

**130.16 Acres of Farm, Residential, Recreational, and Investment Land in Russell County, VA!**  
453 Long Hollow Rd  
Cleveland, VA 24225

**\$499,900**  
103.160± Acres  
Russell County



**130.16 Acres of Farm, Residential, Recreational, and Investment Land in Russell County, VA!  
Cleveland, VA / Russell County**

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**SUMMARY**

**Address**

453 Long Hollow Rd

**City, State Zip**

Cleveland, VA 24225

**County**

Russell County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property, Timberland, Single Family, Lot

**Latitude / Longitude**

36.906599490611 / -82.14974455194393

**Dwelling Square Feet**

2016

**Bedrooms / Bathrooms**

3 / 1

**Acreage**

103.160

**Price**

\$499,900

**Property Website**

<https://www.mossoakproperties.com/property/130-16-acres-of-farm-residential-recreational-and-investment-land-in-russell-county-va-russell-virginia/107315/>



## 130.16 Acres of Farm, Residential, Recreational, and Investment Land in Russell County, VA! Cleveland, VA / Russell County

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### **PROPERTY DESCRIPTION**

#### **130.16 Acre Turn-Key Mountain Top Cattle Farm with Move in Ready Home and Panoramic Views in Russell County, Virginia!**

Long Hollow Road Farm - Russell County, Virginia

Welcome to this stunning 130.16-acre mountain-top cattle farm in southwest Virginia. Perched on the ridge with sweeping, long-range views, this property offers a rare combination of productive farmland, beautiful pastureland, and abundant timber in a peaceful, private setting.

The comfortable one-level home features 3 bedrooms and 1 bathroom with a full, walk-out basement. The basement includes one finished room, a wood-burning stove, generous storage space, room for freezers, and direct access toward the barn area. Enjoy morning coffee on the front porch overlooking the eastern pastures and timber, or relax on the rear patio with easy access via the walkway to the 1-car garage.

This is a fully operational cattle farm with approximately 95 acres of fenced, open pasture and hay fields interspersed with groves of hardwood timber that provide excellent shade. The majority of the fencing is high-tensile electric, with a small portion of barbwire. An additional 32+/- of unfenced hardwood timber on the southern portion of the property offers outstanding wildlife habitat-whitetail deer and turkey are plentiful here and potential income from select harvesting of the timber.

Water is abundant and well-planned: two separate wells serve the home and the livestock areas. Six automatic pasture water troughs are gravity-fed from two underground reservoirs, which are supplied by the well located near the old dairy/pump house building.

Farm infrastructure includes a substantial three-bay 42ft x 44ft log barn, plus two additional storage barns and run-in sheds, providing excellent space for equipment, hay, or future livestock needs.

#### Location & Convenience

Located off Long Hollow Road in Cleveland, Virginia this property sits just 15 minutes from downtown Lebanon, Virginia, and 31 minutes from downtown Abingdon and Interstate 81. This makes the farm conveniently located while still offering the tranquility of mountain-top living with multiple potential future homesites along the ridge tops. This prime location also places the farm within easy reach of The Channels Natural Area Preserve and Redrock Mountain Natural Area Preserve, offering residents convenient access to exceptional hiking, unique geological formations, and pristine mountain wilderness just minutes away.

A beautiful, productive, turn-key cattle operation with room to grow, excellent views, strong water resources, and abundant wildlife. Ideal for the serious farmer, livestock enthusiast, or someone seeking a private Virginia mountain retreat with income-producing potential or building a generational legacy.

#### Russell County School District

- Elementary - 2-4 - Lebanon Elementary School
- Middle School - 5-7 - Lebanon Middle School
- High School - 8-12 - Lebanon High School

#### Links of Interest:

- Russell County: <https://www.russellcountyva.us/>
- Abingdon, VA: <https://visitabingdonvirginia.com/>
- The Channels Natural Area Preserve: <https://www.dcr.virginia.gov/natural-heritage/natural-area-preserves/thechannels>



- Redrock Mountain Natural Area Preserve: <https://www.dcr.virginia.gov/natural-heritage/natural-area-preserves/redrockmt>

I invite you to explore the embedded map in this listing for a birds-eye view of the property and surrounding area:

