



19.6 ACRES 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.

Looking for that rare opportunity to live where you play? Like the tranquility of your own private woods, with the convenience of being near town? Or maybe just your own hunting camp convenient enough for before or after work hunts? That location and opportunity is what this Montgomery County property has to offer. -Centrally located with access to Christiansburg, Blacksburg, Virginia Tech, and Salem or Roanoke, with the privacy of a private road, and tranquility and hunting opportunities within the Falling Branch watershed. -This would make a great small hunting tract, or would also be ideal for building your dream home or camp, with walk out your door recreational opportunities. Call Damon Bungard at 802-989-8555 to schedule a showing today!

Property Information:-

Live in the front, play in the back. It's rare to find a property that offers that unique combination, with the added bonus of proximity to town, but that's exactly what this tract offers. Private, Tower Road brings you to this 19.6 acre mostly wooded tract in Christiansburg, Virginia. From the road frontage, the property runs a ridge towards Falling Branch. The front is partially cleared, and continuing down the ridge will bring you through a mix of young and old timber, soft and hardwood, with multiple potential home sites and views of neighboring mountains. -A partial trail system is in place. Wildlife for hunting and viewing is abundant on this property, with mixed habitats well suited to both small and big game. Mature hardwood timber including mast producing oaks are contained throughout the property and will provide great food sources for local wildlife. Whether you are looking to hunt now, or have a vision to build a country home with your preferred outdoor recreational opportunities off your doorstep, this property is ready to go. - -

The 1 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:

Off Tower Road, Tract 2 and Pt Tract
2
Christiansburg, VA 24073

Acreage: 19.7 acres

County: Montgomery

MOPLS ID: 53404

GPS Location:

37.133580 x -80.340180

PRICE: \$225,000

CONTACT AGENT



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AGENT

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