



## 0.71 ACRES OF RESIDENTIAL AND RECREATIONAL LAND FOR SALE IN ALLEGHANY COUNTY VA!

### ACTIVE

For immediate assistance with this listing call Mathew Seldomridge at 540-968-1097.

**Wonderful opportunity to build a home in a private subdivision! A lot of recreational opportunity surrounding this development. Internet, and electric and community sewer. For more information or to schedule a viewing contact Mathew Seldomridge at 540-968-1097 or via email, [mseldomridge@mossyoakproperties.com](mailto:mseldomridge@mossyoakproperties.com).**

Lot - 2

This is a RARE opportunity you DO NOT want to miss!

Land along the Jackson river is hard to find, so this may be the perfect chance to own a piece of paradise. This plot of land is located in the Falling Spring area of Alleghany County, VA in a private subdivision called The River's Edge. Nestled between the prestigious Jackson River and the beautiful Jackson River Scenic Trail, this quiet little subdivision has a lot to offer.

The River's Edge is located in Falling Spring, VA. Surrounded by opportunity, this is the dream location for recreational enthusiasts. While surrounded by outdoor attractions such as Lake Moomaw, the Jackson River, Cliffview Golf Course, Jackson River Scenic Trail, and the Falling Spring Falls. This quiet home site is located just a short drive from The Greenbrier and the Omni Homestead Resort. Whether you want a day on the golf course or an evening at the spa, both resorts have plenty to offer.

The River's Edge is in the perfect spot for the recreational enthusiasts. The Jackson River is a desirable destination for trout anglers from all around. The 18 mile section of river between Gathright Dam and the City of Covington is legally navigable and has a steady flow of water all year. However, the river is best known for the abundance of wild trout. Wild rainbow and brown trout can be caught twelve month out of the year in the Jackson River. The River's Edge offers a common area that gives members private access to a beautiful stretch of the water. There is also a public river access near the entrance of the community that allows for easy access and includes a paved walkway with a dock that is handicap accessible. The Jackson River Scenic Trail stretches from Cedar Creek in Bath County, VA. south to the City of Covington. The trail is approximately 16 miles of trail that runs mostly parallel to the river. The trail provides a great opportunity for walking, bicycles, and horse back riding. The trail has multiple public access points, one of which is located near the entrance to the subdivision.

Omni Homestead Resort: <https://www.omnihotels.com/hotels/homestead-virginia>

The Greenbrier: <https://www.greenbrier.com/>

### MORE DETAILS

#### Address:

Off Elwood Dr  
Hot Springs, VA 24445

**Acreage:** 0.7 acres

**County:** Alleghany

**MOPLS ID:** 54248

#### GPS Location:

37.878110 x -79.975560

**PRICE: \$49,950**

### CONTACT AGENT



**MATHEW SELDOMRIDGE**

AGENT

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