

**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/>



50.09 Acres of Residential and Recreational Land in Bedford County, VA! Blue Ridge, VA / Botetourt County

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.

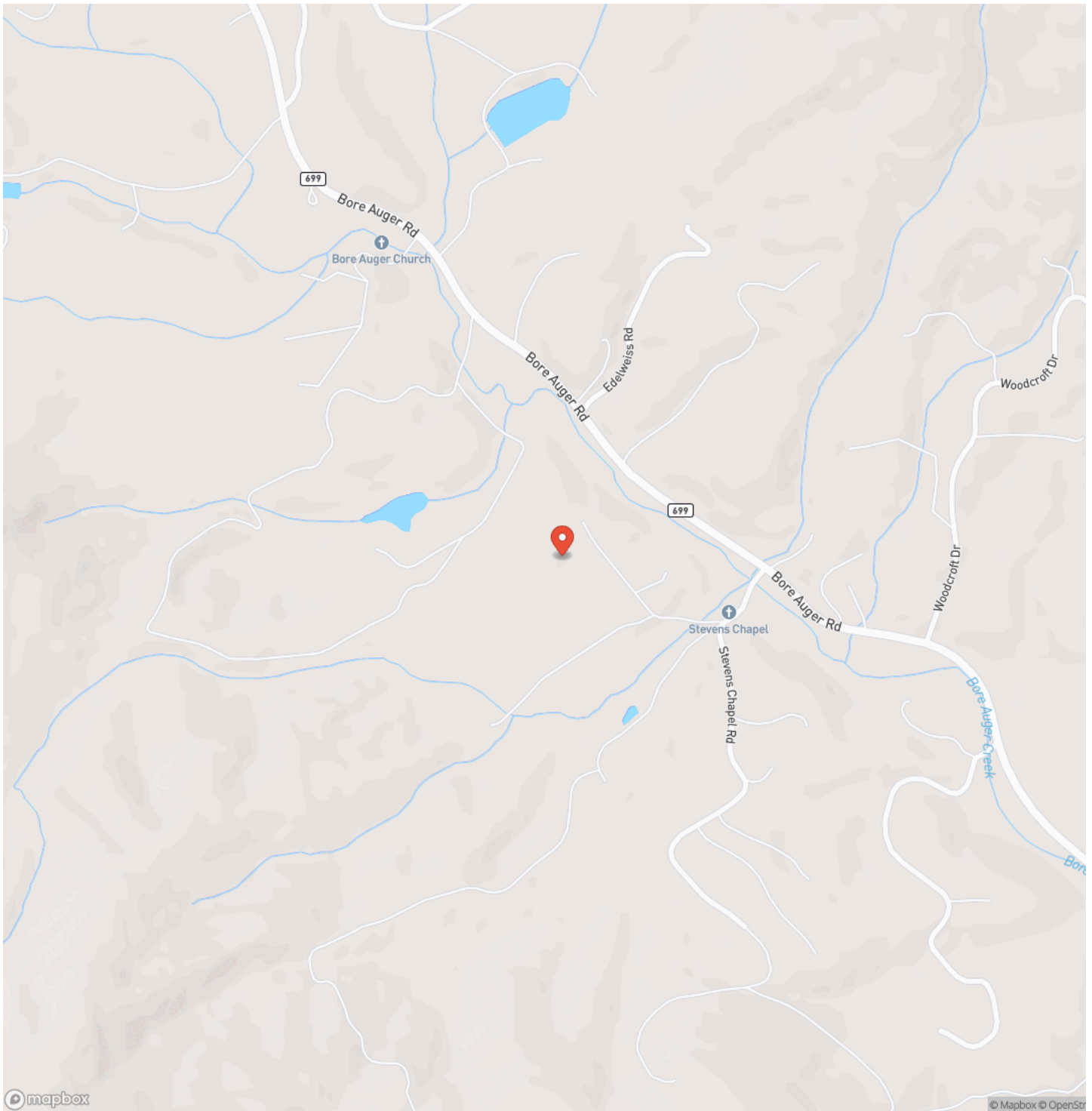
For more information on this and other land for sale in Bedford County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.



