



1 ACRE OF RECREATIONAL AND RESIDENTIAL LAND FOR SALE IN MONTGOMERY COUNTY VA!

ACTIVE

For immediate assistance with this listing call Damon Bungard at 802-989-8555.

Private, 1 acre lot for sale in Montgomery County. Nice location near Falling Branch with easy access to Christiansburg, Blacksburg, Virginia Tech and Roanoke.-Call Damon Bungard at 802-989-8555 to schedule a showing today!

Property Information:

Want to build a unique mountain cabin? Looking for a little bit of privacy, with proximity to town? Private, Tower Road brings you to this 1 acre mostly wooded tract in Christiansburg, Virginia. From the road frontage, the property drops down to a creek bottom, with prominent game trails up near the road and down along the bottom. The lot is mostly timbered. Offered at recent 2023 appraised value.

The 19.6 acre lot across the street is also for sale, see separate listing. - -

Public Land Recreation:- -

Outdoor opportunities in and around Montgomery County are everywhere. Jefferson National Forest, the Appalachian Trail, New River, and developed trail systems for trail running, rock climbing, hiking and mountain biking like the Pandapas Pond and Poverty Creek trails are also nearby and provide thousands of acres for outdoor recreation. Claytor Lake State Park, or the New River offer fishing and paddling and swimming, or there's plenty of cool streams with trout, waterfalls and cold pools to hike to in the National Forest to cool off in the summer months. -

Area Information:- -

Local amenities are not far. The towns of Christiansburg, Blacksburg, and Virginia Tech campus are 10 – 20 minutes away, and Salem and Roanoke and the regional airport can be reached within a 30-40 minute drive. These great Virginia cities and towns provide convenient shopping and many opportunities for you to enjoy local history, movies, concerts, sporting events, wineries, breweries, and unlimited dining opportunities. -

Claytor Lake State Park is 20 minutes away. -

<https://www.dcr.virginia.gov/state-parks/claytor-lake>

New River Water Trail

<https://www.newriverwatertrail.com/NRWT/> -

Pandapas Pond

<https://www.fs.usda.gov/recarea/gwj/recarea/?recid=73877>

Poverty Creek Trails

https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/fseprd485195.pdf

Cascades National Recreation Trail

<https://www.fs.usda.gov/recarea/gwj/recreation/hiking/recarea/?recid=79943&actid=50> -

MORE DETAILS

Address:

1620 Tower Road
Christiansburg, VA 24073

Acreage: 1.0 acres

County: Montgomery

MOPLS ID: 53400

GPS Location:

37.134080 x -80.340990

PRICE: \$50,000

CONTACT AGENT



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AGENT

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