



## SOLD!! 17.32 ACRES OF RESIDENTIAL, COMMERCIAL OR HUNTING LAND FOR SALE IN FRANKLIN COUNTY, VA

**SOLD**

**-Long Frontage on Rt 220 - Can be Used for Residential, Agriculture or Commercial Purposes - Convenient to Many Public Outdoor Recreation Waters and Lands.**

This 17.32 acre property located between Rocky Mount and Martinsville, Virginia contains almost 400 feet of road frontage on Rt 220 and also has a 20 foot wide gravel deeded easement bordering its north side. This property is currently in a Non Zoned area of Franklin County and can be used for Residential, Agriculture, or Commercial purposes. The topography on this property is level near Rt 220 and becomes rolling farther back. The timber consists of a mix of young pine and hardwoods and there are several springs on the property as well. The springs create great corridors for wildlife to travel and contain plenty of deer sign. These areas would be perfect for setting up a few tree stands to enjoy the fall woods.

There are plenty of other outdoor recreation opportunities close by as well. It is a short 15 minute drive to Turkeycock Mountain Wildlife Management Area (WMA). This WMA has 2,679 acres and lies along the ridge of Turkeycock Mountain. This WMA is predominantly a forested landscape with several wildlife openings located throughout. There are a number of small streams on this State property and Scout Pond is located near the southwestern corner of the WMA. Hunting for deer, bear, turkey and small game can be enjoyed here along with hiking and wildlife viewing. Fairystone Farms Wildlife Management Area is also just a short drive southwest of this property. From Fairystone Farms WMA you can also access the adjoining Fairystone State Park and Philpott-Lake lands. Altogether these three 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.

If outdoor water recreation is your thing, there are numerous lakes and waterways to explore close by. Along with the 2900 acre Philpott Lake, the Blackwater River and Pigg River are also very popular Blueways that attract kayakers, canoeists, and fisherman. These waterways provide some great fishing for Stripers, Bass, Bluegills, Sunfish, and Catfish. The Pigg River is also a Category A stocked trout stream that is stocked multiple times throughout the year by the Virginia Department of Wildlife Resources.

The towns of Rocky Mount and Martinsville are both within a 20 minute drive to accommodate all your needs. These towns provide many opportunities to enjoy history, movies, concerts, sporting events, dining opportunities, wineries, breweries and Franklin County's famous Moonshine Distillery.

Whether you are looking for a smaller hunting tract, a place to build a home that is convenient to town and outdoor recreation or looking for a piece of ground to start your business venture, this property can meet your needs.

### MORE DETAILS

**Address:**

3340 Virgil Goode Highway  
Rocky Mount, VA 24151

**Acreage:** 17.3 acres

**County:** Franklin

**MOPLS ID:** 25316

**GPS Location:**

36.847787 x -79.889881

**PRICE: \$65,000**

### CONTACT AGENT



**JOEL HOFFNER**

**AGENT**

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