

**UPDATED!! 89 acres of residential and recreational land
for sale in Giles County, VA!**
1504 Hutchison Rd.
New Castle, VA 24127

\$2,950,000
89± Acres
Giles County



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New Castle, VA / Giles County

SUMMARY

Address

1504 Hutchison Rd.

City, State Zip

New Castle, VA 24127

County

Giles County

Type

Hunting Land, Recreational Land, Residential Property, Horse Property, Single Family, Lot, Business Opportunity

Latitude / Longitude

37.383206 / -80.475247

Dwelling Square Feet

2079

Bedrooms / Bathrooms

4 / 2

Acreage

89

Price

\$2,950,000

Property Website

<https://www.mossyoakproperties.com/property/updated-89-acres-of-residential-and-recreational-land-for-sale-in-giles-county-va-giles-virginia/80900/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call John Perez at [252-325-4766](tel:252-325-4766).

89-Acre Wilderness Estate Featuring a Custom Cabin, Sparkling Pond, and Designated Trout Stream. Discover endless possibilities—whether you envision a private mountain retreat, a wilderness hunting property, or an equestrian haven for backcountry riding, this secluded sanctuary offers it all. Call John Perez at [252-325-4766](tel:252-325-4766) to schedule a showing today!

Unrivaled Mountain Retreat on 89 Acres in the Heart of the Mountain Lake Wilderness

Welcome to a once-in-a-lifetime opportunity to own 89 private acres surrounded by over 15,000 acres of federally protected wilderness—where ultimate seclusion, natural beauty, and backcountry adventure converge.

Tucked deep within the Mountain Lake Wilderness area and accessible only through a private gated entrance and miles of National Forest, this rare offering ensures unmatched privacy while still being just 45 minutes from Virginia Tech in Blacksburg, VA.

Here, nature remains untouched by development, logging, or motorized traffic. This pristine landscape is a haven for outdoor enthusiasts, offering backcountry hunting, horseback riding, and native brook trout fishing in the crystal-clear waters of Johns Creek, which gently winds through the property.

At the heart of this secluded sanctuary lies a charming 3-4 bedroom, 2-bathroom cabin, overlooking a picturesque, one-acre stocked pond teeming with largemouth bass, crappie, and other panfish.

The approx. 2,079 sq. ft. cabin features:

- Spacious living and dining areas
- Full kitchen
- Two covered porches with tranquil views
- Two additional rooms ideal for offices or easy conversion into more bedrooms
- Finished basement and attached two-car garage adding 834 sq. ft. of versatile space

From the upstairs primary suite, take in panoramic views of the pond and surrounding meadows—home to abundant wildlife including deer, bear, turkey, eagles, and more.

Rich with Features & Ready for Adventure

- High-fenced gardens with fruit trees and vegetables
- Historic Native American artifacts discovered on-site
- A second rustic structure—the original camp home—perfect for conversion into a guesthouse, hunter's lodge, or trail stop
- Just 150 yards from the Appalachian Trail, ideal for hikers or Airbnb potential
- Custom-built workshop/garage complete with tools, lumber, a tractor with implements, and a low-mileage F-250 pickup—all included
- Fields ideal for livestock or horses, with potential for additional pastureland via light clearing
- Multiple natural springs offering exceptional water quality

Wildlife & Outdoor Paradise

This land is a sportsman's dream—home to:

- Bear, deer, turkey, grouse, quail, foxes, bobcats
- Otters, beavers, and native brook trout

Whether you're seeking a private mountain retreat, a recreational paradise, a potential income-producing Airbnb, or a legacy property to pass down for generations, this rare offering provides it all: freedom, serenity, adventure, and off-grid living without sacrifice.

