

**UPDATED!! 50.5 acres of Residential and Recreational
Land in Scott County, VA!
1297 Dry Creek Road
Blackwater, VA 24221**

\$244,000
50.5± Acres
Lee County



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Blackwater, VA / Lee County**

SUMMARY

Address

1297 Dry Creek Road

City, State Zip

Blackwater, VA 24221

County

Lee County

Type

Hunting Land, Recreational Land, Residential Property,
Undeveloped Land, Timberland, Horse Property

Latitude / Longitude

36.6915 / -82.8874

Dwelling Square Feet

1,500

Bedrooms / Bathrooms

2 / 1

Acreage

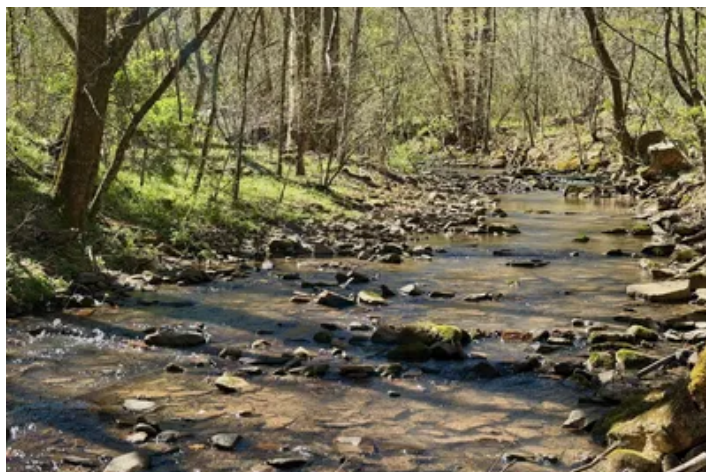
50.5

Price

\$244,000

Property Website

<https://www.mossoakproperties.com/property/updated-50-5-acres-of-residential-and-recreational-land-in-scott-county-va-lee/virginia/103429/>



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PROPERTY DESCRIPTION

Mountain Home & Acreage in the Heart of the Appalachians in Blackwater, VA!

What's not to love about a home with 50+ acres tucked into the Appalachian Mountains? Whether you're searching for a weekend retreat, hunting property, or full-time mountain escape, this property offers the perfect blend of comfort, recreation, and potential.

The 2-bedroom, 1-bath home has had recent renovations and just needs a few finishing touches to become your true mountain getaway. It sits along Dry Creek, a beautiful year-round stream that adds both charm and function to the property. For added peace of mind, the home is equipped with a Generac whole-house generator, ensuring reliable power year-round.

A well-established trail crosses the creek and leads into the mountain portion of the land, opening up a world of opportunity. As you gain elevation, you'll find natural saddles and open areas-ideal locations for food plots, deer stands, or additional cabin sites. About halfway up the mountain, a partially constructed rustic cabin awaits your vision-perfect for those looking to complete a unique project and create something special.

The property is rich with mature hardwoods and abundant wildlife, including deer, turkey, and bear, making it a true haven for hunters and outdoor enthusiasts. Elevations range from approximately 1,360 feet along the creek to over 2,000 feet at the top, offering scenic views and diverse terrain throughout.

Several old barns remain on the property, offering opportunities for restoration or reclaiming beautiful aged wood for future projects-adding even more character and value.

Location & Area Highlights

Located in the scenic community of Blackwater, this property places you in one of the most naturally rich areas of Southwest Virginia. The region is well known for its excellent hunting and fishing, with nearby access to Jefferson National Forest, offering thousands of acres for hiking, riding, and exploring.

You're also just a short drive from the Clinch River, one of the most biodiverse river systems in North America and a great destination for fishing and paddling. Outdoor enthusiasts will also appreciate proximity to the Cumberland Gap National Historical Park, where miles of trails and incredible mountain views await.

Nearby towns like Jonesville and Pennington Gap provide local amenities, while just across the state line, Kingsport and Johnson City offer expanded shopping, dining, and entertainment options-all within a reasonable drive.

