



SOLD!! 35.85 ACRES OF RECREATIONAL AND HUNTING LAND IN THE BLUE RIDGE MOUNTAINS FOR SALE IN PATRICK COUNTY VA!

SOLD

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

Secluded Mountain Property With Long Creek Frontage and Scenic Views - Building Site with Well and Septic Tank - Convenient to Fairy Stone Farms Wildlife Management Area/Philpott Lake. Call Joel Hoeffner at 540-494-4070 to schedule a showing today!

If you have been looking for a secluded property nestled in the Blue Ridge Mountains for recreation or building a home/getaway this 35.85 acres in Patrick County will get you off the beaten path while providing a place to relax and unwind. This Bull Mountain tract has approximately 2400 feet of frontage on Pole Bridge Road with overhead electric available. There is an installed well and septic tank on the property that will expedite your building process. Pole Bridge Creek runs through the property near the level building site and provides approximately 1775 feet of scenic creek frontage that can be enjoyed. This all wooded tract contains a mix of mature hardwoods, scattered pines and laurel/rhododendron thickets that run from the creek bottom to the ridge line on the mountain. The thickets are perfect for wildlife providing protection, thermal cover and bedding areas that are necessary to keep wildlife on your property. Many mast producing Oak trees provide a great food source for deer, bear and turkeys that thrive in these mountains. Trails to the creek and along the western ridge provide good access for recreation. There are great sites at higher elevations on the ridge where you will find awesome vantage points for hunting while taking in the panoramic mountain views. A camper located on the western ridge trail sits on one of these sites and with a little cleaning/maintenance it could be used for a hunting basecamp.

There is even more outdoor recreation close at hand with this property. Fairystone State Park, Fairystone Farms Wildlife Management Area and Philpott Lake are only 15 minutes away. 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. Philpott 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.

There are many great historic and recreational opportunities within a short drive. The historic towns of Stuart and Meadows of Dan are both within a 30 minute drive. Here you can enjoy festivals, country gift shops, historical homes and restaurants. The Blue Ridge Parkway can also be accessed in Meadows of Dan. This Scenic Parkway is consistently the most visited unit of the National Park System year after year because of its scenic beauty. Taking just a short ride north on the Parkway from Meadows of Dan you will find the historic Mabry Mill. The mill is one of the most photographed places in the United States. A little bit farther north on the Parkway is Chateau Morrisette Winery. At this famous winery you will be able to enjoy wine tasting, a restaurant, gift shop and special events while taking in the mountain views. Rocky Knob Recreation Area is also on this section of the Parkway. This recreation area is more than 4,000 acres and is comprised of campgrounds, picnic areas, hiking trails, cabin rentals and the beautiful Rock Castle Gorge. If you are looking for a little more upscale recreation the 5 star luxury Primland Resort is only 30 minutes away. Here you can enjoy fine dining, an 18 hole scenic mountain golf course, horseback riding, sport shooting, archery, fly fishing, ATV riding and many more outdoor activities.

This secluded tract tucked away in the Blue Ridge Mountains is a must see if you have been looking for a very private place for a mountain home/getaway where you can enjoy outdoor recreation because there is no shortage of it both on the property and nearby.

http://www.dcr.virginia.gov/state-parks/fairy-stone#general_information

<https://www.blueridgeparkway.org>

<http://www.patrickchamber.com/info/about-patrick-county.cfm>

<https://primland.com>

MORE DETAILS

Address:

Off Pole Bridge Rd
Stuart, VA 24171

Acreage: 35.9 acres

County: Patrick

MOPLS ID: 47339

GPS Location:

36.725959 x -80.157233

PRICE: \$79,900

CONTACT AGENT



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AGENT

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