



## 18.12 ACRES OF RECREATIONAL AND RESIDENTIAL LEESVILLE LAKE WATERFRONT LAND FOR SALE IN PITTSYLVANIA COUNTY VA!

### ACTIVE

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

**This secluded Leesville Lake property is perfect for your next lake retreat and offers 1100 feet of water frontage with scenic views, mature timber, and provides exceptional hunting, fishing and outdoor recreation opportunities! Call Joel Hoeffner at 540-494-4070 to schedule a showing today!**

Nestled within the serene embrace of Leesville Lake this tranquil 18.12 acres in the Hunt Tract Subdivision contains approximately 1100 feet of lake frontage on a quiet cove just across the lake from the Myers Creek boat launch. Hunt Tract Subdivision is a very private gated community that has NO HOA, provides a deeded lake access common area and is teeming with wildlife. This all wooded tract provides great hunting opportunities for deer, turkeys and bear. The mature Oak, Hickory and Beech trees throughout the property provide a mast producing food source for the local wildlife and the Laurel thickets within the property provide great cover and bedding areas. If you are looking to get back to nature this is the perfect place to build your family outdoor getaway. A recent soil evaluation test in 2023 on the ridge near the lake showed it was suitable for a 3 bedroom conventional septic. Clearing trees on that ridge would open this property up to amazing lake views to the north and east that could be enjoyed from the deck of your quiet family getaway home at the lake.

Leesville Lake is a 3,400-acre impoundment located in Southwest Virginia and is an exceptional waterway for outdoor recreation. Popular water activities include boating, kayaking, paddle boarding, swimming, waterfowl hunting and of course fishing. The lake is approximately 17 miles long with 110 miles of shoreline containing many coves, cuts and creek channels to explore or get a line wet chasing your next wall hanger. Leesville Lake does not receive the traffic that other busy reservoirs do and can be a pleasant change if you are looking for less competition with other anglers and boaters. This diverse fishery contains a variety of fish species to pursue that include Large Mouth Bass, Striped Bass, Walleye, White Bass, White Perch, Catfish, Crappie, and Sunfish. This lake also holds the current state record for freshwater Striped Bass that was caught in 2000 and weighed 53 lbs 7 oz. The next record could be waiting for you on this lake with little angling pressure.

Access to nearly 5,000 acres of public recreation land on Smith Mountain Cooperative Wildlife Management Area is also just minutes away. This public property offers outdoor enthusiasts the opportunity to hunt, fish, hike, view wildlife and enjoy vistas overlooking beautiful Smith Mountain Lake. It is owned by Appalachian Power Company and is cooperatively managed by the Virginia Department of Game and Inland Fisheries. The area is almost entirely forested. Elevations range from 800 feet to over 2000 feet. The area's western boundary adjoins Smith Mountain Lake and includes ten miles of lake shoreline. Protected in perpetuity by a conservation easement held jointly by the Virginia Outdoors Foundation and the Virginia Department of Game and Inland Fisheries, this scenic and natural wildlife habitat area will remain available for public use for many years to come.

Even though this property is quietly secluded at the lake you are still close to all your amenities. The towns of Altavista, Chatham, and Gretna are within 30 minutes and the larger towns of Lynchburg and Danville are within a 50 minute drive from this property. These towns provide many opportunities to enjoy movies, concerts, sporting events, breweries, wineries and unlimited dining opportunities.

If your family has been looking for a tranquil lake front property with wildlife and views to escape to, then look no further. This Leesville Lake property provides extensive opportunities for outdoor recreation along with a great place to build your lake home or family getaway in a quiet subdivision.

<https://dwr.virginia.gov/waterbody/leesville-reservoir/>

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

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

## MORE DETAILS

**Address:**

Off Drawbridge Rd  
Pittsville, VA 24139

**Acreage:** 18.1 acres

**County:** Pittsylvania

**MOPLS ID:** 54306

**GPS Location:**

37.010714 x -79.459879

**PRICE: \$169,500**

## CONTACT AGENT



**JOEL HOFFNER**

AGENT

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