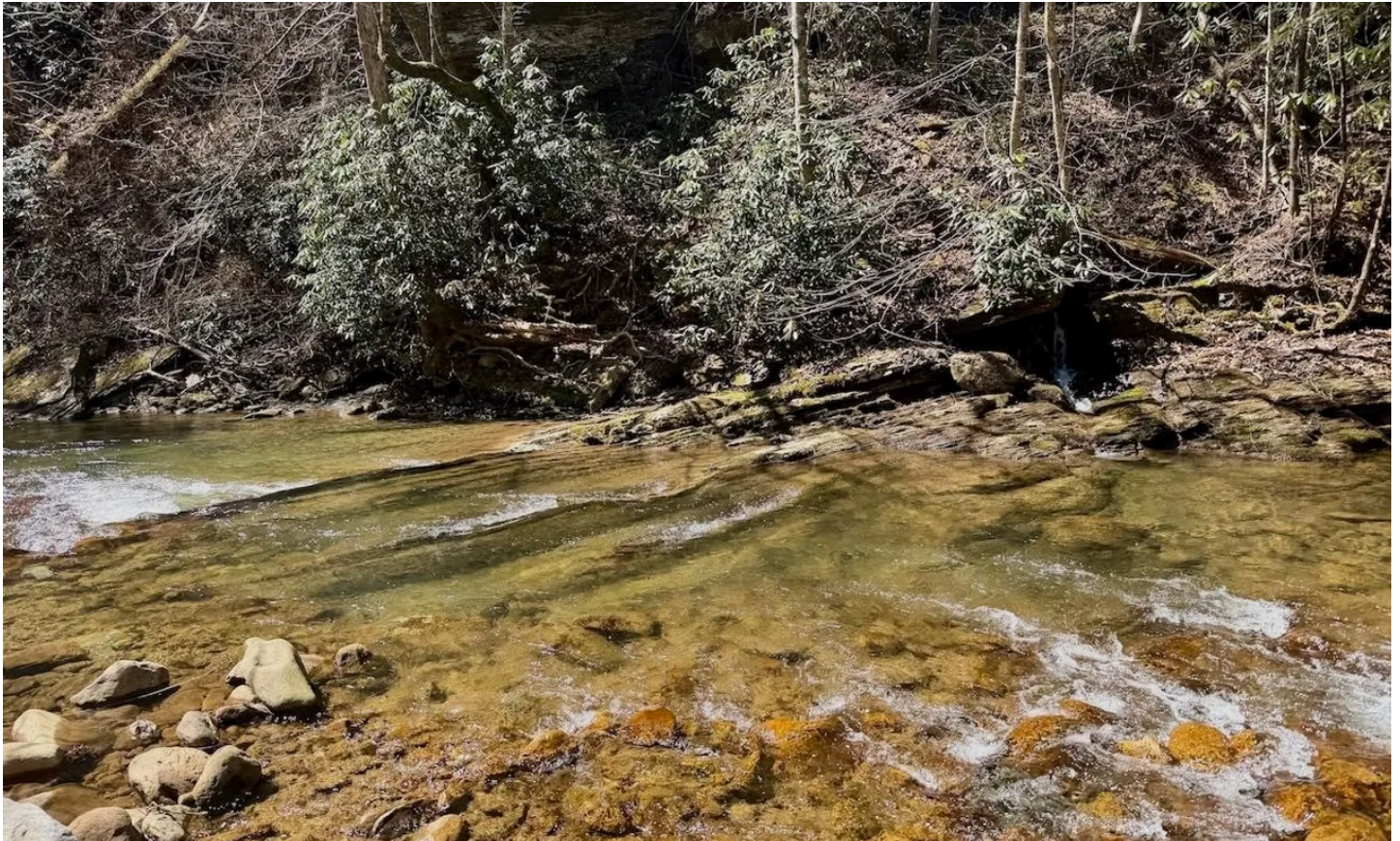


60.5 acres of recreational and residential land in Scott
County, VA!
Off of Greens Chapel Lane
Dungannon, VA 24245

\$294,000
60.500± Acres
Scott County



60.5 acres of recreational and residential land in Scott County, VA! Dungannon, VA / Scott County

SUMMARY

Address

Off of Greens Chapel Lane

City, State Zip

Dungannon, VA 24245

County

Scott County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude

36.8208 / -82.6166

Acreage

60.500

Price

\$294,000

Property Website

<https://www.mossyoakproperties.com/property/60-5-acres-of-recreational-and-residential-land-in-scott-county-va-scott-virginia/103241/>



60.5 acres of recreational and residential land in Scott County, VA! Dungannon, VA / Scott County

PROPERTY DESCRIPTION

If you've been waiting on a sign to own your own Appalachian mountain property with a trout stream -this is it. Come build your own creek-side escape!

