



SOLD!! 569.57 ACRES OF RESIDENTIAL, HUNTING AND TIMBERLAND WITH STUNNING MOUNTAIN VIEWS FOR SALE IN ALLEGHANY COUNTY VA!

SOLD

This scenic mountain property bordering the National Forest in the Alleghany Highlands provides multiple homes, garages, barns, trails, significant timber and infrastructure for self sustainment. It has also been managed for trophy whitetail deer for years and boasts one of the largest warm water underground cave systems in the world. A truly unique opportunity to own a one of a kind property!

Serenity Mountain Manor in the Alleghany Highlands is truly one of the most peaceful, picturesque and unique properties we have had the opportunity to offer. This property contains so many great features, and is located close to multiple desirable venues for recreation and enjoyment in Virginia. The opportunities and versatility that come along with this property are endless and the tranquility is unequaled for those looking for the ultimate private mountain getaway.

Serenity Mountain is a 569 acre property located in the prestigious Falling Spring Valley on the western side of Warm Springs Mountain between Hot Springs and Covington, Virginia. This mountain property ranges in elevation from approximately 2100 feet in the valley below to around 3400 feet at its highest point on the mountain. Surrounded by larger private land tracts and bordering the George Washington National Forest to the east ensures complete privacy from the outside world. Even though this is a mountain property it lays out extremely well. Because of the existing extensive trail system almost every inch is accessible and usable. Approximately 515 acres is wooded and contains great mature hardwoods. A recent timber assessment shows a timber value estimate in excess of \$600,000. The remaining acreage on the property contains cleared areas for food plots, pastures, roads and building sites where the existing homes/structures are located.

There are multiple homes located on Serenity Mountain that will provide the next owner various options for living as well as possible rental opportunities. The original custom 5 bedroom, 4 bath home was built in 1973 and is located on a very scenic meadow ridge at approximately 2700 feet elevation. The mountain views from this site and from inside this home are absolutely breathtaking. Other amenities include an oversized indoor swimming pool, hot-tub and clay tennis court. Like many custom homes from this era this one is a bit eccentric. The home and amenities suffer from deferred maintenance. The current owners use it as one of the largest and most comfortable deer stands that you will ever see. It will be up to the next owner to decide whether to renovate or remove this home and possibly start with a new build of their own.

There are several other living options on the property that can be used while you make a decision on the original home. The first home on the paved driveway when entering Serenity Mountain is the newest structure on the property. This is a 3 bedroom, 2 bath home that is currently being used as a caretakers home. The upstairs living space is approximately 1,100 square feet and the unfinished basement is approximately 1,000 square feet. The basement has both plumbing and electric allowing for future added living space if desired. Next to the original home is a 3 bay, 10 car, climate-controlled garage that is approximately 2,500 square feet. Attached to this garage is a workshop, and a 2 bedroom, 1 bath apartment that is approximately 1,055 square feet. Both the garage and apartment are equipped with a security system as well. The final living space on the property is located just around the corner from the garage and is a duplex guest cottage. This cottage contains 2 units, each providing 2 bedrooms and 1 bathroom with each totaling approximately 1,125 square feet. Fiber optic internet is available on the property for anyone looking to work from home or work remotely from their workplace.

If you are an equestrian, this property is set up and perfect for horses. Not only are there miles of riding trails throughout, it also includes a 5-stall barn with hay storage. There are also paddocks, and 3 run-in sheds with

automatic, heated water troughs in each field. There is an additional 80x24x18 storage barn with tractor trailer access located on the western corner (with access to route 220) that provides additional hay and equipment storage for the property. Attached to this barn is an additional 72x32x18 garage with electrical for RV/recreation vehicle storage and is equipped with a security system. Additionally, there is a 500 gallon diesel storage tank with pump at this location. There is also a road entrance from here to the original house. You cannot have a property like this without a tractor, so a John Deere 5400, 4x4 tractor and multiple implements will convey to assist the next owner in maintaining the property.

There are no worries at Serenity Mountain, because it is designed to be self-sufficient and operate off the grid should the need arise. There is a 52 kW propane generator with two, 1,000 gallon underground propane tanks that will operate the entire complex in the event of power loss. The water system includes three, 1,000 gallon gravity flow reservoirs housed in a bunker that is also designed as a safe house or bomb shelter.