Nearby Towns

- Newport, VA – 30 minutes
- Pearisburg, VA – 47 minutes
- Blacksburg, VA – 45 minutes

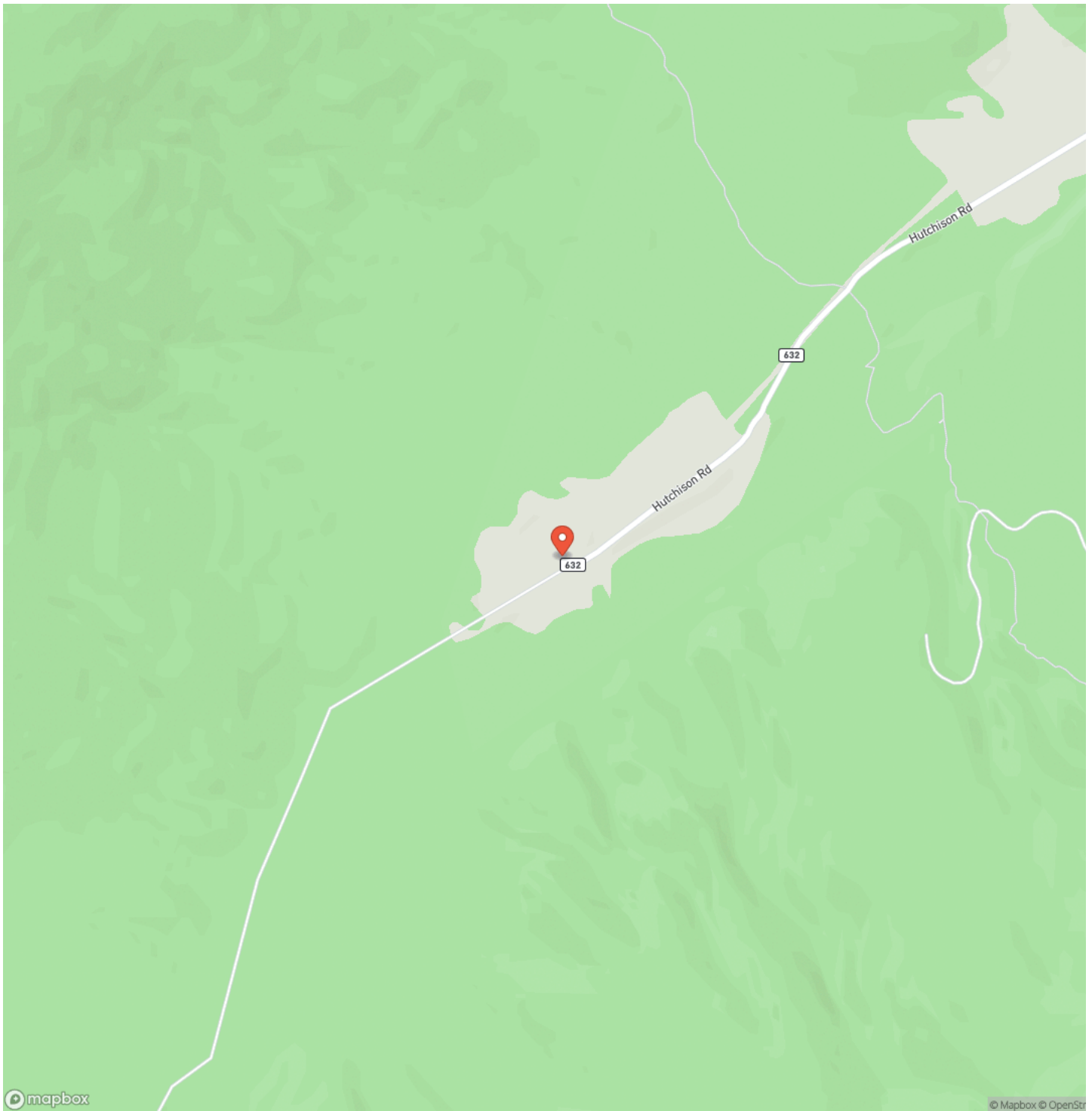
For more information on this and other land for sale in Giles County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.



