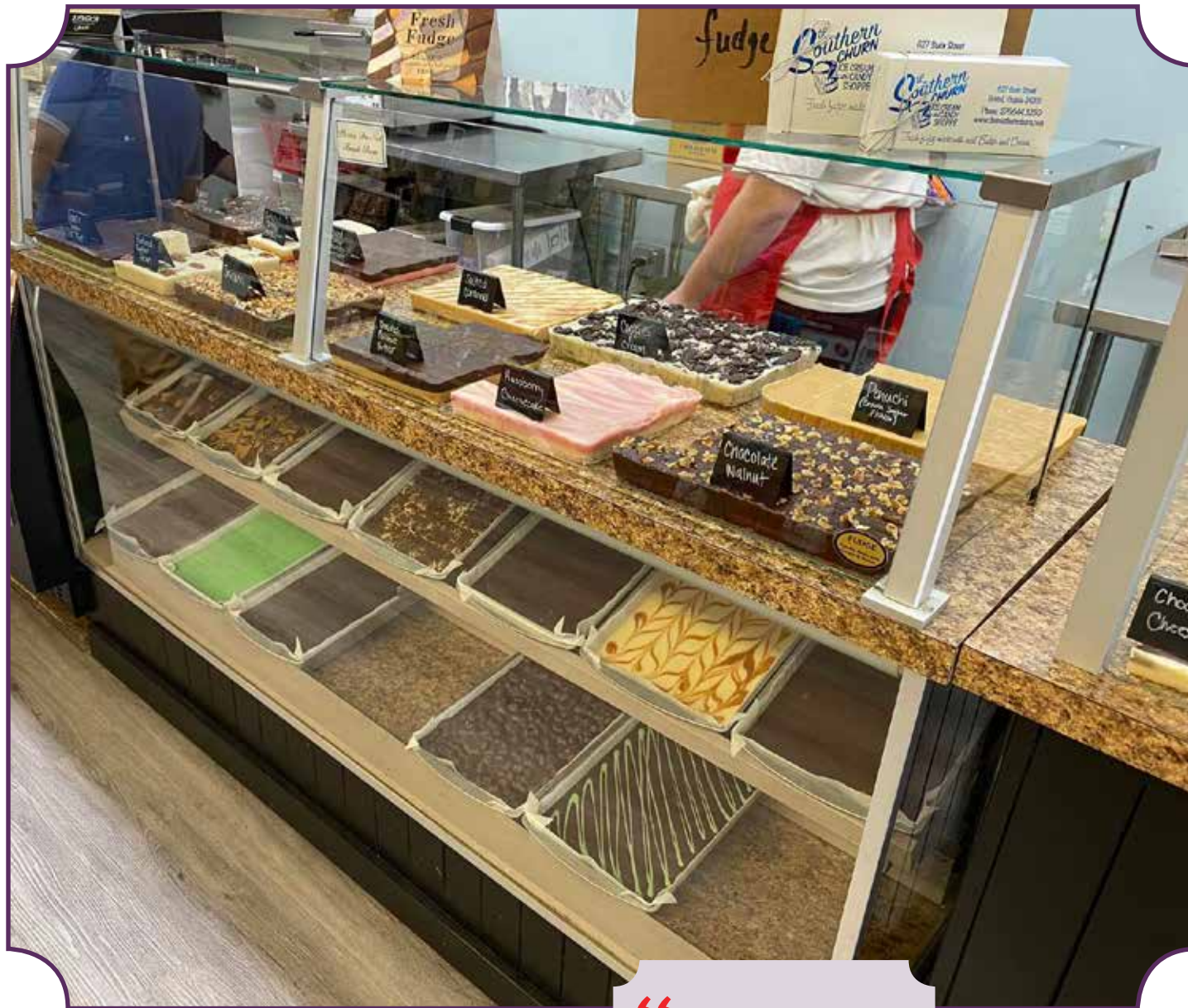
**T**wo Twin City food icons took top honors in their respective categories in the Virginia Living 2023 Made in Virginia food categories. Bristol Gardens and Grill was recognized for its line of homemade barbecue sauces and the Southern Churn Ice Cream and Candy Shoppe won for best homemade fudge for the second consecutive year. Winners were chosen through an online voting process. “We sent them one of everything and decided to see how the

dust settles. I personally thought the hot sauces had a better shot than the barbecue sauces because they’ve very unique and flavorful. But the barbecue sauces are above standard. They’re very, very good,” proud Garden and Grill owner Matt Shy said Friday. Shy offers four very distinct flavors led by the signature sauce, which is tomato-based with vinegar and a blend of sweet spices. The Western Carolina is a vinegar base sweetened with ketchup and spices, but it’s a thinner consistency, he said. South Carolina is BGG’s spin on a mustard-based

