

**37.73 acres of recreational and residential land in  
Franklin County, VA  
Off of Dillards Hill Road  
Union Hall, VA 24176**

**\$301,840  
37.730± Acres  
Franklin County**



## 37.73 acres of recreational and residential land in Franklin County, VA

Union Hall, VA / Franklin County

### SUMMARY

#### **Address**

Off of Dillards Hill Road

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

Union Hall, VA 24176

#### **County**

Franklin County

#### **Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland

#### **Latitude / Longitude**

37.0209 / -79.66

#### **Acreage**

37.730

#### **Price**

\$301,840

#### **Property Website**

<https://www.mossyoakproperties.com/property/37-73-acres-of-recreational-and-residential-land-in-franklin-county-va-franklin-virginia/97493/>



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**PROPERTY DESCRIPTION**

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

**Discover a rare opportunity to own this pristine multi-use land in Franklin County, Virginia, offering the perfect blend of privacy, natural beauty, and everyday convenience. For more information or to schedule a viewing contact John Perez at [252-325-4766](tel:252-325-4766) .**

Tucked away in a secluded, wooded setting, this property provides true tranquility while being located in the heart of the highly desirable Smith Mountain Lake region.

Comprised of two combined parcels, the property features completed perc tests and multiple potential homesites, making it ideal for building a primary residence, weekend retreat, or recreational escape. The land's easy, rolling topography makes it simple to navigate on foot or ATV and offers flexibility for future development. Beautiful rolling hills and hardwood draws create natural travel corridors and abundant food sources for wildlife.

A standout feature is the mature pine forest, where soft cover and a thick bed of pine needles create a peaceful, fairy-tale-like setting. A small food plot further enhances the property's appeal, attracting deer, turkey, bear, and small game—an ideal spot for hunting or quietly observing wildlife in their natural habitat. The landscape is complemented by a diverse mix of mature hardwoods and planted pines, adding both visual interest and long-term value.

Located just minutes from Smith Mountain Lake, the property enjoys convenient access to several public boat launch sites, opening the door to boating, fishing, kayaking, paddleboarding, swimming, and lakeside dining. The surrounding area offers even more outdoor enjoyment, including hiking, mountain biking, horseback riding, golf, and nearby state parks and public lands.

Despite its private setting, the property is close to local shopping, restaurants, marinas, and everyday services, with additional retail, healthcare, and entertainment options available in Roanoke, Blacksburg, Lynchburg, and Greensboro.

Be sure and explore the embedded map in this listing for a birds-eye view of the property and surrounding area.

<https://id.land/maps/e256c9e7f581fd60975adfe3c07c1aff/share>

Whether you're searching for a peaceful homesite, a recreational haven, or a long-term land investment in Virginia's lake country, this property delivers an exceptional opportunity.

Franklin County, Virginia offers a welcoming blend of scenic countryside, rich heritage, and modern convenience. Known for its rolling farmland, wooded hills, and proximity to Smith Mountain Lake, the county is a haven for outdoor enthusiasts, offering boating, fishing, hiking, and hunting. With its strong sense of community, low population density, and abundant natural beauty, Franklin County is an ideal location for those seeking space, privacy, and a high quality of life in Virginia's Blue Ridge region.

