



SOLD!! 10.58 ACRES OF HUNTING AND RESIDENTIAL LAND WITH MOUNTAIN VIEWS FOR SALE IN ALLEGHANY COUNTY VA!

SOLD

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

This secluded tract in the Alleghany Highlands offers scenic mountain views, borders the George Washington National Forest, has deeded access to the Cowpasture River and is the perfect place for a family retreat or your next hunting camp! Call Joel Hoeffner at 540-494-4070 to schedule a showing today!

Lot 22

If you have been looking for a property to build a family retreat or a hunting camp with seclusion and amazing views this property has it! Lot 22 in Buckhorn Subdivision (<http://buckhornpoa.com>) contains 10.58 acres and is located in Clifton Forge, Virginia. This 3,000 acre gated Property Owners Association was built on the premiss of outdoor recreation and capturing the beauty of the Alleghany Highlands. This lot not only borders the George Washington National Forest, it also has deeded access to several other National Forests access points and the Cowpasture River within the subdivision. Located approximately 2 miles from Buckhorn's entrance this property provides all the seclusion you could ever want and getting there is a breeze because the roads inside Buckhorn are very well maintained and provide great access throughout. There is approximately 425 feet of road frontage on Doe Circle and with a little tree clearing you can have panoramic views of the Alleghany Highlands that are some of the the most breathtaking views around!

This property is a great mountain hunting tract. Deer, bear, turkey and grouse thrive in these mountains (check out the pictures on the Buckhorn POA website) and provide a unique scenic adventure with every pursuit. There are mature oaks throughout the property that provide a great mast crop for wildlife. Near the back of the property you can find a wet weather spring bottom that provides a great water source and travel corridor for wildlife. This area would be a great place to put up hunting stands. Laurel thickets and wild blueberry patches in the understory of this property also provide great cover and forage for all the wildlife that live in these mountains. As great as this tract is for hunting you are not limited to it. With deeded access to the George Washington National Forest you have thousands of acres available to you for hunting, camping, hiking, or backpacking. This property affords you the opportunity to be as adventurous as you want to be.

There are also some great recreational waterways close at hand. Along with deeded access to the Cowpasture River the Jackson River and James River are also only a few miles away. These waterways wind through some of the most picturesque mountain views in Virginia and provide some unique angling opportunities for Wild Rainbow and Brown Trout, Smallmouth Bass, Rock Bass, Red Ear Sunfish and Muskies.

There are numerous places for outdoor recreation in this area of Virginia that are within a short drive. Douthat State Park, Gathright Wildlife Management Area, Lake Moomaw, and Rough Mountain Wilderness Area are all close by and offer additional opportunities for hiking, camping, hunting, and fishing. This area of Virginia also receives some of the higher annual snow accumulations. Just north of this property in Hot Springs, Virginia you can find skiing, snowboarding and tubing opportunities at Homestead Ski Resort.

Don't let this one slip by. This is a unique opportunity to own property in the heart of the Alleghany Highlands. If you are looking for a secluded getaway with views and unlimited outdoor recreation this is it! If you would like to view this property please contact the listing agent.

<http://buckhornpoa.com>

<https://www.visitalleghanyhighlands.com>

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

<https://dwr.virginia.gov/waterbody/cowpasture-river/>

MORE DETAILS

Address:

Off Doe Circle
Clifton Forge, VA 24422

Acreage: 10.6 acres

County: Alleghany

MOPLS ID: 44694

GPS Location:

37.862780 x -79.787546

PRICE: \$35,000

CONTACT AGENT



JOEL HOFFNER

AGENT

(540) 494-4070

(844) 480-5263 (LAND)

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