*“It’s amazing. It shows we’ve done such a great job with our fudge. Our fudge chef does an amazing job and it shows the quality of products we put out. It’s humbling but it’s a great honor”*







sauce and they offer an Alabama white sauce that is creamy and sweet. “I wanted Bristol to have a white sauce. It’s classically a chicken sauce but it goes great on everything. We put it on our Cuban sandwich as a spread,” he said. The deli offers up smoked pork, beef brisket, turkey and chicken, an array of sandwiches, salads and sides and the homemade sauce selection is always available. Shy also makes six different flavors and intensities of hot sauce, all produced onsite from peppers grown in their own greenhouse. Established in 2018, Shy’s business underwent a major makeover during the COVID-19 pandemic. “Catering was a major part of my revenue stream. When COVID hit, we were in a lot of trouble,” Shy said. “I had the brand registered

with USDA, I got myself certified as a producer and all these recipes went through Virginia Tech and were approved for commercial sale.” While regulars purchase the sauces, he also sells them online. “I’m trying to stay relevant in a world that is treating me like I’m irrelevant. I’m constantly trying to re-imagine where do I land in this world? It’s crazy,” Shy said. “The sauce project has been fun because

“We know we taste good but getting people to try it that aren’t in Bristol is really cool. We’re shipping sauces to Texas and California That’s crazy but people are traveling, coming in here and trying it and they find it on the website and have it shipped out”

we’re all learning. “We know we taste good but getting people to try it that aren’t in Bristol is really cool. We’re shipping sauces to Texas and California. That’s crazy but people are traveling, coming in here and trying it and they find it on the website and have it shipped out,” Shy said. The business is self-contained on a small Vance Street lot that includes his 700-square-foot kitchen/deli, dining rooms with picnic tables, greenhouses where he grows thousands of peppers



and other vegetables and outdoor smokers. “A lot of places that grow their own stuff use ‘farm to table,’ but our tagline from day one has been ‘farm to picnic table’ because I want everybody to feel comfortable,” he said. While Bristol Gardens and Grill is working to establish its name outside this region, the Southern Churn and its unique



array of homemade fudge flavors are well known across Virginia and the U.S. But they

certainly aren't declining the latest recognition from Virginia Living. “It's amazing. It shows we've done such a great job with our fudge. Our fudge chef does an amazing job and it shows the quality of products we put out. It's humbling but it's a great honor,” Southern Churn operations manager Tony Henson said. “We do a ton of walk-in traffic but we ship our fudge all over the country. We do individual sales through our website and we ship all over the country to a couple of different vendors in addition to what we do with Hard Rock,” Henson said. The fudge can be found in the Rock Shop at the Bristol Casino, future home of Hard Rock and is available at Hard Rock locations in Tampa, Florida, Cincinnati and Gary, Indiana. “We'll have people leave the casino and come over here to get some more fudge,” he said. Southern Churn has operated on State Street for nearly nine years. ♦

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TRICITIES LIVING 25

# Plan ahead for an 'eggceptional' Easter egg hunt

**E**aster is steeped in both religious and secular traditions. Each year on Easter Sunday, many families feast on ham or lamb. Hot cross buns may be served as morning treats. And faithful Christians may dress up in their Sunday best to attend religious services.

Easter egg hunts are another time-honored component of this festive occasion. According to History.com, the Easter bunny and his eggs may initially have been derived from stories about an egg-laying hare introduced to Americans by German settlers during the 1700s. Children would make nests and the hare would leave behind colored eggs.

Children often relish in the idea of scouring their homes and yards in search of brightly-hued plastic or hard-boiled eggs. A little planning

on the part of Easter egg hunt organizers can make this festive tradition even more fun.