<https://id.land/maps/af5d8ad28c16f7fba6501c3d57a692b9/share/unbranded>

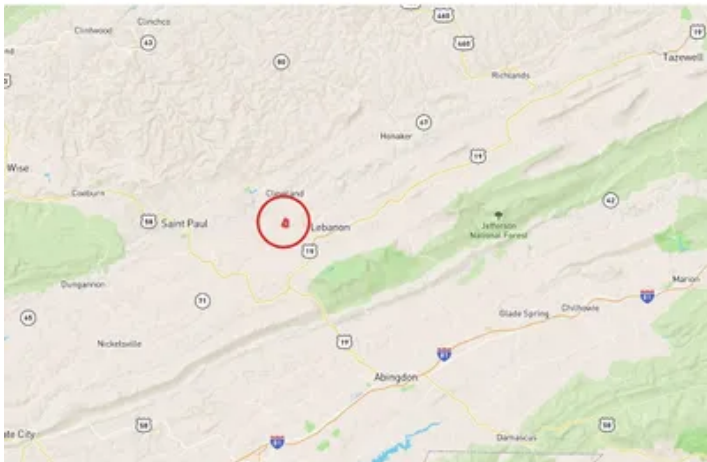
This property is shown by appointment only with 48-hour notice and proof of funds required. Please contact me to schedule your showing today!

To schedule a showing, contact John Perez at [434-442-6075](tel:434-442-6075) / email at [jperez@mossyoakproperties.com](mailto:jperez@mossyoakproperties.com) or Caleb Hooker at [757-810-5303](tel:757-810-5303) / email at [chooker@mossyoakproperties.com](mailto:chooker@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).

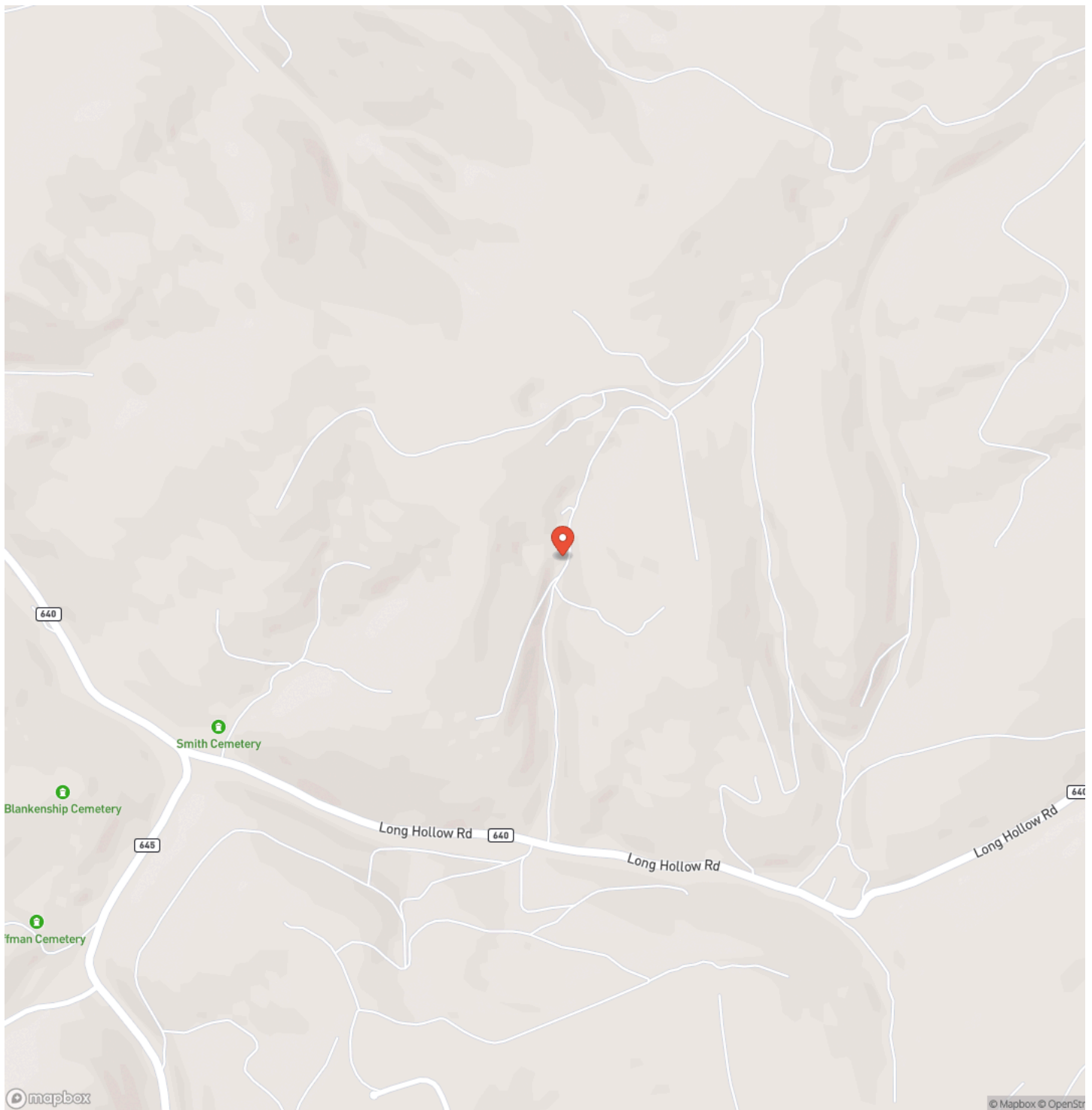
For more information on this and other land for sale in Russell County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at [jperez@mossyoakproperties.com](mailto:jperez@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).



