

**50.09 Acres of Residential and Recreational Land in  
Bedford County, VA!  
Off of Stevens Chapel Road  
Blue Ridge, VA 24064**

**\$399,000  
50.09± Acres  
Botetourt County**



## 50.09 Acres of Residential and Recreational Land in Bedford County, VA!

Blue Ridge, VA / Botetourt County

### SUMMARY

#### **Address**

Off of Stevens Chapel Road

#### **City, State Zip**

Blue Ridge, VA 24064

#### **County**

Botetourt County

#### **Type**

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot, Business Opportunity

#### **Latitude / Longitude**

37.3309 / -79.7748

#### **Acreage**

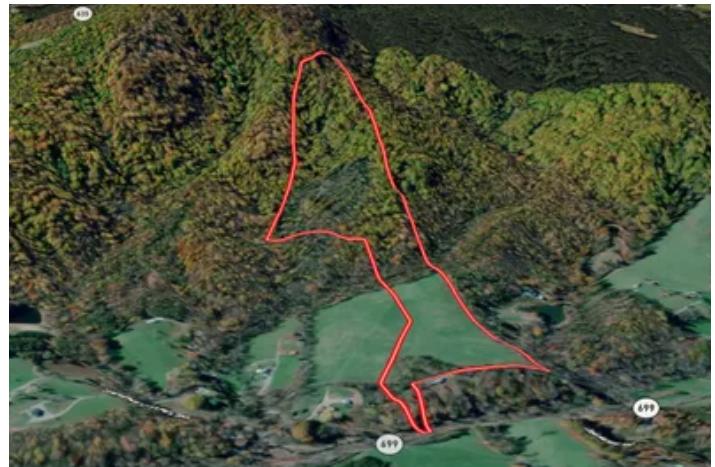
50.09

#### **Price**

\$399,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/50-09-acres-of-residential-and-recreational-land-in-bedford-county-va-/botetourt/virginia/99131/>



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### **PROPERTY DESCRIPTION**

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

**Beautiful, unrestricted acreage in Blue Ridge, VA offering stunning mountain views, rolling pasture, hardwoods, and year-round creeks - the perfect blend of beauty and usability. Private and peaceful, yet just minutes from Roanoke and Smith Mountain Lake, this is mountain living without compromise. Call John Perez at [252-325-4766](tel:252-325-4766) to schedule a showing today!**

Welcome to Blue Ridge, Virginia, where 50+ stunning acres deliver elevation, privacy, versatility - and the freedom to truly live your way. With elevations reaching nearly 1,900 feet, this property showcases sweeping mountain views, big-sky sunsets, and the peaceful setting people move to the Blue Ridge for.

A beautiful blend of rolling pasture, mature hardwoods, and varied mountain terrain creates both visual appeal and practical usability. The partially fenced pasture is ideal for horses, cattle, or a true homestead lifestyle, while multiple building sites offer outstanding options for your dream home, multiple homes or retreat. Two crystal-clear, year-round streams wind through the property, adding charm, beauty and natural value.

Extensive internal trails make this tract perfect for hiking, horseback riding, or off-road exploring, and the diverse habitat supports abundant deer, turkey, and other wildlife - creating a true recreational haven.

No restrictions. No HOA. Enjoy the freedom to build what you want, raise animals, construct barns or workshops, create additional trails, or design the mountain estate you've always envisioned - without limitations.

Despite its privacy and seclusion, the location is exceptionally convenient:

- 25 minutes to Roanoke - Access to a regional airport, major healthcare systems, shopping, dining, entertainment, and employment opportunities.

- 55 minutes to Lynchburg - A vibrant city with universities, business growth, additional medical facilities, and cultural amenities.

- 25 minutes to Smith Mountain Lake - One of Virginia's premier recreational destinations for boating, fishing, waterfront dining, and year-round outdoor fun.

This rare combination allows you to enjoy peaceful mountain living while staying connected to city conveniences, travel access, and lake recreation - the best of both worlds.

Whether you're seeking a private estate, equestrian property, working homestead, recreational retreat, or long-term land investment, this Blue Ridge tract offers freedom, beauty, and lasting value.

Come own your own slice of heaven in Virginia.

