



SOLD!! 341 ACRES OF MANAGED HUNTING LAND FOR SALE IN ROCKBRIDGE COUNTY VA!

SOLD

Bear Rock Hunt Camp Offers 10 Acres of Food Plots, Miles of Interior Trails, Frontage on South Buffalo Creek and a Homesite with Well, Septic, Electric and Camper. This Mountain Camp Has Everything in Place for Your Endless Outdoor Adventures!

Bear Rock Hunt Camp located in the mountains of southern Rockbridge County is ready for your next hunting and outdoor adventure. This secluded camp has been meticulously set up and maintained over the years and has everything you need already in place. You can reap the benefits of the work that has been done on this property next hunting season. The hunt camp is set up on a cleared homesite that contains a well, septic for 3 bedroom home, electric and a 27 foot Jayco camper under a 31x 24 metal carport. There are also 2 lockable metal storage containers wired with electric. There are 10 food plots totaling approximately 10 acres throughout the property. These plots are well established and have been planted and maintained over the years. There are also several waterholes and mineral sites established around the property along with approximately a 1/2 mile of frontage on South Buffalo Creek. All of these elements attract and hold wildlife. There is tremendous game sign throughout the property and trail cam pictures that show there are great populations of deer, bear, and turkey that use this property regularly. Access on this 341 acres is no problem at all. This property has frontage on South Buffalo Rd and Rapps Mill Ln and there are approximately 7 miles of interior trails built allowing access to every inch of this property with ease. This property is also currently in a Land Use Program with the County and has an established forestry plan in place that keeps the taxes very low. All the hard work has been done for you on this property. All you have to do is come and enjoy it.-

Your outdoor recreation is not just limited to this property in this area, because there are numerous public grounds and waters close by for your enjoyment. Goshen and Little North Mountain Wildlife Management Areas are only minutes away and provide access to nearly 34,000 acres to enjoy hunting, fishing, hiking, primitive camping and horse back riding. The waters of the Maury River and James River are close at hand. These two popular waterways contain mild rapids and scenic mountain views that attract thousands of kayakers and canoeists every year. Some great fishing can be found in these rivers as well. Trout are stocked in the Maury River multiple times throughout the year, but these two rivers are even better known for Smallmouth Bass, Largemouth Bass, Panfish and even Musky in the James River. Another great local fishery in Rockbridge County is Lake Merriweather. This 450 acre impoundment is part of the Goshen Boy Scout Reservation but is open to the public by permit. Many sport fish can be found here to include Largemouth Bass, Black Crappie, Channel Catfish, Sunfish and Common Carp. Whatever your outdoor pleasure is it can be met on or within minutes of this property.

Even though this property is in a quiet Mountain setting, you are only minutes from the historic town of Lexington and the town of Buchanan. Lexington is known for its Civil War history and the reputation of being a horse enthusiast town. You can enjoy the history of this area by taking a horse drawn carriage through town to take in the sites. One attraction that this area is best know for is the Virginia Horse Center. This is one of the countries premier Equestrian venues and is comprised of 600 acres of show rings, a 4,000 seat coliseum, barns, carriage riding courses, tractor pulls, campgrounds, event spaces, and full café. There are many special events held here that can be enjoyed throughout the year. Lexington and Buchanan also have many shops, restaurants, attractions and there are also award wining wineries and breweries found around these areas that can be enjoyed.

This is a unique opportunity to own a managed hunting camp in the scenic mountains of Rockbridge County, Virginia where memories can be made and adventures can be enjoyed with your family and friends for years to come. If you would like to view this property please contact the listing agent.

<https://lexingtonvirginia.com>

<https://www.dgif.virginia.gov/wma/goshen-and-little-north-mountain/>

<https://www.dgif.virginia.gov/waterbody/lake-merriweather/>

<https://www.dgif.virginia.gov/waterbody/maury-river/>

MORE DETAILS

Address:

2880 South Buffalo Rd
Lexington, VA 24450

Acreage: 341.1 acres

County: Rockbridge

MOPLS ID: 56296

GPS Location:

37.678693 x -79.623499

PRICE: \$745,000

CONTACT AGENT



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