



MARKET BASED PRICE IMPROVEMENT!! 216.87 ACRES OF HUNTING AND TIMBER LAND FOR SALE IN THE MOUNTAINS OF BEDFORD COUNTY VA!

WITHDRAWN

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

Secluded Mountain Property with Amazing Views of the Blue Ridge - Mature Hardwood Timber and Well Maintained Trails Throughout - Convenient to Many Popular Outdoor Recreation Opportunities

Are you looking for a quiet place in the Blue Ridge where you can disappear from the hustle and bustle of everyday life? This secluded 216.87 acre property located on Porter Mountain in Montvale, Virginia, will provide you with that place you can step back, take a breath, and get revived. This property would be perfect for a quiet mountain home, your next family hunting/recreation ground and a good timber investment. Comprised of three contiguous tracts and located at the end of a .25 mile 50' deeded right of way you will find this exceptional mountain property provides scenic views of Taylors Mountain, The Peaks of Otter, and Goose Creek Valley from the many ridge tops. There are miles of trails that the current owner has recently cleaned up and pushed with a dozer to open them and make this property very accessible. These trails are great for riding ATVs and provide easy access to the many scenic ridge tops and wooded bottoms this property provides. Even though this is a mountain tract that ranges from 1200' to 2000' in elevation there are many level ridge tops that could be opened up for possible building sites or for wildlife food plots. One area has already been opened up and would make a great mountain wildlife plot. This entire property is comprised of mature hardwood timber with many oaks that will provide great food for wildlife and the multiple streams on the property provide a constant water source for wildlife as well. There are scattered Mountain Laurel thickets that provide great cover for wildlife giving them a place to feel safe. This property contains all the elements that wildlife need. Trail camera pictures and game sign show that local wildlife are definitely comfortable living on and using this property. Did I mention that Bedford County is consistently the #1 deer harvest and a top producing turkey harvest County in Virginia?

The Blue Ridge Parkway, Appalachian Trail (AT), Jefferson National Forest and Peaks of Otter National Recreation Area are all just a short drive from this property and provide many opportunities for additional outdoor recreation. The Blue Ridge Parkway gives you access to some of the most breathtaking views in Virginia and is consistently the most visited unit of the National Park System year after year because of its scenic beauty, wildlife and recreation opportunities. In this area the Parkway will lead you to some of the most popular hikes around. Apple Orchard Falls, Thunder Ridge and Harkening Hill are just a few hikes that are close by. The Peaks of Otter National Recreation Area is also found on the Parkway north of this property. This 4,200 acre getaway in the Blue Ridge Mountains is one of the most visited areas along the Parkway and boasts some very popular hikes to the peaks of Sharp Top and Flat Top Mountains. The Recreation Area has many special events throughout the year and has a campground, lake and lodge that can be enjoyed. If you are a little more adventurous and like foot travel, the AT parallels the Blue Ridge Parkway in this area and provides hiking, backpacking, camping and scenic overlooks. The Jefferson National Forest surrounds the Parkway, AT and the Recreation Area. This vast public forest stretches up and down the Blue Ridge here and provides hundreds of thousands of acres to explore through hiking, camping, hunting and also fishing in some of Virginia's most scenic native and stocked trout streams.

Even though this property is in a quiet mountain setting you can find all the amenities you need close by in the towns of Montvale and Bedford and the cities of Roanoke and Lynchburg. There are also many opportunities in these areas to enjoy history, shopping, movies, concerts, sporting events, wineries, breweries and unlimited dining opportunities.

This is a peaceful mountain property located in a very picturesque setting that would make a great site for a mountain home or weekend getaway/rental for your family. It is also a great timber investment and hunting tract. There are lots of possibilities with this scenic property and it is an absolute must see!

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

For more information on this and other land for sale in Bedford County, contact Joel Hoeffner at 540-494-4070 or by email at jhoeffner@mossyoakproperties.com, or visit landandfarmsrealty.com

<https://www.bedfordva.gov>

<https://www.peaksofotter.com>

<https://www.blueridgeparkway.org>

<https://www.fs.usda.gov/gwj>

MORE DETAILS

Address:

Off Adventure Mountain Trail
Montvale, VA 24122

Acreage: 216.9 acres

County: Bedford

MOPLS ID: 37132

GPS Location:

37.366978 x -79.729609

PRICE: \$665,000

CONTACT AGENT



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AGENT

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