



SOLD!! 79 ACRES OF HUNTING / RECREATIONAL LAND FOR SALE IN BEDFORD COUNTY VA!

SOLD

For immediate assistance on this listing, call Joel Hoeffner at 540-494-4070.

With Established Trails, Food Plot Areas, Hunting Blinds/Stands and Plenty of Ideal Habitat This 79 Acres is Set Up and Ready for Hunting Season, but the .6 Mile Deeded Right of Way, and Cleared Areas with Mountain Views Also Make This a Great Property for a Secluded Home Site! Call Joel Hoeffner at 540-494-4070-to schedule a showing today!

Are you looking for a quiet place in the country close to the Blue Ridge where you can get away from the hustle and bustle of everyday life? This secluded 79 acre property just 15 minutes south of Bedford, Virginia will provide you with a place that you can breath, unwind and get revived. Located at the end of a .6 mile 25' deeded right of way you will find this exceptional property that has been meticulously set up for hunting and recreation. There are several miles of well maintained trails throughout the property that are great for riding ATVs and provide easy access to the numerous food plots, stands and blinds that are already in place and ready for hunting season. Trail camera pictures and game sign show that local wildlife are defiantly comfortable living on and using this property. Did I mention that Bedford County has consistently been the #1 deer harvest and a top producing Turkey harvest county in the state of Virginia? Bold Branch runs through the middle of the property and there are several feeder streams as well. These are great water sources for wildlife and provide potential for a future pond site. Approximately 40 acres are comprised of 7-8 year old planted Loblolly Pines. These pines provide perfect bedding and thermal cover for wildlife along with future timber investment. The remaining acreage is comprised of mature hardwood bottoms, open ground and natural mixed timber regrowth that also provides great cover and browse for wildlife. There is even a pole barn where you can store equipment, ATVs and hunting gear. This property is currently in a Land Use Program with the County that keeps the taxes very low and can be continued with the next owner. All the hard work has been done for you on this property. All you have to do is come and enjoy it.

If you have been looking for a quiet secluded property to homestead, get off the grid or even potentially build a home this property would be perfect for that as well. There are several great potential homesites including one at the highest point on the property that provides panoramic views to the West and Northwest of the Blue Ridge Mountains and the well known Peaks of Otter. This property would also be a great location for horses and livestock. There is plenty of open ground and trails for riding and some great areas that could be fenced in.

Additional opportunities for outdoor recreation on and off the water are plentiful in this area. Smith Mountain Lake and Leesville Lake are a short drive away and provide water recreation on nearly 26,000 acres and 600 miles of shoreline. These lakes are some of Virginia's most popular outdoor vacationing destinations and premier fisheries offering outstanding fishing for bass, stripers, crappies, catfish and bluegills. Other recreational opportunities like waterfowl hunting, boating, sailing, and recreational water sports are also popular on the lakes. There are numerous marinas on these lakes that offer many rental opportunities for boats, jet skis and fishing gear. Smith Mountain Lake is also home to one of Virginia's favorite State Parks where you can enjoy numerous activities, including camping, hiking, picnicking, swimming, boat rentals, and a boat ramp with a universally accessible fishing pier.-

If you prefer getting lost in the mountains the Jefferson National Forest, Appalachian Trail and the Blue Ridge Parkway are a short drive away. The Jefferson National Forest provides hundreds of thousands of acres to explore through hiking, camping, hunting and fishing in some of Virginia's most scenic stocked trout streams. The Appalachian Trail and Blue Ridge Parkway in this area provide miles of breathtaking scenery and overlooks to enjoy through hiking, biking and leisurely drives.

Town amenities are close by in Bedford, Moneta and West Lake where you can get all your daily necessities but the cities of Lynchburg and Roanoke are also close at hand. These towns and cities all provide opportunities for you to enjoy history, festivals, movies, concerts, sporting events, wineries, breweries and unlimited dining opportunities.-

This is an exceptional property with many possibilities, so if you are looking for your next hunting ground or a secluded property to build your country home with mountain views this property has it all and is a must see!-

Showings for this listing are by appointment only and listing agent must be present.-

<https://dwr.virginia.gov/wildlife/deer/harvest/?county=all>

<http://www.visitsmithmountainlake.com> <https://visitbedford.com>

MORE DETAILS

Address:

Off Shared Lane
Bedford, VA 24523

Acreage: 79.0 acres

County: Bedford

MOPLS ID: 33629

GPS Location:

37.237644 x -79.451437

PRICE: \$299,900

CONTACT AGENT



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AGENT

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