For more information on this and other land for sale in Bedford 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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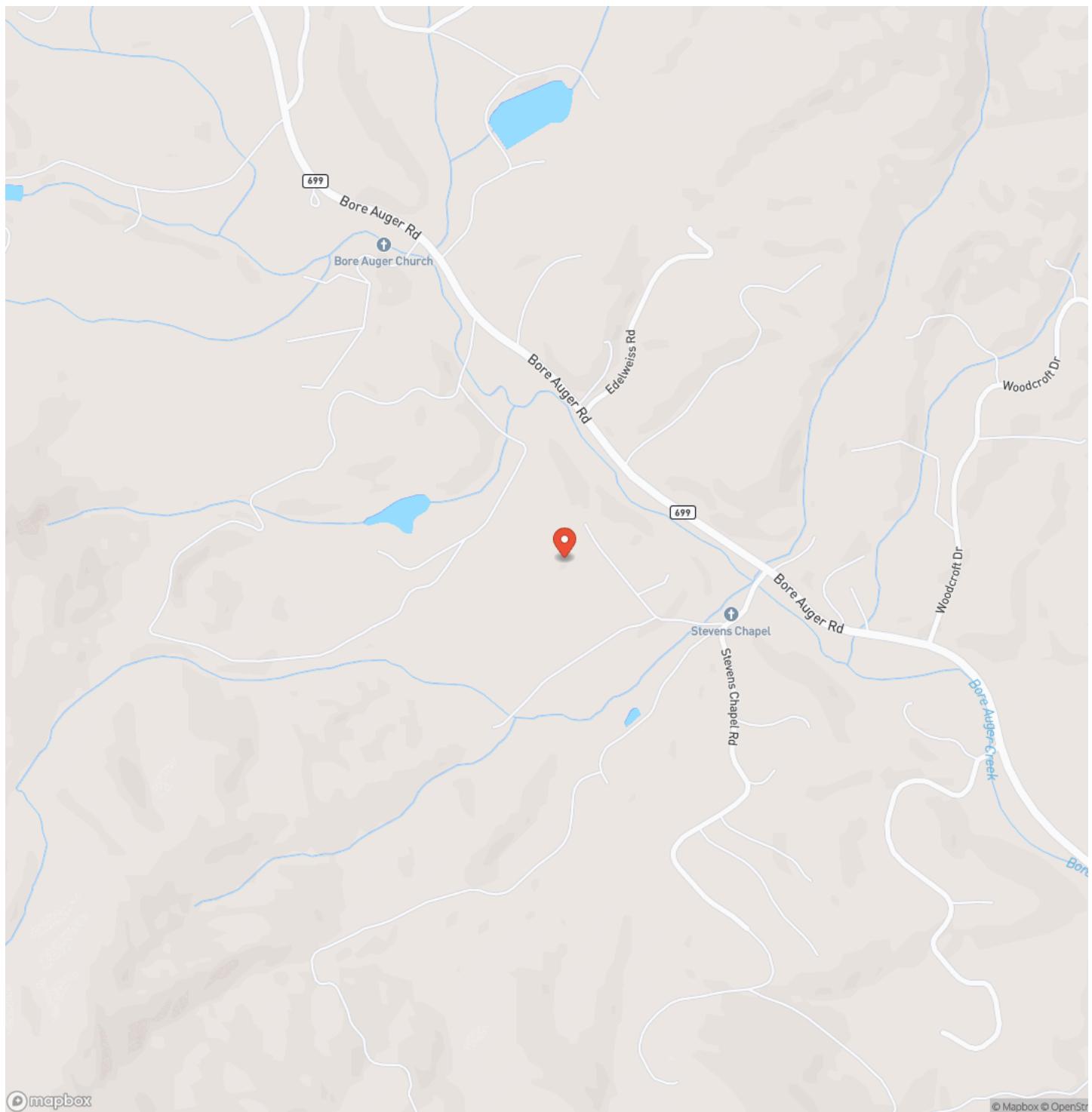
**Blue Ridge, VA / Botetourt County**