Tucked away in the mountains of Scott County, this 60+ acre retreat features your very own stretch of Stony Creek, a designated trout stock water flowing right through the property.

Enjoy trout fishing on your own land

A perfect setting for a cabin or mountain getaway

Abundant wildlife and endless outdoor recreation

Directly across from Devil's Fork Campground, with potential for a similar setup on your own land

An approx. 1-acre parcel right on the creek includes an old structure and offers an incredible opportunity to create a waterside cabin or retreat-imagine relaxing while listening to the rushing water, fishing, or cooling off on a summer day.

The land rises from ~1,540 ft along the creek to over 2,200 ft, offering incredible diversity. A natural saddle around 1,820 ft provides a great location for cabins, campsites, or a scenic overlook.

And the location? It's hard to beat:

Minutes from the Devil's Bathtub Trail, one of Virginia's most unique hiking destinations

Close to Jefferson National Forest for endless trails, hunting, and exploring

Access to the Clinch River, known for fishing and paddling

A short drive to the culture and music of Bristol, TN

This is the kind of property that makes you slow down and stay awhile-water, mountains, wildlife, and total privacy.

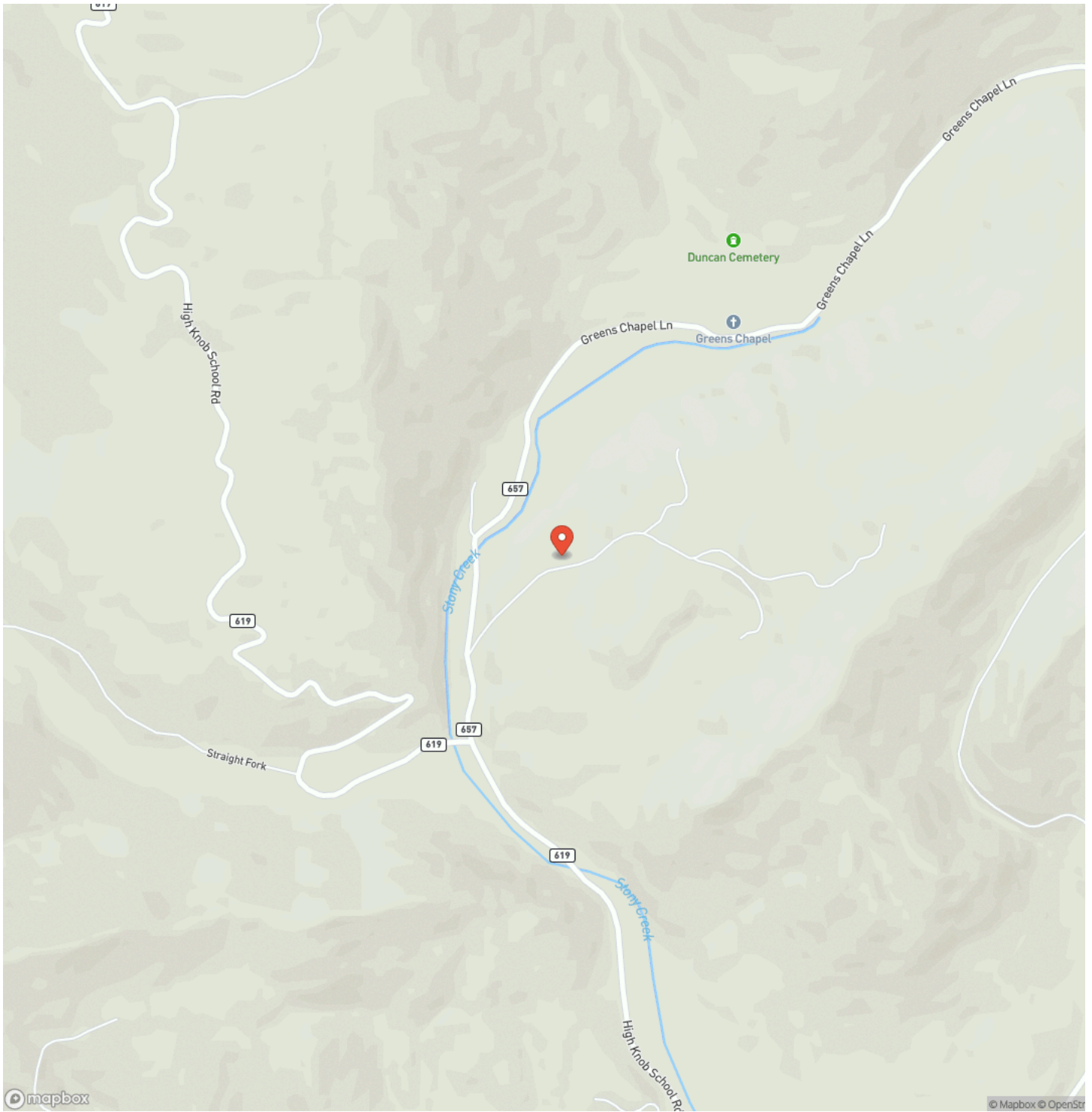
For more information on this and other land for sale in Scott County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.