Serenity Mountain's proximity to multiple airports makes this property easily accessible from anywhere. The closest airport is Ingalls Falls Airport located just a few miles north. This is a commercial airport located on top of Warm Springs Mountain and can accommodate all but the largest aircraft with a main runway that is 5,601 long and 100 feet wide. The Lewisburg, West Virginia airport can also be accessed in approximately 40 minutes and Roanoke, Virginia airport in approximately 1 1/4 hours.

The hunting and outdoor recreation opportunities on Serenity Mountain are tremendous. I have never been on this property without seeing plenty of deer. This property contains exceptional habitat for deer, bear, turkeys, and grouse. It has been carefully managed and enhanced over the years to improve the existing attributes of the property, the carrying capacity of the land and improve the health of the wildlife. The existing ponds and streams along with land improvements, food plots, nutritional enhancements, and antler restrictions have all played a significant role in bringing the current deer herd and wildlife to its optimal potential. Other than the original home on the property there are two MB Ranch King elevated hunting blinds and one custom built tree house blind that includes easy to climb stairs, is wired for electricity, and has one of the most amazing mountain views you will ever see from a hunting blind. There is also a 200 yard shooting range to keep you on target when the moment arises. Serenity Mountain truly is an epic hunting destination.

You would be content to never leave Serenity Mountain, but if you do there are some great recreational and entertainment opportunities located close by. If you enjoy recreation on the water, Lake Moo Maw and the Jackson River are only minutes away and provide some outstanding freshwater fishing, waterfowl hunting and boating. A short drive northeast and you can find Douthat State Park for additional hiking, camping and sight seeing. The charming town of Hot Springs, Virginia is only 15 minutes away. Here you can find restaurants, shops, spas, a local craft brewery and winery. You are also only 15 minutes away from the Omni Homestead Resort, one of Virginia's legendary mountain resorts with fine dining, championship golf courses, skeet and trap courses, fly fishing, skiing, tennis and an amazing spa that takes advantage of the thermal waters the area is well known for. If the Omni isn't enough, the Greenbrier Resort and Casino in White Sulphur Springs, West Virginia is only 30 minutes away. The location of Serenity Mountain to all of these recreational and entertainment opportunities make it a perfect place for family and corporate mountain retreats.

There is one natural phenomena located on this property that makes it very extraordinary. Contained within the depths below the surface of Serenity Mountain lies a very unique geological feature. Located here is the second largest Warm Water Cave in the world and the largest of its kind in the United States.

<https://www.youtube.com/watch?v=o4SYod9pZXA>

To date there have been over 3 1/2 miles of caves discovered and documented. Exploration continues and they believe that eventually this may become the largest of its type in the world. Warm Water Cave has thermal water ranges from 60-100 degrees. Scientists are unclear as to the origins of the water in the caves. James Madison University and the National Speleological Society continue to study, map and survey the caves. The water from these caves eventually rises to the surface creating the flowing waters of Falling Spring Creek on the western border and eventually cascade over the famous Falling Spring Falls across route 220 just 100 yards from the western entrance to the property.

To say that Serenity Mountain Manor is a very special place is an understatement. This is one of the most tranquil and scenic properties in the Alleghany Highlands of Virginia that provides so many unique attributes and opportunities that the possibilities truly are endless. Showings to Serenity Mountain are happily provided to qualified buyers who must provide proof of funds prior to showings. All showings are by appointment only and the listing agent must accompany all visitors.

<https://www.youtube.com/watch?v=o4SYod9pZXA>

<https://www.airport-data.com/airport/HSP/#location>

<https://www.omnihotels.com/hotels/homestead-virginia/things-to-do/ski>

<https://www.dcr.virginia.gov/state-parks/douthat>

<https://dwr.virginia.gov/waterbody/lake-moomaw/>

MORE DETAILS

Address:

5117 Hot Springs Road
Hot Springs, VA 24445

Acreage: 569.6 acres

County: Alleghany

MOPLS ID: 26837

GPS Location:

37.869786 x -79.931457

PRICE: \$3,400,000

CONTACT AGENT



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