



## SOLD!! 21 ACRES OF HUNTING AND RECREATIONAL TIMBERLAND FOR SALE IN PATRICK COUNTY VA!

**SOLD**

### Flowing Creek - Natural Timberland - Pond Potential

Want great hunting property with a potential for a pond or to build a home secluded in the woods, then this 21 acre property in Patrick County Virginia would be perfect. Patrick County is located within both the rolling hills and valleys of the Piedmont Region and the more mountainous Southwest Virginia. This property used to have a pond on it and wouldn't take much to build this pond back. There is a good flowing creek that would feed this pond. This could eventually be a great duck pond with its size potential. There is natural timber filling this property for great cover for hunting. With plenty of signs of deer and turkey on this property you will have multiple places to set up stands and blinds throughout this property. There is plenty of road frontage at two ends of the same road. One end has about 825 ft and about 105ft on the other end of the property. This property has some rolling slopes but no steep hills which would be perfect for building a dream home in a secluded wooded setting.

Nestled in the Blue Ridge Mountains of Virginia, Patrick County is a jewel of a destination, offering activities for the whole family. Drive the Blue Ridge Parkway, tap your toes to traditional mountain music along the Crooked Road Music Trail, tour the unique wineries—Stanburn and Villa Appalaccia—or visit local artisan studios on the Hidden Treasures Artisan Trail. Outdoor enthusiasts will love the hiking, biking, golfing, camping, fishing, hunting, and kayaking in Patrick County.

You can enjoy parks in the area such as Fairy Stone state park and Philpott Lake. Fairy Stone Park is the largest park of six original state parks that opened in 1936 and one of the largest to this day. The park is 4741 acres of hiking, biking and camping. Philpott Lake is a US Army Corp of Engineers man made lake which provides plenty of fishing, camping and boating activities.

You will only be a short 30 minute drive to the Blue Ridge Parkway and it is close proximity to Mabry Mill and all the tourism that the Blue Ridge Mountains has to offer. Historic Mabry Mill at milepost 176.1, on the Blue Ridge Parkway, serves breakfast all day, lunch and dinner during certain months of the year.

This property offers plenty of options for someone who loves the outdoors for hunting, atv riding, recreational use, or just wanting to build that special home.

### MORE DETAILS

#### Address:

Off Taylor View Road  
Patrick Springs, VA 24133

**Acreage:** 21.0 acres

**County:** Patrick

**MOPLS ID:** 24711

#### GPS Location:

36.672900 x -80.184100

**PRICE: \$63,900**

### CONTACT AGENT



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AGENT

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