



## UNDER CONTRACT!! 36.43 ACRES OF RESIDENTIAL AND RECREATIONAL LAND FOR SALE IN FRANKLIN COUNTY VA!

### PENDING

For immediate assistance with this listing call Chris Collins at 336-552-3666.

**Large Planted Pines, Hardwood Bottoms, Tons of wildlife & Multiple Creeks! Call Chris Collins at 336-552-3666 to schedule a showing today!**

This one is for all of the hunters out there! This nearly 36.5 acre tract located in the southern most part of Franklin County VA is what you have been looking for. The property has approximately 21 acres of planted pines ready to either be cut or thinned. The remainder of the land is covered in hardwood creek bottoms! The property has multiple creeks and springs flowing throughout. While walking the property the wildlife sign was abundant! Down the old logging roads and trails turkey sign was everywhere! The seclusion and large landowners that surround the back side of this property aid in keeping the wildlife comfortable. While walking not only did I see tons of sign, but I saw multiple deer, turkey, and even a black bear cozied up in the mountain laurel down in the creek bottoms!

The property has main other opportunities outside of just hunting as well. The front portion of the property lies very well and would make a beautiful homesite! Also, if you did not wish to build on this property there is a potential immediate return on your investment with the timber value. The property is just 35 minutes from the Turkeycock Wildlife Management Area which is nearly 2,700 acres of public hunting land!

This property is also convenient to many other amenities and larger towns. All of which offer shopping, groceries, and restaurants within a reasonable drive.

-20 Mins to Martinsville VA

-23 Minutes to Rocky Mount VA

-54 Minutes to Roanoke Va

-1hr 25 Mins to Greensboro, NC

### MORE DETAILS

**Address:**

Off Coopers Mountain Rd  
Martinsville, VA 24112

**Acreage:** 36.4 acres

**County:** Franklin

**MOPLS ID:** 54044

**GPS Location:**

36.837200 x -79.823100

**PRICE: \$139,900**

### CONTACT AGENT



**CHRIS COLLINS**

AGENT

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