



SOLD!! 56.96 ACRES OF HUNTING / FISHING AND RECREATIONAL LAND FOR SALE IN FRANKLIN COUNTY VA!

SOLD

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

This mountain getaway with rustic cabin is convenient to many very popular outdoor destinations and contains camp sites, trails, stocked trout stream and great hunting opportunities!-Call Joel Hoeffner at 540-494-4070 to schedule a showing today!

This ultimate outdoor recreation property located in Ferrum, Virginia has everything you need in place and is the perfect getaway to start enjoying hunting, fishing and camping with family and friends. This 56.96 acre mountain retreat contains nearly 2400 feet of frontage on Runnet Bag Creek with 935 feet being bordered on both sides of the creek. This frontage provides you with your very own section of State stocked trout stream, so grab your fly rod and waders and get a line wet without seeing another angler. The main access into the property leads to a grove alongside Runnett Bag Creek. Here you will find a 465 square foot metal cabin with a 360 square foot covered patio and an 8 x 20 foot storage container. The cabin and patio have been recently upgraded with sealed 4 inch reinforced concrete floors and the cabin has been sprayed with foam insulation throughout. The cabin is the cozy, rustic centerpiece of the property, but there are also multiple creekside campsites with fire rings and plenty of space available for campers and RV's, so bring all your family and friends! Runnett Bag Creek provides plenty of water for camp but there is also a spring fed underground water tank with attached waterlines so water can be pumped to several spigots that can provide water as well. Currently there is no electricity at the camp, but there is overhead electric available on the property that could be run to the camp if desired. This property is very accessible with 1100 feet of frontage on Runnett Bag Rd and a secondary 30 foot deeded right-of-way from Laurel Bluff Rd. The miles of interior maintained trails allow use of the entire property and make it perfect for hiking, hunting and ATV riding.

If you have been looking for a mountain hunting tract this is it! The multiple water sources, mast trees, laurel thickets and creek side meadows on this property make it perfect for wildlife. I have seen deer and turkeys every time I have set foot here and bears have also been seen frequenting the property. The hunting stands already in place will provide strategic vantage points when pursuing your next trophy while taking in the mountain views. There are nearby public lands available to hunt as well. The State maintained Fairystone Farms Wildlife Management Area (WMA) is just a short drive. From Fairystone Farms WMA you can also access the adjoining Fairystone State Park and Philpott Lake lands. Altogether these three public lands provide over 14,000 acres that is open to hunting including a 5,000-acre quality deer management zone that has special antler restrictions.

If fishing is your passion you would be hard pressed to find a place that offers more diverse freshwater fishing at your fingertips than this property does. If the State stocked trout stream running through the property isn't enough, Phillpott Lake is just minutes away. This lake covers an area of 2,900 acres and contains about 100 miles of shoreline. There are numerous fish species to pursue on this lake with Large Mouth Bass, Small Mouth Bass, Walleye, Crappie, Blue Gills and Sun Fish being the most popular. Other water activities such as boating, kayaking, and swimming can be enjoyed on this lake along with camping and picnic areas. The Smith River, Little River and Pigg River are also close by to provide additional angling opportunities.

The Blue Ridge Parkway is also just a few minutes away from this property. This 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. A short drive on the Parkway from here and you can visit Rock Castle Gorge Overlook, Rocky Knob Recreation Area, Chateau Morrisette Winery, and the famous Mabry Mill.

This property truly is the ultimate outdoor getaway where you, your family and friends can enjoy fellowship around creekside camp fires, opening day of hunting season, or fishing stories about the one that got away. Don't miss the opportunity to own this outdoor recreational retreat that offers it all.

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

<https://www.dgif.virginia.gov/waterbody/philpott-lake/>

<https://www.dcr.virginia.gov/state-parks/fairy-stone>

<https://www.franklincountyva.gov>

MORE DETAILS

Address:

Off Runnett Bag Rd
Ferrum, VA 24088

Acreage: 57.0 acres

County: Franklin

MOPLS ID: 39366

GPS Location:

36.918499 x -80.167468

PRICE: \$249,000

CONTACT AGENT



JOEL HOFFNER

AGENT

(540) 494-4070

(844) 480-5263 (LAND)

[jhoeffner@mossyoakproperties.com](mailto:jhoffner@mossyoakproperties.com)

