



## SOLD!! 68 ACRES OF HUNTING AND RECREATIONAL LAND FOR SALE IN BOTETOURT CO VA!

### SOLD

With Mature Hardwoods, Open Food Plot Areas, Mountain Views and Plenty of Seclusion This Property Would be Perfect For Your Next Hunting Getaway!

If you have been searching for a recreational hunting property with plenty of solitude in the heart of the Blue Ridge Mountains, then this property has what you are looking for. This secluded 68 acres located on Timber Ridge in Botetourt County is just minutes from the quaint town of Buchanan, Virginia and affords numerous opportunities for outdoor recreation while providing spectacular mountain views.

This property is set up for hunting and is the perfect mountain property to chase deer, bear, and turkeys because this one already has the elements in place to get you on your next outdoor adventure. This property contains plenty of mature oaks and approximately 2 acres of food plot areas that will provide a good food source to attract and hold game. There are multiple trails that provide access to established hunting stand locations on the food plot areas and on many of the ridges around the property. There is also a rustic hunting cabin centrally located on the property that can provide a place to store your gear, sleep, and enjoy the mountain views while telling a few stories around a campfire. This property is a great mountain getaway where hunting and outdoor recreation can be enjoyed with family and friends for years to come.

Recreation on some of Virginia's favorite water is close at hand as well. The Springwood Boat Launch on the Upper James River can be reached in just a few minutes. This part of the James River, from its headwaters in Botetourt County through Rockbridge County provides some of the finest freshwater fishing available in Virginia. Anglers visit from all across the country to fish the region because the Upper James River offers a wide range of angling opportunities and settings. Smallmouth bass are the dominant game species, but spotted and large mouth bass can also be caught. Other species are also plentiful in the James River, including Channel Catfish, Flathead Catfish, and various panfish species. This part of the James River is also a favorite destination for kayaks, canoes, and float tubes because of the mild rapids and breathtaking views as the river winds through the Blue Ridge.

There are many other outdoor recreational opportunities to take advantage of in this area of Virginia. If you enjoy camping and hiking the Jefferson National Forest, the Appalachian Trail and the Blue Ridge Parkway are close by. This property is also located within a 30 minute drive of the towns of Buchanan, Fincastle, Eagle Rock, and Natural Bridge and within a 45 minute drive of Roanoke, Lexington and Bedford where you can enjoy movies, concerts, sporting events, wineries, breweries, and unlimited dining opportunities.

This secluded property located in a heart of the Blue Ridge is ready to provide you with your next outdoor adventure. If you would like to view this property please contact the listing agent.

<http://www.townofbuchanan.com>

<https://www.visitroanokeva.com/region/cities-and-counties/botetourt-county/>

[http://www.dcr.virginia.gov/state-parks/natural-bridge#general\\_information](http://www.dcr.virginia.gov/state-parks/natural-bridge#general_information)

<https://www.dgif.virginia.gov/waterbody/james-river-upper-middle/>

<https://upperjamesriverwatertrail.com/plan-a-trip/fishing/>

### MORE DETAILS

**Address:**  
Off Timber Ridge  
Buchanan, VA 24066

**Acreage:** 68.1 acres

**County:** Botetourt

**MOPLS ID:** 48810

**GPS Location:**  
37.545200 x -79.806400

**PRICE: \$149,900**

### CONTACT AGENT



**JOEL HOFFNER**

AGENT

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