



151 ACRES OF HUNTING AND DEVELOPMENT LAND IN BEDFORD COUNTY VA!

EXPIRED

360 Degree Mountain Top Views from Weaver Knob - Borders Over 1700 Acre Water Authority Sanctuary - Subdivided Into 15 Tracts For Possible Future Development

This 151-acre property located off Jeters Chapel Road in Bedford County Virginia contains many unique features and would be the perfect Blue Ridge property to build your secluded mountain dream home or to build your next mountaintop development project.

The peak of Weaver Knob is contained on this property and is identified by a U.S. Coast & Geodetic Survey marker on a rock at the peak where elevation reaches approximately 2600 feet. From this vantage point on the property you have 360-degree views and there is also a campsite with an old stone fire ring. To the southeast you can see all the way to Smith Mountain and there are some amazing views of the rolling farmland, pastures, woodlots and Smith Mountain Lake. To the north and south you have Blue Ridge Mountain Views and to the west there are spectacular views over to Stuarts Knob.

Another unique feature that lies on the western border of this property is over 1700 acres of Western Virginia Water Authority land. This land surrounds the Beaverdam Creek and Falling Creek Reservoirs and allows no public access for recreation, so you will have a 1700-acre sanctuary bordering you that has no hunting pressure and has plenty of food and water to hold wildlife. There is plenty of deer and turkey sign that shows they migrate from the Water Authority land to the 151 acres, and there are several open areas on the western edge of the property that would be perfect areas to hang some tree stands and could be turned into food plots to entice deer, bear and turkey off the Water Authority land and into your sites. Having the Water Authority land to the west will also insure that no one will build in your backyard, so you will always have an unspoiled mountain view.

This 151 acres contains multiple building sites throughout so you can pick the perfect place to build your home with a view and there are well maintained access roads to get you to all corners of the property. Another unique feature of this property is that it has been subdivided into 15 different lots ranging from 3 to 25 acres. This property subdivision allows for easier development if you are looking for a mountain development project or will allow for investment income by selling separate lots in the future.

The Blue Ridge Parkway is only a few minutes from this property. This Scenic Parkway is consistently the most visited unit of the National Park System year after year because of its scenic beauty. The Parkway covers a wide range of habitats along the Appalachian Mountains and some of these habitats are exceptionally rare. Visitors can encounter unsurpassed diversity of climate, vegetation, wildlife and geological features on the Parkway and there are many hiking trails, scenic overlooks, campgrounds, and picnic areas that can be enjoyed.

Even though this property's secluded amenities are only minutes away in the towns in Vinton and Roanoke where you can enjoy movies, concerts, sporting events, breweries, and unlimited dining opportunities.

This is a very unique property with diverse potential in the heart of the Blue Ridge. Come enjoy the 360-degree views from Weaver Knob. If you would like to view this property please contact the listing agent.

<https://virginia.hometownlocator.com/maps/feature-map,ftc,1,fid,1500289,n,weaver%20knob.cfm>

<https://www.westernvawater.org/drinking-water/dam-safety-information#Beaverdam%20Creek%20and%20Falling%20Creek%20Dams>

<https://www.blueridgeparkway.org>

MORE DETAILS

Address:

Off Jeters Chapel Rd
Vinton, VA 24179

Acreage: 150.8 acres

County: Bedford

MOPLS ID: 49974

GPS Location:

37.303100 x -79.817100

PRICE: \$385,000

CONTACT AGENT



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