



## SOLD!! 156 ACRES OF HUNTING AND RECREATION LAND FOR SALE IN FRANKLIN COUNTY VA!

### SOLD

Long Road Frontage and Access Trails - Game Sign Throughout - Convenient to Fairy Stone Farms Wildlife Management Area and Philpott Lake

This 156 acre wooded property located south of Ferrum, Virginia contains all the elements you need in a hunting property to attract/hold wildlife and would be perfect for a Sportsmans getaway or building a secluded country home. Consisting of two continuous tracts this property is very diverse. It contains a good mix of open mature hardwoods, laurel thickets, creek bottoms and open utility easements. This is all great habitat and there is plentiful game sign throughout the property that confirms it. There was a select timber harvest done on this property 15-20 years ago that has allowed room for many of the hardwoods left behind to grow. These mast crop trees provide a great food source for all wildlife on the property. The select cut has also allowed some understory to grow up and now provides great cover and browse. There is a very nice stream that runs the back border and also a stream that generates from the middle of the property. Both provide a great water source that is a crucial component for holding wildlife. There are several cleared utility easements that provide perfect cover/browse and are loaded with black berries and raspberries.

There is more than 1/2 mile of road frontage on Swelling Road and there are trails throughout the property that provide access all the way to the back border. These roads and trails make this property easily accessible for hanging stands and collecting your harvest in the fall or for chasing that Ole Tom in the spring. If you are looking for a new hunting property to manage and pursue your obsession this one has everything you need.

If you have been looking for a quiet secluded property to build a home this property would be perfect for that as well. Along with the road frontage and access trails there is overhead electric available. There are plenty of level building sites throughout and even though this property is located in a very secluded area, the towns of Ferrum, Rocky Mount and Martinsville are all within a 30-minute drive and provide all the amenities that you need.

There are plenty of opportunities for other outdoor recreation close by. Fairystone Farms Wildlife Management Area, Fairystone State Park and Philpott Lake lands can all be reached with just a short drive from this property. Altogether these public lands provide over 14,000 acres that is open to hunting including a 5,000-acre quality deer management zone that has special antler restrictions. Lake recreation is also available on Philpott Lake. This lake is a 2,880-acre impoundment situated in the mountains of Patrick, Franklin, and Henry Counties and provides a picturesque setting for outdoor enthusiasts. There are numerous facilities scattered throughout the lake such as boat landings, campgrounds, picnic areas, beaches, and hiking trails. Large and Small Mouth Bass are the most popular species for anglers on the lake and it is also one of Virginias premier Walleye destinations. Both of these species provide excellent fishing opportunities.

Whether you are looking for a new recreational hunting ground or a secluded place to build your country home away from it all, this property has what you need and is a must see. If you would like to view this property please contact the listing agent.

### MORE DETAILS

**Address:**  
Off Swelling Rd  
Ferrum, VA 24088

**Acreage:** 156.0 acres

**County:** Franklin

**MOPLS ID:** 52984

**GPS Location:**  
36.867400 x -79.973600

**PRICE: \$249,000**

### CONTACT AGENT



**JOEL HOFFNER**

AGENT

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