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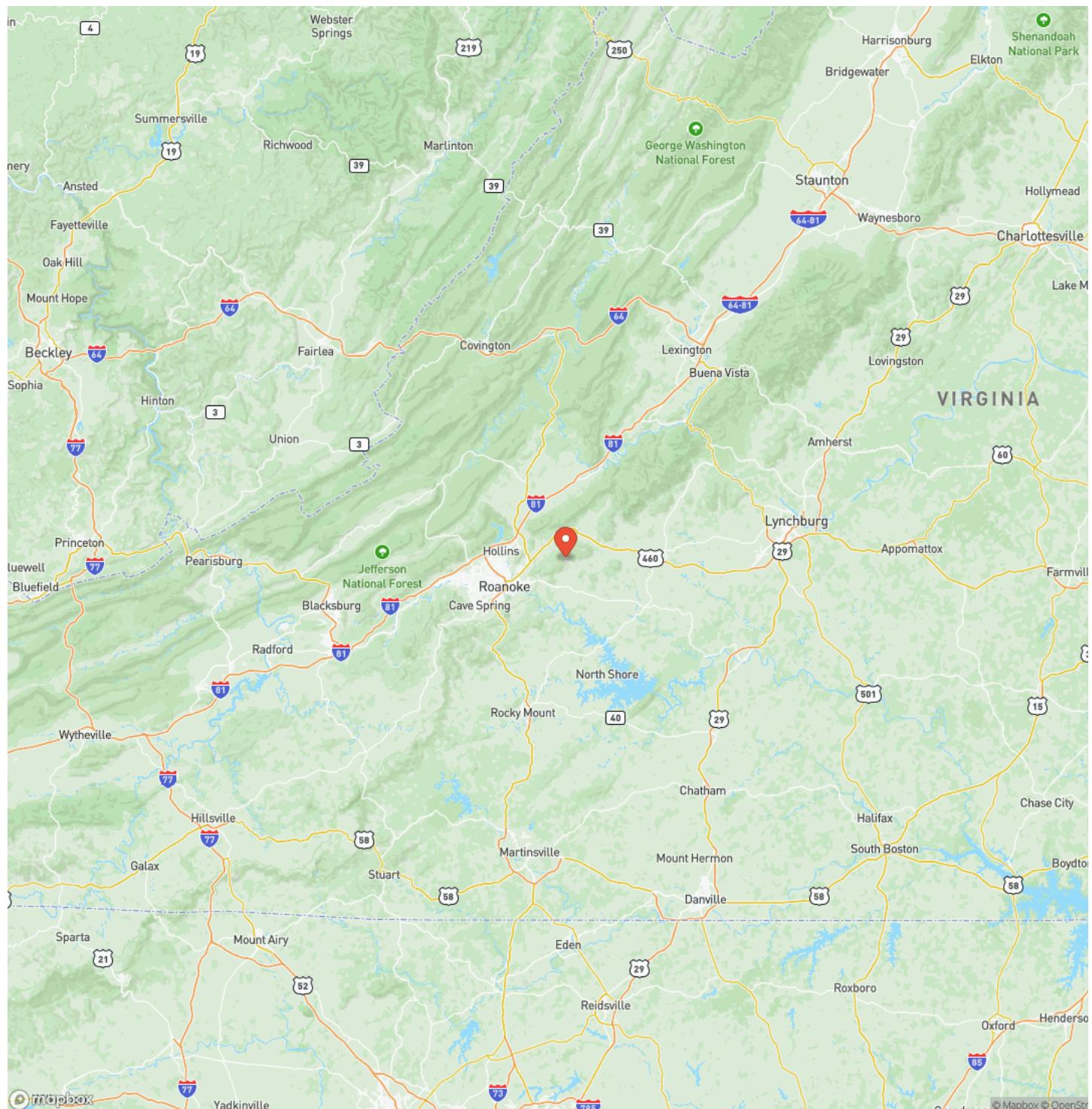
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## Locator Map



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## Satellite Map

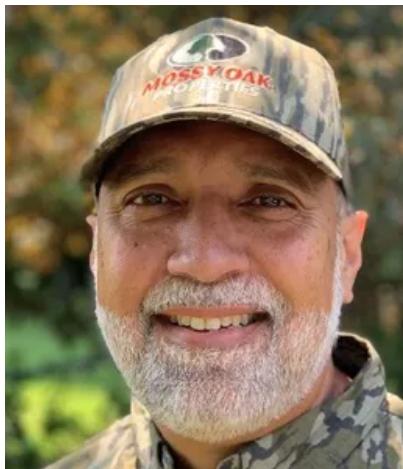


## 50.09 Acres of Residential and Recreational Land in Bedford County, VA!

## **Blue Ridge, VA / Botetourt County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

John Perez

## Mobile

(252) 325-4766

## Office

(844) 480-5263

## Email

jperez@mossyoakproperties.com

## Address

101 Budleigh Street

**City / State / Zip**

Manteo, NC 27954

## NOTES



## **MORE INFO ONLINE:**

[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)

## NOTES



## **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  
[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)

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