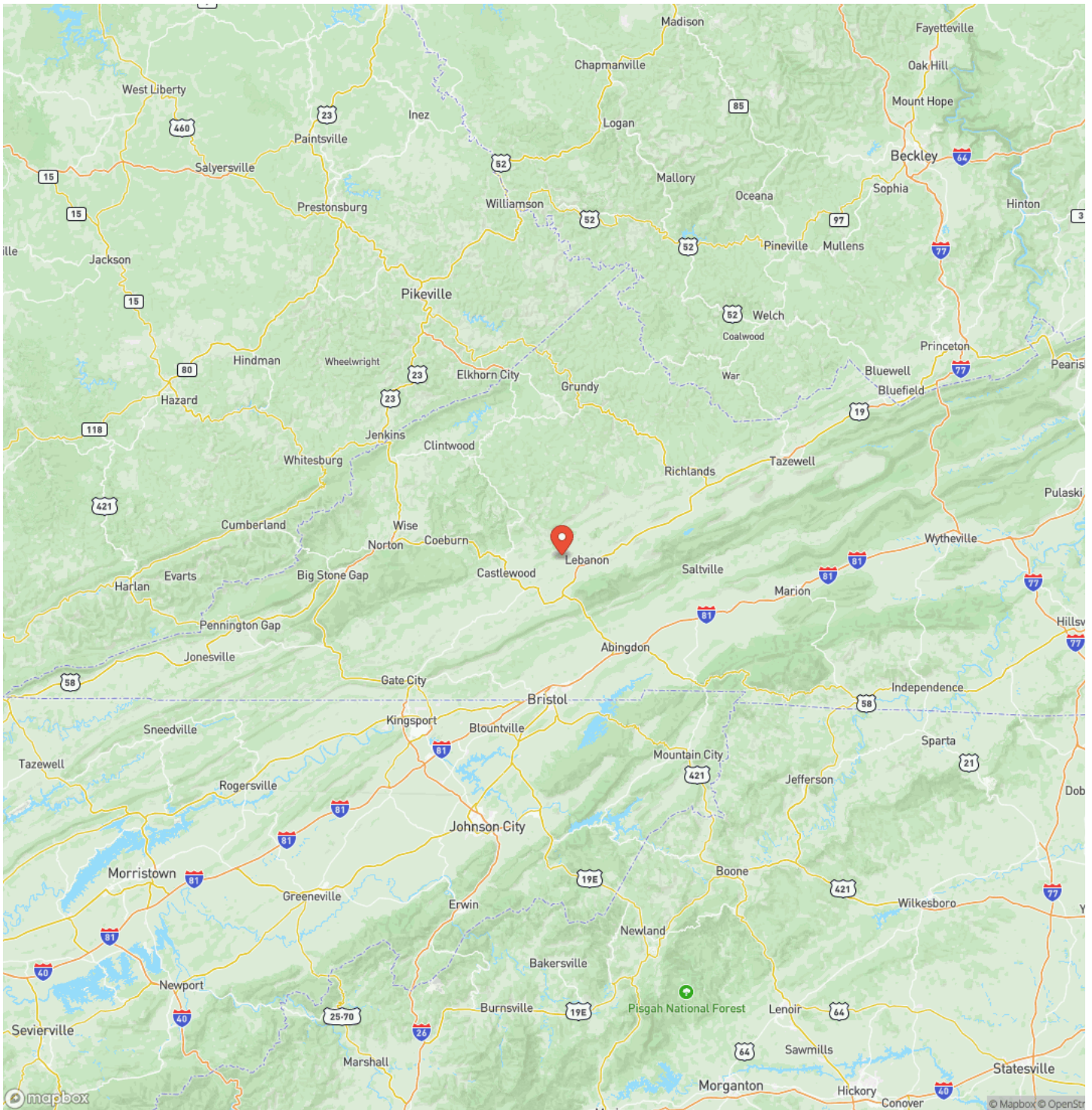
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## Locator Map



## Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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**Mossy Oak Properties Land and Farms Realty**  
101 Budleigh Street, Suite F  
Manteo, NC 27954  
(844) 480-5263  
<https://www.mossoakproperties.com/>

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