



## 35 ACRES OF HUNTING LAND WITH MOUNTAIN VIEWS FOR SALE IN BEDFORD COUNTY, VA!

### WITHDRAWN

**This Secluded Property is Nestled in a Quiet Country Setting of Woods and Pasture, is Surrounded with Spectacular Mountain Views and Would be Perfect for Your Family Home, Weekend Getaway, or Farm!**

This scenic, country property located in Thaxton, Virginia contains a good mix of rolling pasture and woods with several streams providing good water sources. There are maintained trails throughout the property that provide good access for building, hunting, riding or hiking. An old homesite is located in the pasture on the eastern side of the property that has the remnants of an old house, barn, well and septic. The condition of the well and septic are unknown, and it would be the buyer's responsibility to inspect condition and functionality to determine if they could be used. There are many unique features contained in the hills of this property that make it very special, but the mountain views are one of its best. From the old homesite and from the high pasture there are amazing views of Thaxton Mountain, Taylors Mountain, No Business Mountain and the peak of Sharp Top Mountain. Sharp Top Mountain is very distinct with a pointed rocky outcrop at its peak and it is also one of the Peaks of Otter mountains. These mountains are very unique and the most recognizable landmarks in Bedford County.

Wildlife is plentiful because the property contains perfect habitat and there is game sign throughout that shows wildlife use this property regularly. The edge, cover and corridors contained on the property give wildlife a place that they can feel safe and allows traveling from bedding areas to food sources. The habitat contained on this property also supplies good food and water sources needed to hold wildlife that you can enjoy from your future home or from a tree stand. There is more than enough room to roam, and all the pastures and trails make it the perfect property if you are looking for a place to keep your horses or to start a farm.

There are many opportunities for recreation within a short drive. The Blue Ridge Parkway and the Peaks of Otter National Recreation Area that surrounds Sharp Top and Flat Top Mountains are close by. This Recreation Area is one of the most visited areas along the Blue Ridge Parkway. Here you can enjoy camping, hiking and there is also a lodge with a restaurant and gift shop. At the base of Sharp Top Mountain, you will also find the Peaks of Otter Winery where you can enjoy mountain views while sampling one of the many fruit wines they are known for. The Jefferson National Forest is also a short drive and provides hundreds of thousands of acres to explore through hiking, camping, hunting and fishing in some of Virginia's most scenic, stocked trout streams.

Even though this property is in a quiet country setting the town of Bedford and cities of Roanoke and Lynchburg are within a short drive where you can enjoy history, shopping, movies, concerts, sporting events, wineries, breweries and unlimited dining opportunities.

This is a very unique property in a quiet, picturesque location that would make a great homesite or weekend getaway for your family. The possibilities are numerous, and it is an absolute must see! If you would like to view this property, please contact the listing agent.

### MORE DETAILS

**Address:**

1276 Mountain Trail Rd  
Thaxton, VA 24174

**Acreage:** 35.6 acres

**County:** Bedford

**MOPLS ID:** 57710

**GPS Location:**

37.346907 x -79.697054

**PRICE: \$149,000**

### CONTACT AGENT



**JOEL HOFFNER**

AGENT

**(540) 494-4070**

**(844) 480-5263 (LAND)**

jhoffner@mossyoakproperties.com

