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

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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
2,079

Bedrooms / Bathrooms
4 / 2

Acreage
89

Price
$2,950,000

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

PROPERTY DESCRIPTION

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.

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 3-4bedroom, 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 comes fully-furnished and 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 UTV, and a tractor with implements - 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.

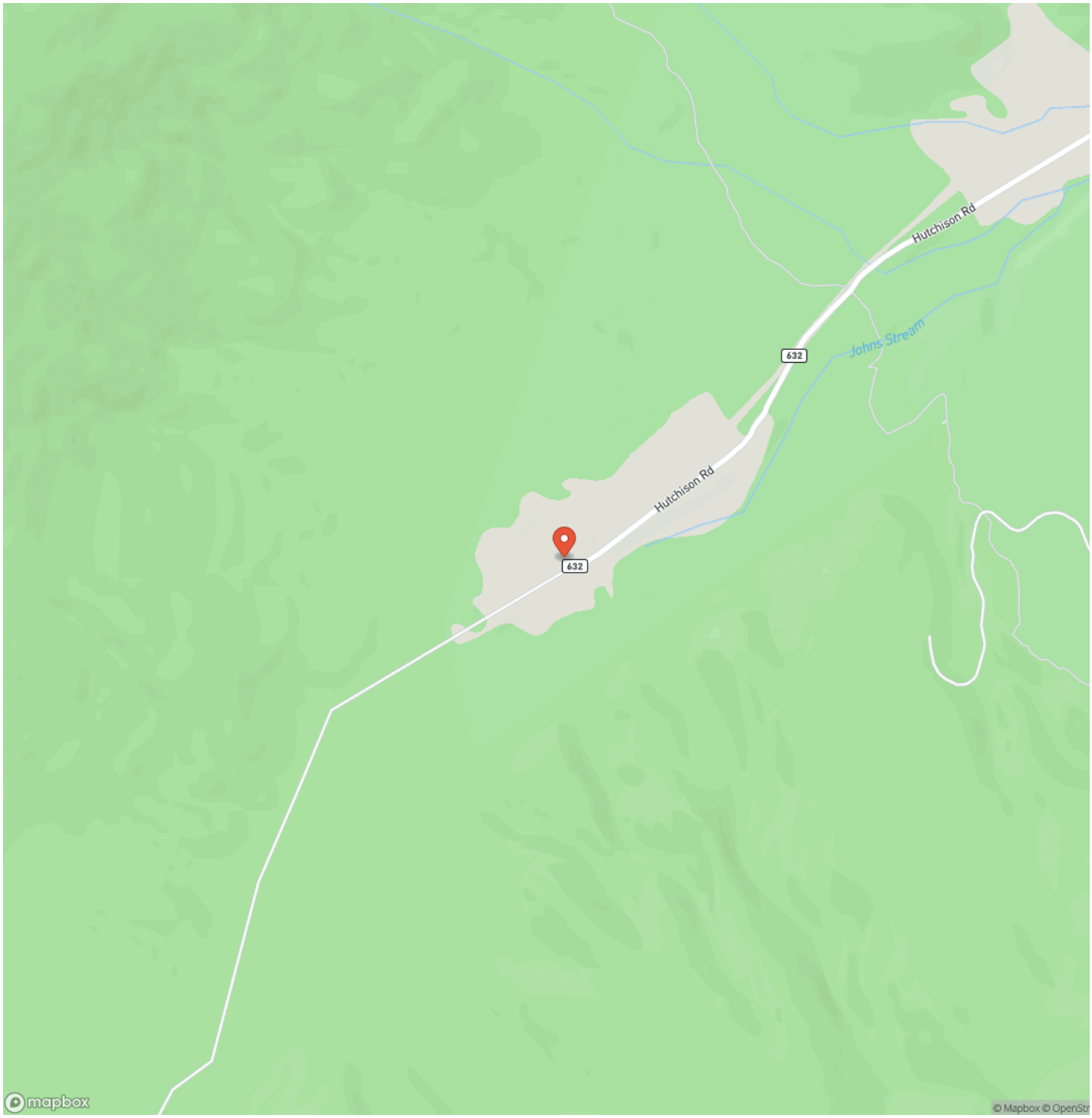
Nearby Towns

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

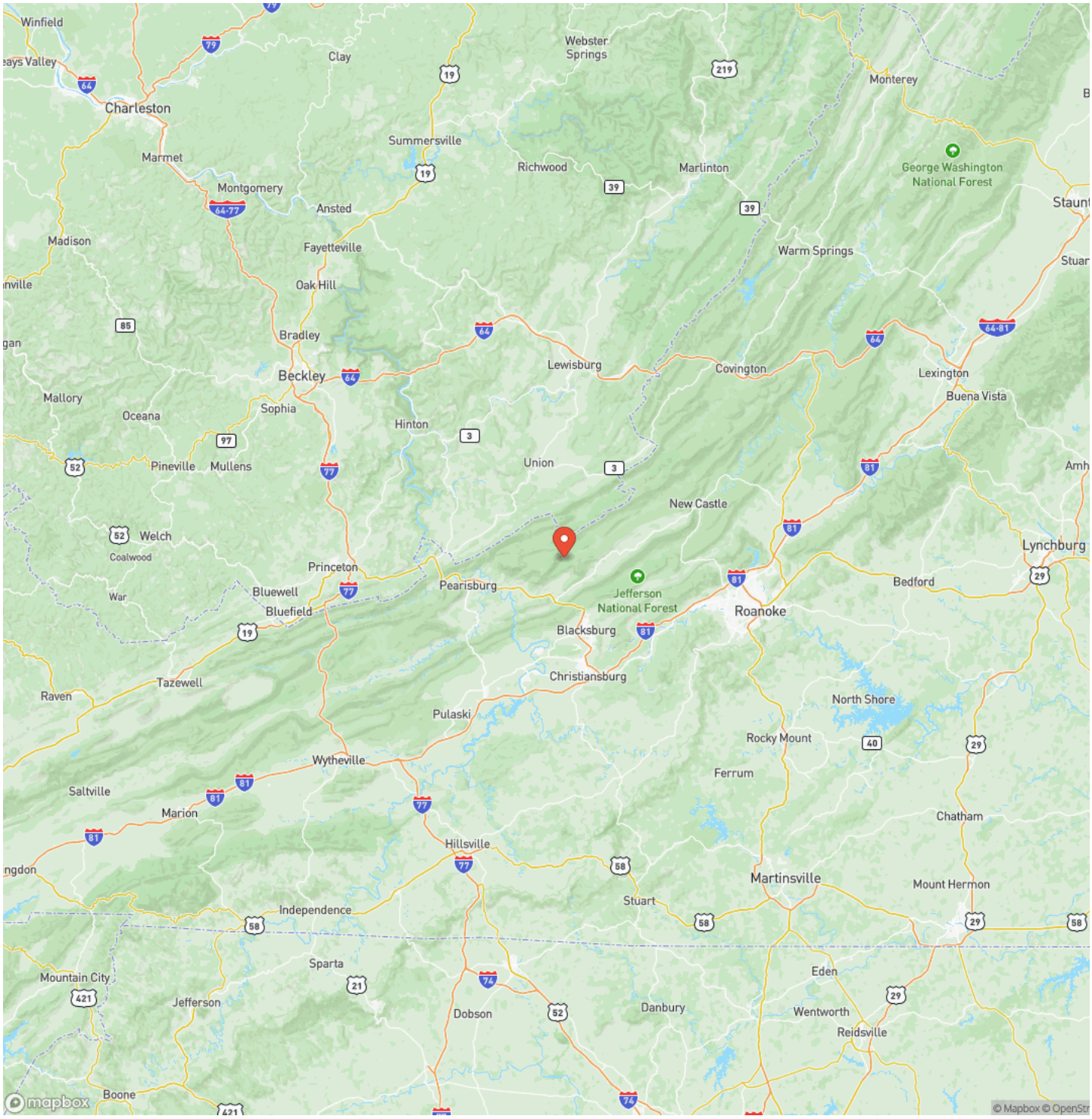
For more information on this and other land for sale in Giles County, contact John Perez at 252-325-4766 or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.

FARMERS

Locator Map


Hutchison Rd
632
Johns Stream
Hutchison Rd
632
mapbox
© Mapbox © OpenStr

Locator Map


Winfield
Clay
Webster Springs
Monterey
Charleston
Summersville
Marmet
Richwood
Marlinton
George Washington National Forest
Montgomery
Ansted
Madison
Fayetteville
Warm Springs
Oak Hill
Bradley
Beckley
Lewisburg
Covington
Lexington
Buena Vista
Mallory
Oceana
Sophia
Hinton
Union
Pineville
Mullens
New Castle
Welch
Coalwood
Lynchburg
Princeton
Pearisburg
Bedford
Bluewell
Bluefield
Jefferson National Forest
Roanoke
Blacksburg
Christiansburg
Tazewell
Raven
North Shore
Pulaski
Rocky Mount
Wytheville
Ferrum
Saltville
Marion
Chatham
Hillsville
Martinsville
Mount Hermon
Stuart
Independence
Sparta
Eden
Mountain City
Jefferson
Dobson
Danbury
Wentworth
Reidsville
Boone
mapbox
© Mapbox © OpenStr

Satellite Map

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

NOTES

MOSSY OAK PROPERTIES
LAND AND FARMS REALTY
America's Land Specialist

MORE INFO ONLINE:

https://www.mossyoakproperties.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.

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