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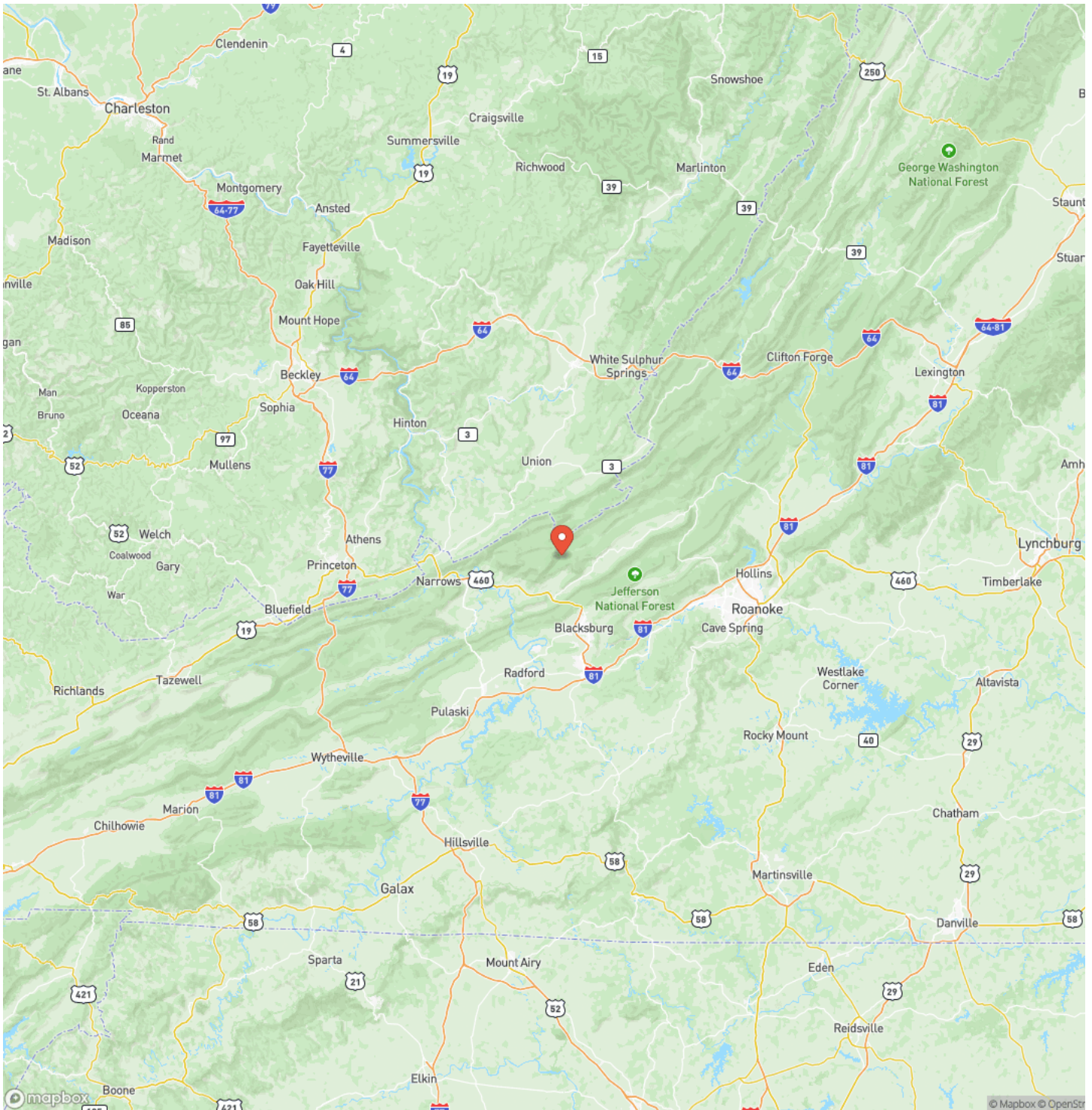