60.5 acres of recreational and residential land in Scott County, VA!
Dungannon, VA / Scott County



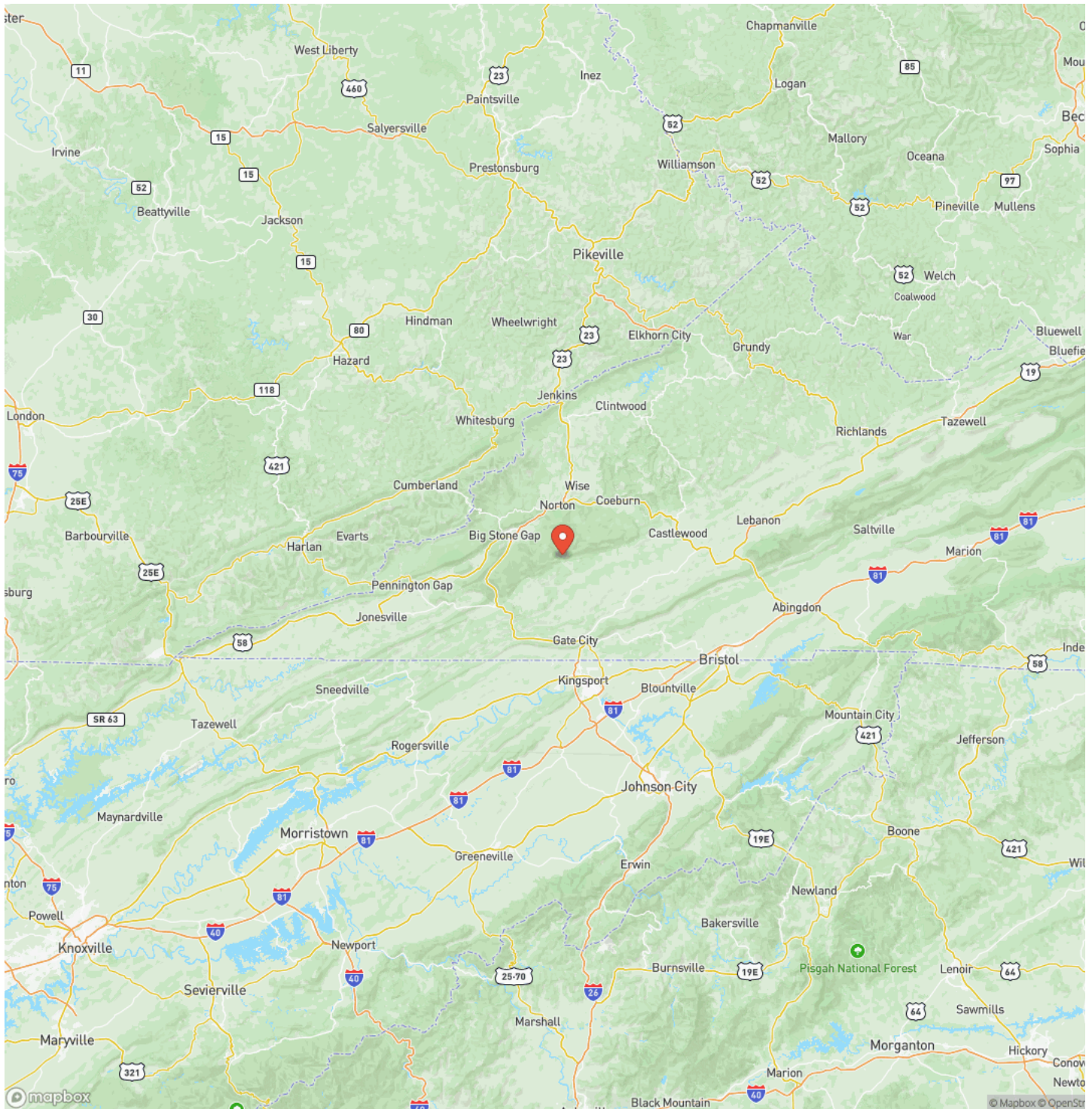
60.5 acres of recreational and residential land in Scott County, VA!
Dungannon, VA / Scott County