◆ Set the date: If Easter egg hunts are more than just family affairs and involve neighborhood searches or hunts with a close knit group of friends, it may be smart to schedule in the days before Easter. This helps ensure that a good crowd will be available. Hunts on Easter itself may not get as many participants because celebrants could be at church or celebrating privately.

◆ Gather supplies early. Easter decorations and plastic eggs sell out rather quickly, so it's wise to stock up on items as soon as they reach store shelves. If you'll be using real eggs, consider boiling and coloring the eggs a week before the egg hunt so you won't feel a time crunch. Simply store the dyed eggs in the refrigerator until ready for use. Color around six to 12 eggs per participant.

◆ Designate a search area. Aim for a relatively private spot for the egg hunt. A park may seem like a good idea, but people who were not included in the egg count could wander in. If you use a public space, rope off an area where the eggs will be hidden.

◆ Have pails at the ready. Some children will forget to bring a basket. Therefore, have extra, inexpensive pails or buckets on hand. Sturdy gift bags also work in a pinch.

◆ Keep ages in mind when hiding eggs. Avoid choosing hiding spots that can be dangerous or prove too difficult for kids to find the eggs. Prior to hiding eggs, count how many you have, which will help to ensure all eggs were actually collected later on. Next, identify hiding spots that will work for various ages. For example, toddlers will need conspicuous spots and older children more challenging nooks and crannies.

◆ Send children out in stages. Let the youngest kids go first, and then group each search team by ascending age. This helps make sure the older kids won't simply snatch up the more easily found eggs.

◆ Reward with prizes. Be sure each child has some sort of takeaway prize. However, it's fine to reward the best egg hunter with a more substantial prize.

◆ Gather and celebrate. Encourage guests to bring a small dish to contribute. After the hunt, everyone can gather to enjoy some refreshments. ◆







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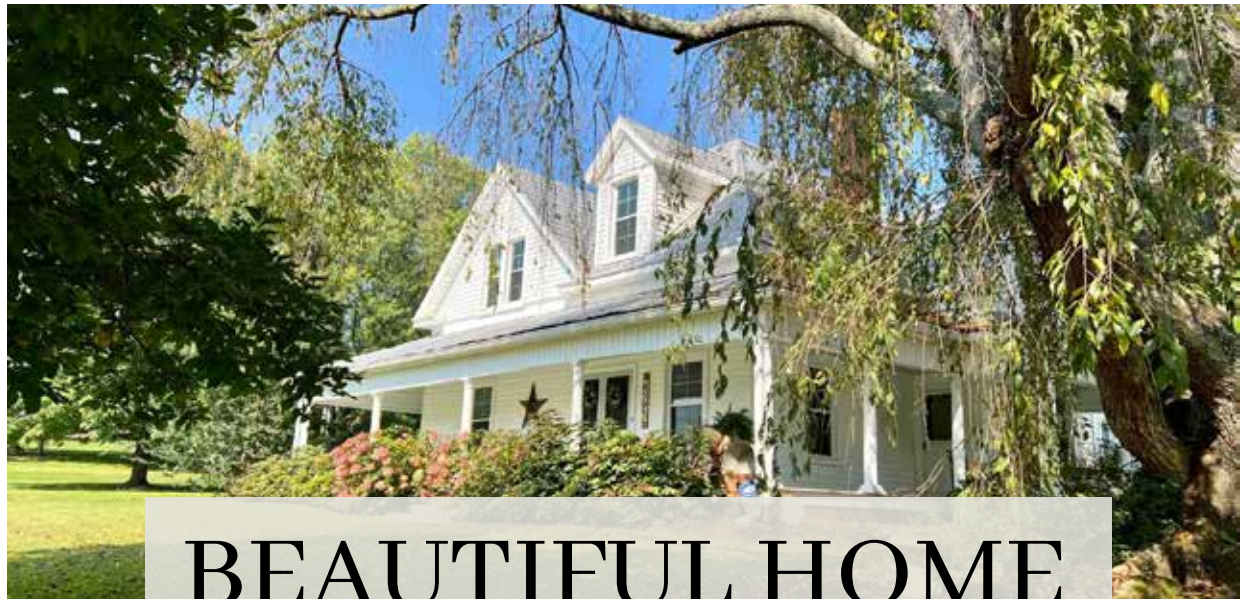
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