Locator Map



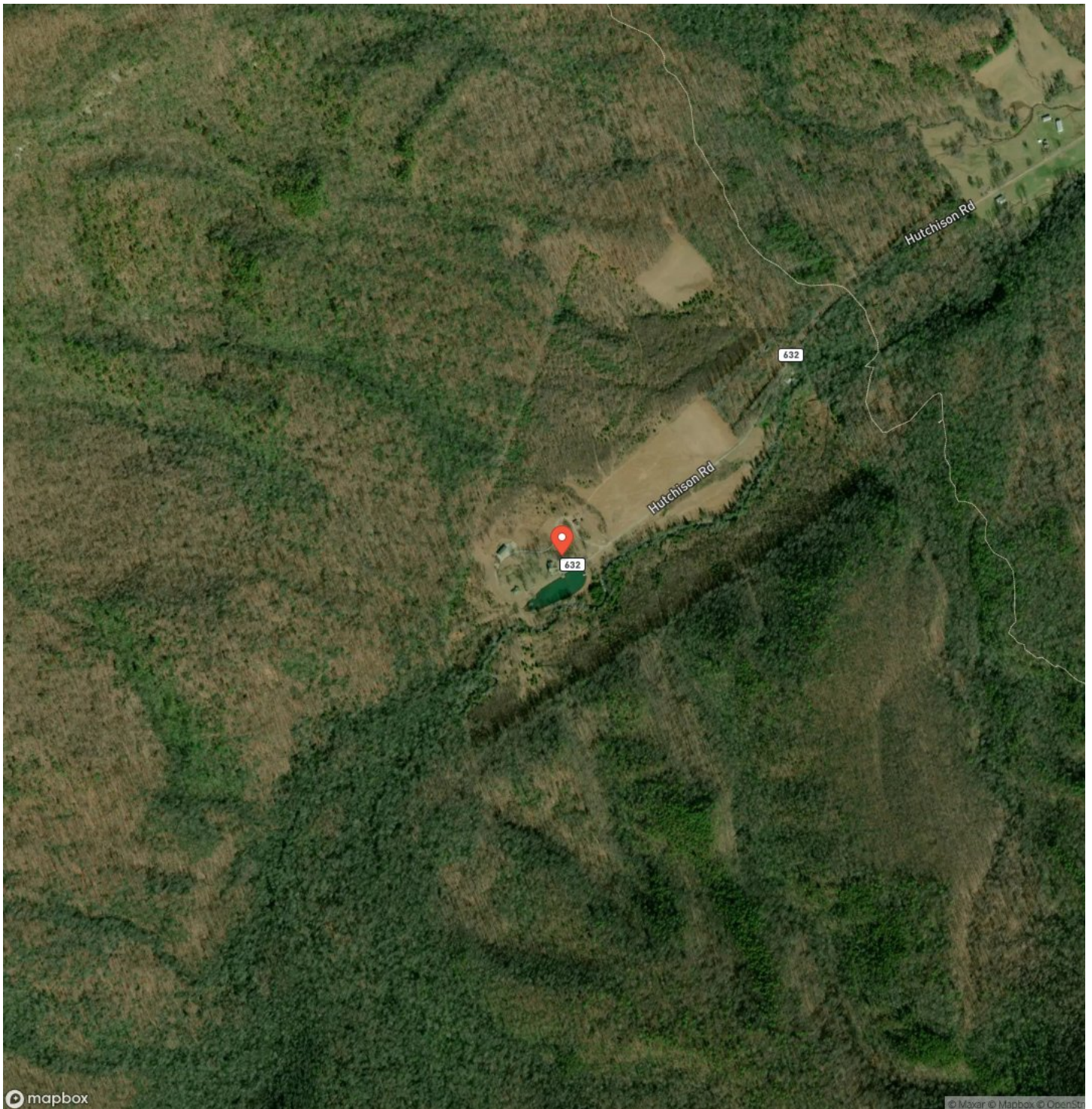
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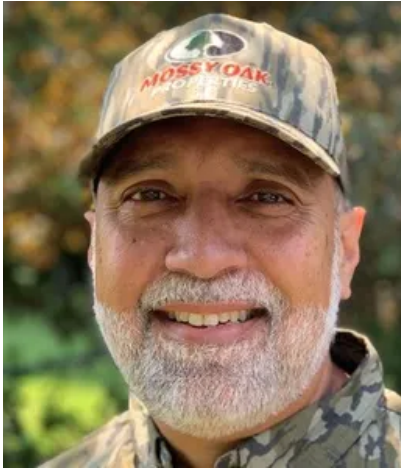
Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

John Perez

Mobile

(252) 325-4766

Office

(844) 480-5263

Email

jperrez@mossyoakproperties.com

Address

101 Budleigh Street unit F

City / State / Zip

NOTES



MORE INFO ONLINE:

www.landandfarmsrealty.com

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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