



590 ACRES OF RESIDENTIAL / FARM AND HUNTING LAND WITH MOUNTAIN VIEWS AND CREEK FRONTAGE FOR SALE IN BLAND COUNTY VA!

REDUCED

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

This very scenic mountain farm is suited for many uses and offers amazing long range views, multiple homes, over 3,000 feet of frontage on a State stocked trout stream, 8 miles of interior trails, fenced pastures with livestock troughs, 550+ acres of timber and is an absolute wildlife paradise! Call Joel Hoeffner at 540-494-4070 to schedule a showing today!

If owning a secluded mountain farm with breathtaking views in Virginia has been on your mind, then you need to come see this spectacular property located on Wolf Creek Mountain at the end of Niday Drive in Narrows, Virginia. Whether you are looking for a property to farm, hunt, fish, for equestrian purposes, a mountain retreat or investment this peaceful scenic property can fulfill your needs and has endless opportunities.

There are two homes on this property. The main home is located at the front of the property near Niday Drive and is surrounded by pastures and mountains. This is a 1400 sf, 4 bed, 1 bath brick ranch home with a 1,000 sf unfinished basement. Rustic upgrades give this home a real country feel. From the custom wormy chestnut built-in cabinets and rustic living room beams to the oak kitchen cabinets, shiplap kitchen ceilings, and reclaimed wood kitchen wall you will absolutely fall in love with this quaint home. Other upgrades include an addition of a large activity room and utility room, large his/her bathroom shower, radiant floor heat, whole house fan, zero clearance fireplace with auxiliary fans and the home has also been wired for generator application. The second home is located on the frontage of Wolf Creek. Here you will find a 1500 sf, 3 bed, 1 bath hand hewn log home that is dated circa 1920's. This cabin has a large covered front porch that overlooks Wolf Creek where you can sit and enjoy the serene sounds of the flowing water. A grove located next to the cabin would be perfect for camping and RV's. There are many possibilities for this cabin and it would make a great vacation getaway, fishing/hunting camp or rental property. The Virginia Department of Historic Resources completed an architectural survey on the cabin in 2017 and stated that the cabin is potentially eligible for a historic designation. In addition to the two existing homes there are also multiple scenic sites with mountain views that would be perfect for building your dream home. One of those sites is around 2500 feet in elevation and already has water and electricity available. Multiple sheds, barns and outbuildings can also be found throughout the property along with approximately 31 acres of pasture/fields with approximately 16 acres fenced that contains a new agriculture water system with livestock troughs. The cabin on Wolf Creek and all shed, barns and outbuildings are being sold "as is, where is".

This 590+ acre diverse property is comprised of three contiguous parcels. There is a 521.3 acre tract that is in a conservation easement with the Virginia Outdoors Foundation, a 67.4 acre tract with the log cabin that is NOT in conservation easement, and a 1.39 acre tract with the main home that is NOT in conservation easement. Even though the 521.3 acre tract is in a conservation easement it still allows for subdivision, building multiple homes/structures and allows for timber harvest. There is a .97 acre portion of this property along the spring above the main home that is in the Conservation Reserve Program with the U.S. Department of Agriculture through September 2028. Currently this property is designated as a Certified Tree Farm through the American Tree Farm System. The majority of the mountain property is comprised of great hardwood timber that include Oaks, Hickory, Poplar, Maple, Cherry, Walnut and even some Chestnut. There is also approximately 16 acres of planted Eastern White Pine that are being managed. Several old homesteads can be found on the mountain that will remind you of early America and there is also a .17 acre family cemetery that has been surveyed/recorded and is being maintained by family heirs. -

This property provides outstanding outdoor recreational opportunities on land and water. If you like fishing, swimming, kayaking and canoeing there is over 3,000 feet of frontage on Wolf Creek that can be enjoyed. Put on your waders and tie on your favorite fly because Wolf Creek is a Category A stocked Trout stream that is stocked multiple times throughout the year by the Virginia Department of Wildlife Resources making the creek front cabin ideal for a fishing camp. There are also tremendous hunting opportunities here. This property stretches from the fields and pastures in the valleys to the high mountain hardwoods at the 3400 foot ridge top on Wolf Creek Mountain. A diverse range of habitat can be found here that is suited for wildlife such as Whitetail Deer, Bear, and Turkey. There are approximately 8 miles of trails contained throughout allowing you to easily access the entire property for hunting, hiking, ATV riding, horse back riding or just taking in the gorgeous long range mountain and valley views.

The region where this property is located allows for many additional outdoor recreational opportunities to be had within a short drive. The Jefferson National Forest to include the Kimberling Creek Wilderness Area is just a short drive and offers thousands of acres for hunting, hiking and camping. If you are really looking to get away from it all the Appalachian Trail can be accessed from several locations within a short drive. This National Scenic Trail is 2200 miles long stretching from Georgia to Maine and provides some of the most breathtaking scenery and peaceful locations in the country to enjoy.

As secluded as you will feel at this property, town amenities are not far away. The towns of Wytheville, Bluefield, Pearisburg and Bland can all be reached within 30 minutes and Blacksburg can be reached in just shy of 1 hour. These towns provide many opportunities to enjoy movies, concerts, sporting events, wineries, breweries and unlimited dining opportunities.

To say that this Wolf Creek Mountain farm is a very special place is an understatement. This is one of the most tranquil and scenic properties in Bland County Virginia that provides so many unique attributes and opportunities that the possibilities truly are endless. Showings to this property are happily provided to qualified buyers who must provide proof of funds prior to showings. All showings are by appointment only and a Mossy Oak Properties agent must accompany all visitors.

<https://dwr.virginia.gov/wp-content/uploads/media/catchable-trout-stocking-plan.pdf>

<https://www.vawilderness.org/kimberling-creek-wilderness.html>

<https://www.nps.gov/appa/index.htm>

<https://visitbland.com>

MORE DETAILS

Address:

414 Niday Dr
Narrows, VA 24124

Acreage: 590.2 acres

County: Bland

MOPLS ID: 47002

GPS Location:

37.250819 x -81.027648

PRICE: \$1,695,000

CONTACT AGENT



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