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Blue Ridge, VA / Botetourt County

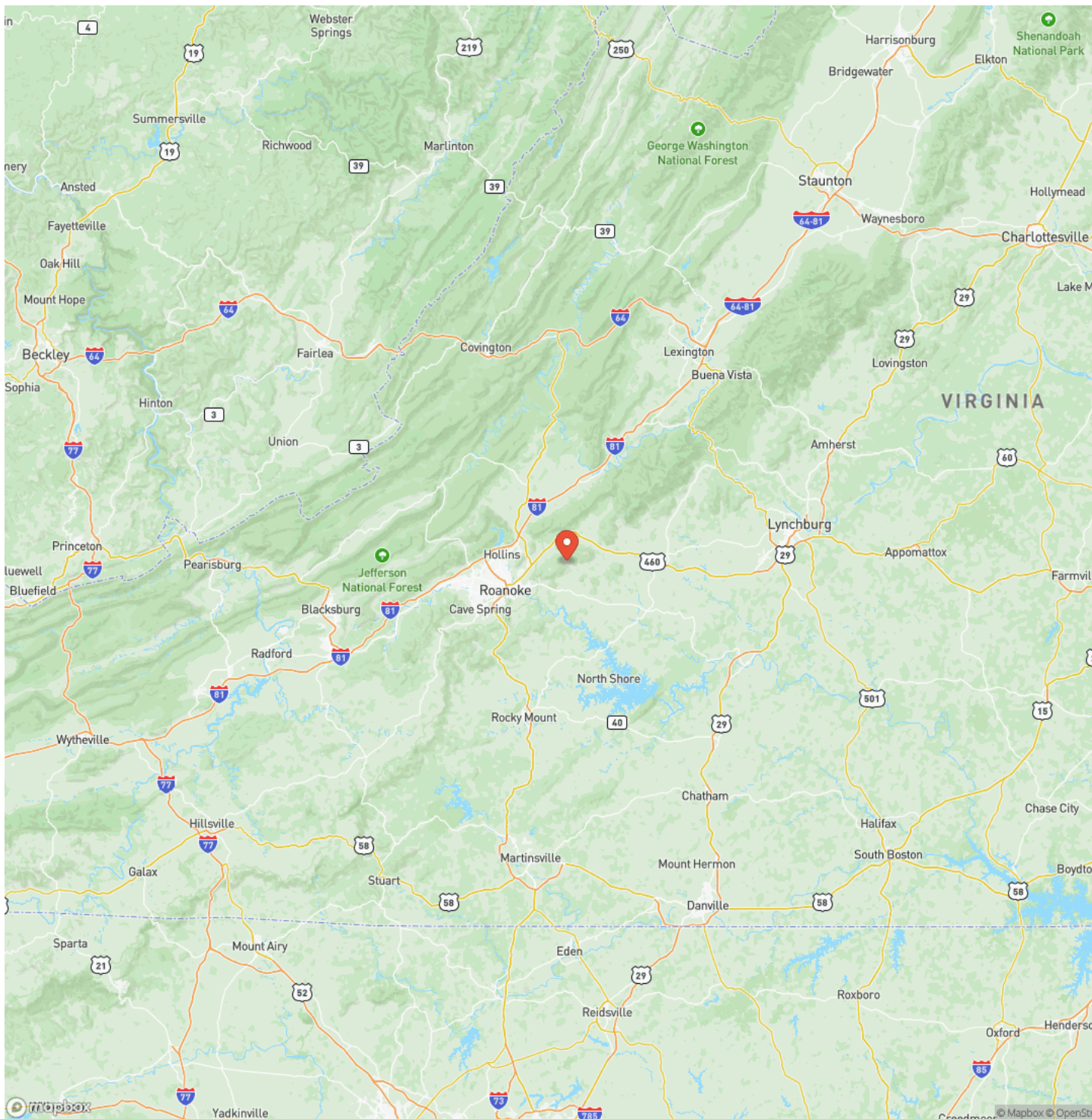


Locator Map



Blue Ridge, VA / Botetourt County

Locator Map



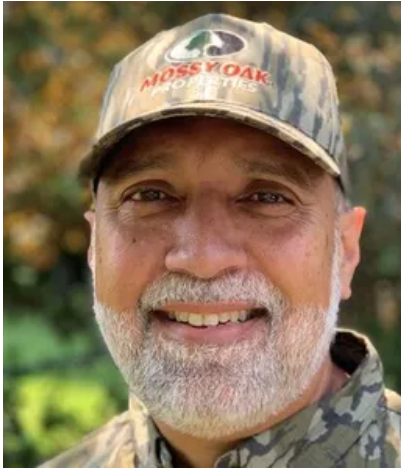
Satellite Map



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

jperrez@mossyoakproperties.com

Address

101 Budleigh Street

City / State / Zip

Manteo, NC 27954

NOTES



This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



www.landandfarmsrealty.com

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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