



## SOLD!! 107.2 ACRES OF WATERFRONT, FARM AND RECREATIONAL LAND FOR SALE IN BLAND COUNTY, VA!

**SOLD**

**This peaceful mountain property contains more than 2400 feet of creek frontage, miles of trails, fenced pastures, barns and a 2 bed/2 bath home that will satisfy all of your hunting, fishing and equestrian needs!**

If owning a secluded mountain property in Virginia has been on your mind, then you need to come view this spectacular property located just south of Narrows, Virginia. Whether you are looking for your next hunting / fishing camp, an equestrian mountain retreat, or just a peaceful family getaway this property can fulfill your needs.

Located on this property is a circa 1947 country home. This 1239 square foot, 2 bed, 2 bath home has a first and second story porch that overlooks Wolf Creek where you can sit and enjoy the serene sounds of the water. This residence would make a great vacation getaway / rental property or it could be used as a base while you build your dream home in another picturesque site on this mountain property. In addition to the home there is a newer 4 stall barn with hay loft, approximately 10 acres of fenced in pastures for your horses, and a rustic corn crib and milk house that can be used for storage. The home and all structures on this property are being sold "as is, where is".

This property provides outstanding outdoor recreational opportunities on land and water. If you like fishing, swimming, kayaking and canoeing there is over 2400 feet of frontage on Wolf Creek that can be enjoyed. Put on your waders and tie on your favorite fly because Wolf Creek is a Category A stocked Trout stream that is stocked multiple times throughout the year by the Virginia Department of Wildlife Resources making this property ideal for a fishing camp. There are also tremendous hunting opportunities here. This property stretches from the fields and pastures in the valley to the high mountain hardwoods and gives a range of habitat that is suited for wildlife such as Whitetail Deer, Bear, and Turkey. There are miles of trails contained throughout allowing you to easily access the entire property for hunting, hiking, ATV riding, or horse back riding with gorgeous mountain and valley views from numerous locations.

The region where this property is located allows for many additional outdoor recreational opportunities to be had within a short drive. The Jefferson National Forest to include the Kimberling Creek Wilderness Area is less than 30 minutes away and offers 6154 acres for hunting, hiking and camping. If you are really looking to get away from it all the Appalachian Trail can be accessed from several locations within a short drive. This National Scenic Trail is 2200 miles long stretching from Georgia to Maine providing some of the most breathtaking scenery and peaceful locations in the country.

As secluded as you will feel at this property, town amenities are not far off. The towns of Pearisburg, Bland and Bluefield can all be reached within 30 minutes and Blacksburg can be reached in 45 minutes. These towns provide many opportunities to enjoy movies, concerts, sporting events, wineries, breweries and unlimited dining opportunities.

This property is truly in a prime outdoor recreation area and is a must see if you have been looking for that weekend getaway, hunting / fishing camp or an equestrian retreat. **-No drive-bys / By appointment only!!**

<https://dwr.virginia.gov/wp-content/uploads/media/catchable-trout-stocking-plan.pdf>

<https://www.vawilderness.org/kimberling-creek-wilderness.html>

<https://www.fs.usda.gov/recarea/gwj/null/recarea/?recid=79951&actid=50>

<https://www.nps.gov/appa/index.htm>

### MORE DETAILS

**Address:**

6903 Wolf Creek Hwy  
Narrows, VA 24124

**Acreage:** 107.2 acres

**County:** Bland

**MOPLS ID:** 24734

**GPS Location:**

37.258752 x -81.003951

**PRICE: \$295,000**

### CONTACT AGENT



**JOEL HOFFNER**

AGENT

**(540) 494-4070**

**(844) 480-5263 (LAND)**

[jhoeffner@mossyoakproperties.com](mailto:jhoffner@mossyoakproperties.com)