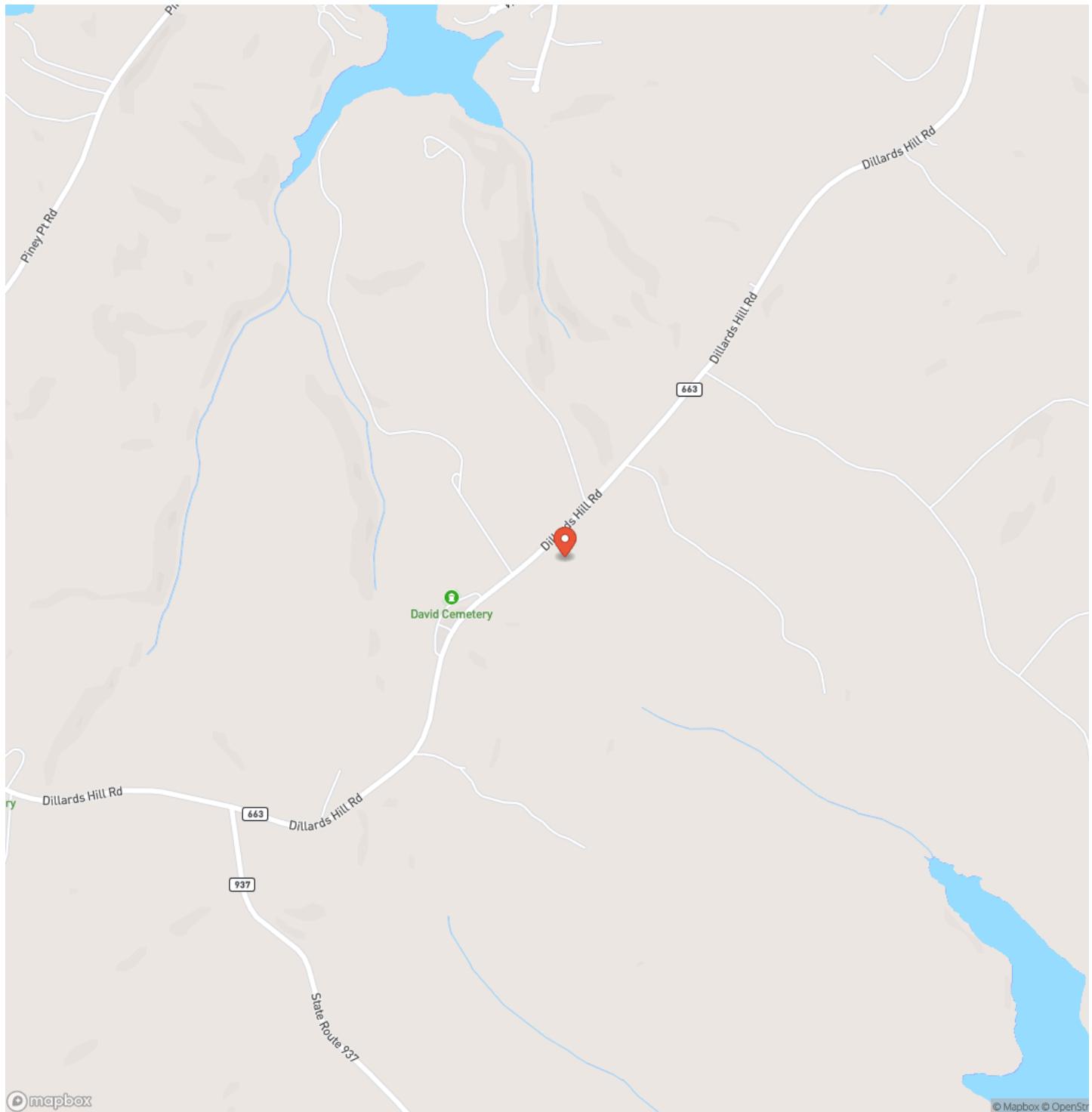
For more information on this and other land for sale in Franklin County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at [jperez@mossyoakproperties.com](mailto:jperez@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).

