




# SOLD!! 6.33 ACRES OF RURAL RESIDENTIAL AND RECREATIONAL LAND FOR SALE IN PATRICK COUNTY VA!

## SOLD

*For immediate assistance on this listing, call Matt Muehleck at 276-340-8538.*

**6.33 Acres of Rural Residential and Recreational Land - Buildable - Mountain View - Mature Timber - Very Private. Call Matt Muehleck at 276-340-8538 to schedule a showing today!**

Have you been looking for a buildable piece of land in the mountains of Virginia? Look no further. This affordable wooded 6.33 acre property is nestled under Bull Mountain, giving you a spectacular view to wake up to. This property has an approximate road frontage on both Foley Rd (836 ft) and Round Mountain Rd (690 ft). Electricity is surrounding the property on both roads. With buildable sites on both Foley Rd and Round Mountain Rd, this property is the perfect place for a mountain cabin. It has a large stand of mature timber featuring oaks, pines, poplars, and walnuts. A hunter would be able to find big and small game on the property.-

An outdoorsman can find plenty of other fishing and hunting attractions close by. This property is located only 15 minutes away from Fairystone Farms WMA. Hunting opportunities on Fairystone Farms WMA is enhanced considerably by the public access also allowed on adjoining Fairystone State Park and Philpott Lake lands. Altogether these three public landowners provide over 14,000 acres that is open to hunting. The primary species available are deer, turkeys, squirrels and raccoons. This area is a favorite with deer hunters, including an opportunity to hunt within a 5,000-acre quality deer management zone that has special antler restrictions. Squirrel hunting is popular and bushy-tails seem to be at the height of their abundance during years of plentiful oak and hickory mast. Spring gobbler hunting has become very popular in recent years. There is also limited hunting opportunity for woodcock, grouse, quail and waterfowl. No hunting is allowed on the managed waterfowl impoundments. Excellent fishing opportunities are nearby. The Smith River gets honors for one of the most productive trout fisheries in the state. Portions of the river below the dam are stocked annually from October through May. This River also supports terrific numbers of wild brown trout that are available for anglers throughout the entire year. The 2,880-acre Philpott Lake supports a good population of largemouth bass, smallmouth bass, walleye, and sunfish. The bass population is doing well producing largemouth up to 8 pounds and smallmouth bass up to 5 pounds. The walleye fishery is one of the best walleye fisheries in the state with most fish averaging 2-4 pounds. Neighboring Fairystone Lake is a 168-acre reservoir that contains largemouth bass, crappie, and sunfish.

Only 30 minutes away is another main local attraction, Primland Resort. Primland is a luxurious back-to-nature escape unfolding across the highlands of Virginia in all their smoke-hued grandeur. The Blue Ridge Mountains are a natural paradise of forest-cloaked peaks and sun-dappled valleys. At the heart of this pristine wilderness, Primland Resort awaits on its own 12,000-acre mountain estate.

https://dwr.virginia.gov/wma/fairystone-farms/

https://www.blueridgeparkway.org/members/primland-resort/

## MORE DETAILS

**Address:**
Off Foley Road
Stuart, VA 24171

**Acreage:** 6.3 acres

**County:** Patrick

**MOPLS ID:** 34739

**GPS Location:**
36.721700 x -80.185120

**PRICE: $39,000**

## CONTACT AGENT



MATT MUEHLECK
AGENT

(276) 340-8538
(844) 480-5263 (LAND)
mmuehleck@mossyoakproperties.com

MOSSY OAK PROPERTIES