



## UPDATED!! 7.08 ACRES OF RECREATIONAL AND RESIDENTIAL LAND FOR SALE JUST MINUTES FROM SMITH MOUNTAIN LAKE IN FRANKLIN COUNTY VA!

### REDUCED

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

**This peaceful all wooded property located in Union Hall, Virginia offers many opportunities for outdoor recreation. It is not only a great little hunting tract but would also be ideal for building your quiet family getaway or investment rental just minutes from all the amenities and recreation that Smith Mountain Lake has to offer!-Call Joel Hoeffner at 540-494-4070 to schedule a showing today!**

#### Property Information

If you have been looking for a quiet county setting to build near Smith Mountain Lake that also offers great hunting opportunities this 7.08 acre all wooded tract in Union Hall, Virginia might just be the one you have been waiting for. Access is a breeze with over 220 feet of frontage on Kemp Ford Rd and a 30 foot deeded right-of-way that services this property and several neighboring properties. Multiple level areas on the property provide scenic woodland views and -may be great potential building sites for your home or cabin near the lake. Wildlife for hunting and viewing is abundant on this property because it contains many of the elements needed for them to thrive. Mature hardwood timber including mast producing Oaks are contained throughout the property and will provide great food sources for local wildlife. Water for wildlife is also found from two different sources. There is a small spring near the front of the property and a nice stream that runs along the back border. These waterways not only provide essential water, they provide great travel corridors as well and are perfect places to hang a few tree stands. There are high deer populations around Smith Mountain Lake and the deer sign on this tract provides ample evidence that it is a place deer utilize. Whether you are looking to hunt, fish or build a quiet county home at the lake this may be the one for you. -

#### Lake Information

This property is located just minutes from the Penhook Boat Ramp and Magnum Point Marina providing access to all this lake has to offer. Smith Mountain Lake is a 20,600-acre impoundment with over 500 miles of shoreline located in the foothills of the Blue Ridge Mountains in Bedford and Franklin counties and is one of Virginia's most popular outdoor vacationing destinations. The lake is one of Virginia's premier fisheries, offering 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. Smith Mountain Lake is also home to one of Virginia's favorite State Parks where you can enjoy numerous water activities, including swimming, boat rentals, a boat ramp and a universally accessible fishing pier. Families can also enjoy picnicking, a visitor center, an amphitheater, special programs, camping, miles of trails and cabins with boat docks.

#### Public Land Recreation

Outdoor recreation on the lake is not the only fun you can have here. There are many other opportunities to enjoy hunting, camping and hiking. The Smith Mountain Lake Cooperative Wildlife Management Area is just minutes away and provides public access to nearly 5,000 acres for hunting, hiking, and fishing. The Jefferson National Forest, Appalachian Trail and the Blue Ridge Parkway are also near by and provide thousands of acres for outdoor recreation and many miles of some of the most scenic trail, byway, and overlooks in Virginia.

#### Area Information

Amenities are close at hand here. The towns of Rocky Mount, Westlake, and Moneta can be reached within a 30 minute drive. Roanoke and Bedford can be reached within a 45 minute drive. These great Virginia cities and towns provide many opportunities for you to enjoy local history, movies, concerts, sporting events, wineries, breweries, and unlimited dining opportunities.

If you have been looking for a quiet county property with endless outdoor recreation opportunities located minutes from one of the most beautiful lakes in the country this could be the one you have been dreaming about!

<https://smith-mountain-lake.com/>

<https://www.visitfranklincountyva.com/>

<https://dwr.virginia.gov/wma/smith-mountain-cooperative/>

## MORE DETAILS

**Address:**

Off Kemp Ford Rd  
Union Hall, VA 24176

**Acreage:** 7.1 acres

**County:** Franklin

**MOPLS ID:** 52915

**GPS Location:**

37.020234 x -79.684956

**PRICE: \$69,900**

## CONTACT AGENT



**JOEL HOFFNER**

AGENT

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