Locator Map



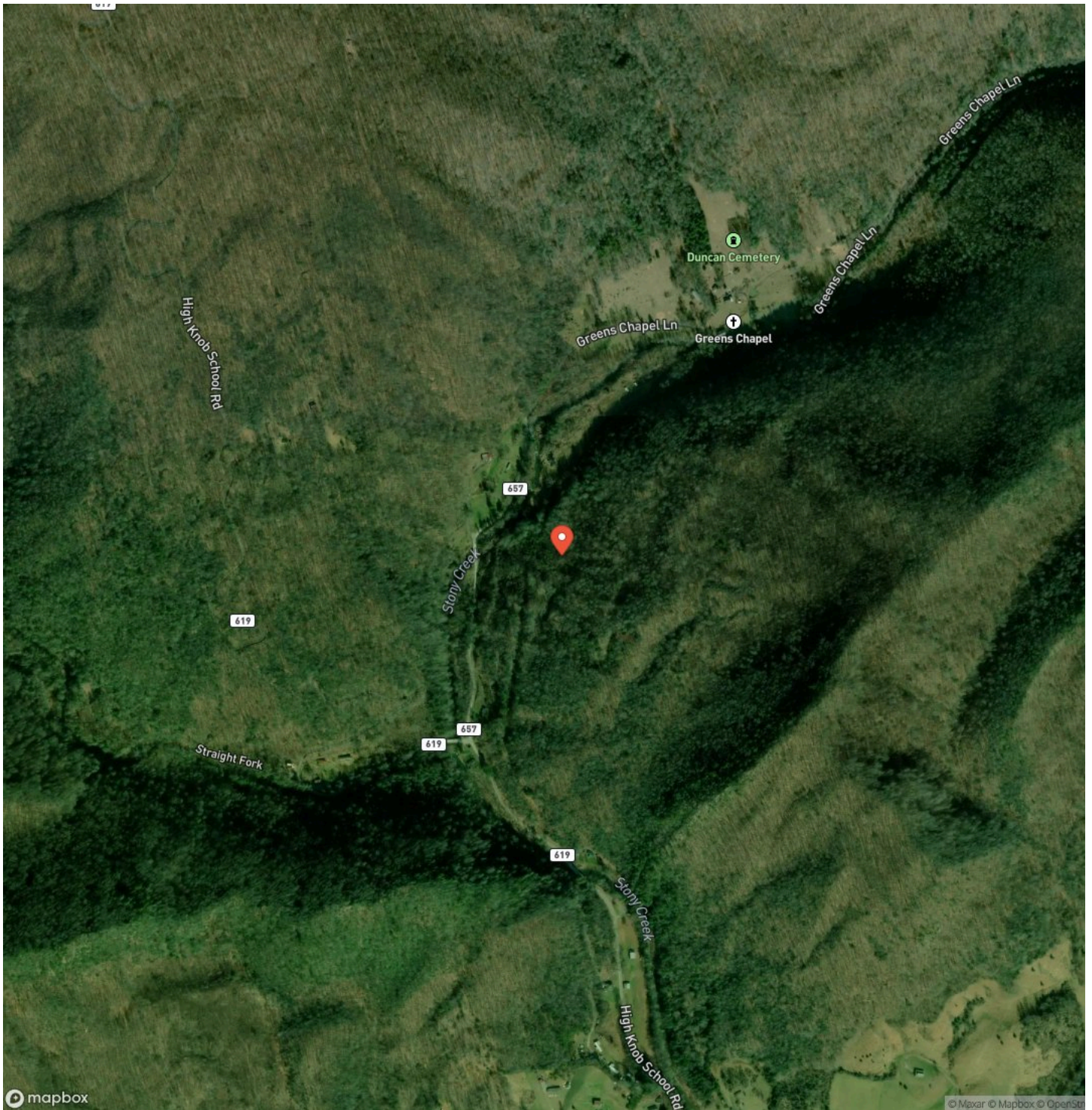
60.5 acres of recreational and residential land in Scott County, VA!
Dungannon, VA / Scott County

Locator Map



60.5 acres of recreational and residential land in Scott County, VA!
Dungannon, VA / Scott County

Satellite Map



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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