



SOLD!! 136.46 ACRES OF RECREATIONAL AND HUNTING LAND FOR SALE IN PATRICK COUNTY, VA!

SOLD

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

136.46 acres of Recreational and Hunting Land - 4,000 sq ft building with 1,500 sq ft living quarters - 2 bed / 1.5 bath - Pole Barn - Shop - secluded - extensive trail system - 3 ponds - creek. Call Matt Muehleck at 276-340-8538 to schedule a showing today!

136.46 acres of recreational and hunting land for sale in Patrick Springs, VA! If you're looking for your own personal hunting property with a place to stay, look no further. This property has an abundance of hunting opportunities and is loaded with deer, turkey, and bear sign. A great stand of timber surrounds the property with approximately 20 acres of open fields in the heart of the tract which creates great locations for wildlife foodplots. There are three ponds on the property all adding up to be approximately 5 acres. In the right times of the hunting season, a hunter could be able to find waterfowl on these bodies of water. An extensive trail system is already established creating easy access through the entire property. This property is a true hunters paradise!

The property also features approximately a 4,000 square foot building at the end of its driveway. Of the 4,000 square feet there is 1,500 square feet of living space. The living quarters features 2 bedrooms and 1.5 bathrooms, a functional kitchen, washer and dryer, and a den area. The living space is heater with a wood stove and gas heater. The rest of the 2500 square feet of the building is a very large shop area. On the back side of the shop is a pole barn that can be used for equipment storage.-

An outdoorsman can find plenty of other fishing and hunting attractions close by. This property is located only 20 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.

This property is 1 hour north of Winston-Salem NC, 1 hour south of Roanoke Va, 30 west of Martinsville Va, and 1 hour east of Galax Va.-

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

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

MORE DETAILS

Address:

3168 Old Mill Road
Patrick Springs, VA 24133

Acreage: 136.5 acres

County: Patrick

MOPLS ID: 34831

GPS Location:

36.673970 x -80.176000

PRICE: \$399,999

CONTACT AGENT



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AGENT

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