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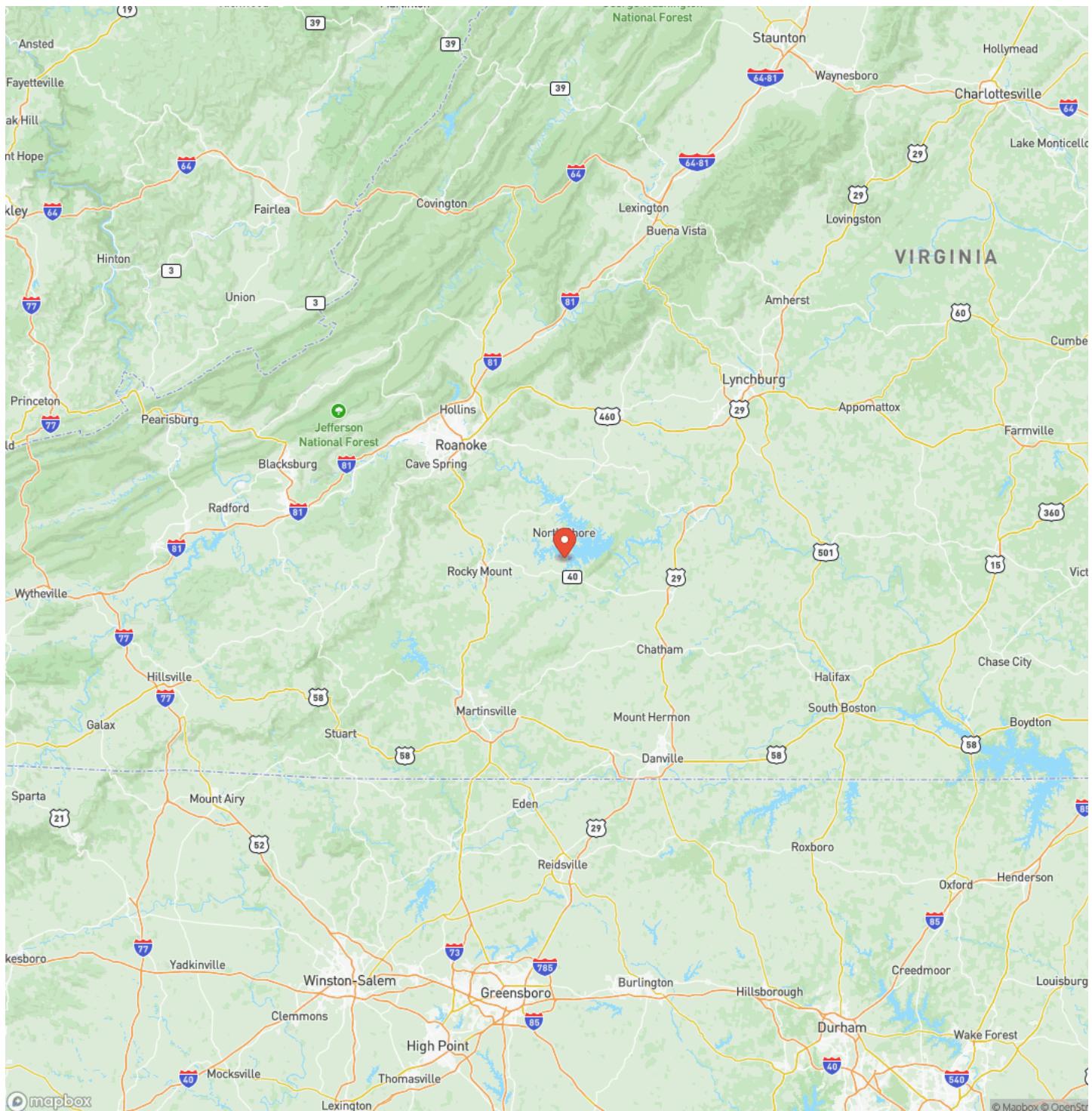
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## Locator Map



**37.73 acres of recreational and residential land in Franklin County, VA  
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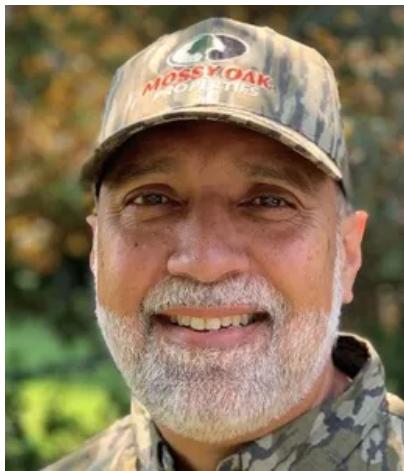
## Satellite Map



## **37.73 acres of recreational and residential land in Franklin County, VA Union Hall, VA / Franklin 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**

## NOTES



## **MORE INFO ONLINE:**

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

## NOTES

## **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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