



SOLD!! 96.05 ACRES OF FARM AND HUNTING LAND WITH CREEK FRONTAGE FOR SALE IN FRANKLIN COUNTY VA!

SOLD

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

This country gem contains beautiful mountain views, frontage on Big Chestnut Creek, a mix of timber and tillable ground and would be perfect for your country home, family farm or equestrian estate! Call Joel Hoeffner at 540-494-4070 to schedule a showing today!

Are you ready to get away from the hustle and bustle and settle into the quiet country life? This 96.05 acre tract located in Franklin County has a diverse landscape that is suited for many uses. With over 725 feet of frontage on Colonial Turnpike and trails throughout, access for building, farming and hunting is a breeze. This property contains 27+ acres of open ground with the remainder being wooded. The open ground is currently being used for hay, but it has been used for corn and soy bean production in the past. The large open pasture would also be perfect for livestock or horses. Approximately 26 acres of the open ground is contiguous, but there is a 1.25 acre field tucked away at the back of the property near the creek that would make a perfect hidden food plot for hunting. The wooded acres are a mix of mostly hardwood timber. Select timbering has been done on this property in the past allowing the remaining oak and hardwood timber plenty of room to grow and produce mast crops for the wildlife that live here. Multiple deer were seen while walking this property and there is plenty of deer and turkey sign throughout. Bear populations are healthy in this area and it is not uncommon to see one foraging acorns or roaming the creek bottom. Many aspects make this property appealing. The two that make it most unique are the mountain views and creek frontage. There are unbelievable views of Chestnut Mountain from multiple sites. Being able to enjoy those views from your quiet country home would be nothing short of amazing. With approximately 740 feet of frontage on beautiful Big Chestnut Creek you can enjoy time with family camping, wading and fishing from your own property. A 10x20 storage shed and farm truck will convey with the property and there is also a great rustic tobacco barn at the front of the property. This barn can be used for additional storage or if you are handy maybe even fixed up into a hunting cabin. There is a John Deere 1025 tractor with implements and a Kawasaki Prairie ATV that are also available for consideration to interested buyers.

Additional outdoor recreation is close at hand as well. It is a short 15 minute drive to Turkeycock Mountain Wildlife Management Area (WMA). This WMA has 2,679 acres and lies along the ridge of Turkeycock Mountain. This WMA is predominantly a forested landscape with several wildlife openings located throughout. There are a number of small streams and Scout Pond is located near the southwestern corner of the WMA. Hunting for deer, bear, turkey and small game can be enjoyed here along with hiking and wildlife viewing. Fairystone Farms WMA is located in Franklin County and is a short drive southwest of this property. From Fairystone Farms WMA you can also access the adjoining Fairystone State Park and Philpott Lakelands. 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 and water recreation is what you are looking for, Smith Mountain Lake is 20 minutes away and provides water recreation on 26,000 acres and 500 miles of shoreline. This premier fishery offers outstanding fishing for Bass, Stripers, Crappies, Catfish and Bluegills. Other recreational opportunities like waterfowl hunting, boating, sailing, and recreational water sports are also popular on the lake. There are approximately 25 marinas on the lake that offer many rental opportunities for boats, jet skis and fishing gear.

This quiet, country property provides all the peace you could ever want, but you can still be in the town of Rocky Mount within 15 minutes and the towns of Martinsville and West Lake in 30 minutes for all of your needs. These towns provide many opportunities to enjoy history, movies, concerts, sporting events, dining

opportunities, wineries, breweries and Franklin County's famous Moonshine Distilleries.

If you have been looking for a secluded country property for outdoor recreation, for building a quiet country home with mountain views, or a place to get your family farm started this property has everything you need and more.

<https://www.visitsmithmountainlake.com>

<https://www.visitfranklincountyva.com>

<https://www.dgif.virginia.gov/wma/turkeycock/>

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

MORE DETAILS

Address:

Off Colonial Turnpike
Rocky Mount, VA 24151

Acreage: 96.1 acres

County: Franklin

MOPLS ID: 45416

GPS Location:

36.930468 x -79.783687

PRICE: \$475,000

CONTACT AGENT



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AGENT

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