Whether you're looking to hunt, explore, relax, or build something truly your own, this property delivers a rare opportunity to own a piece of the mountains with endless potential and lasting appeal.

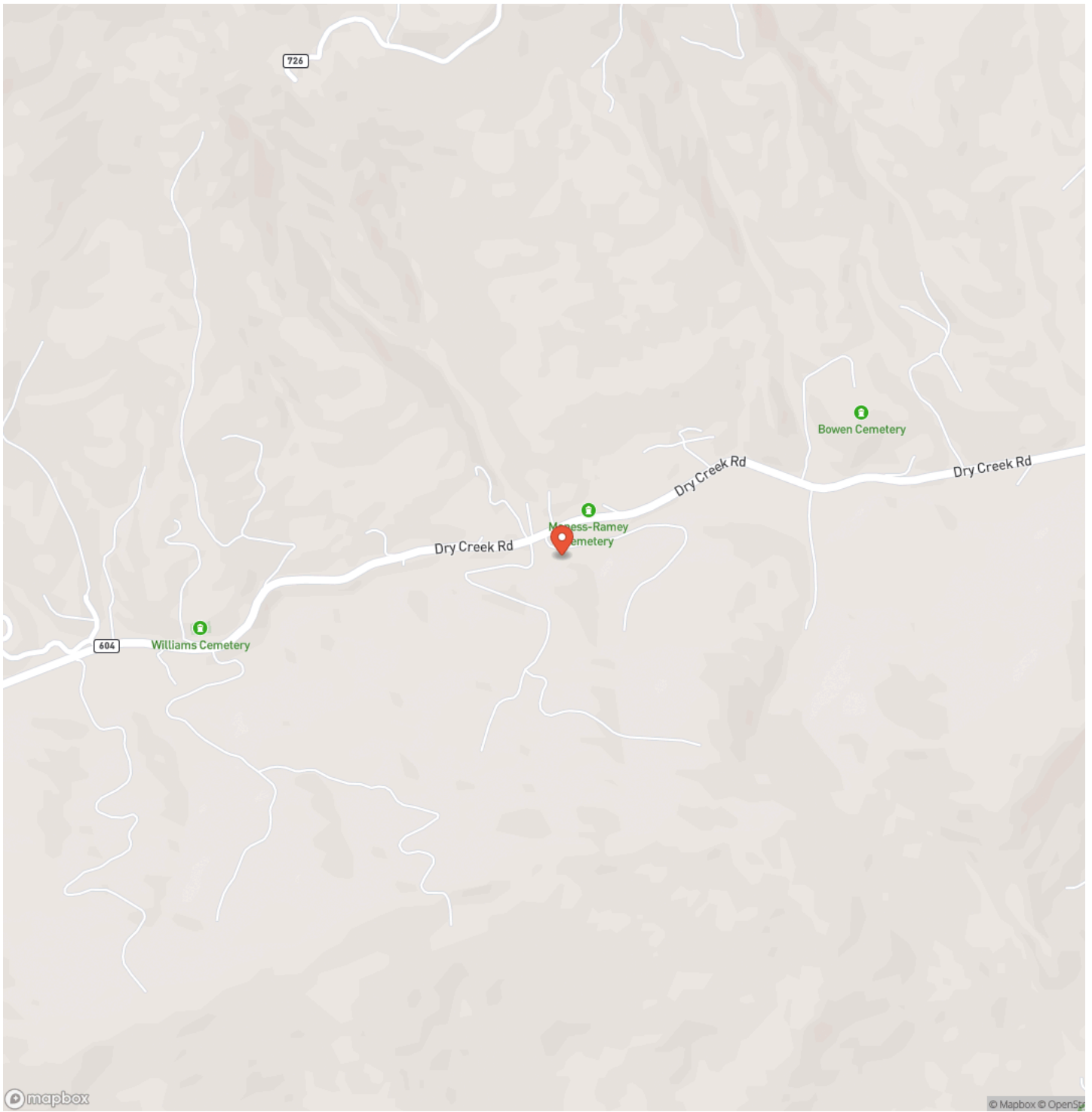
For more information on this and other land for sale in Scott County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.



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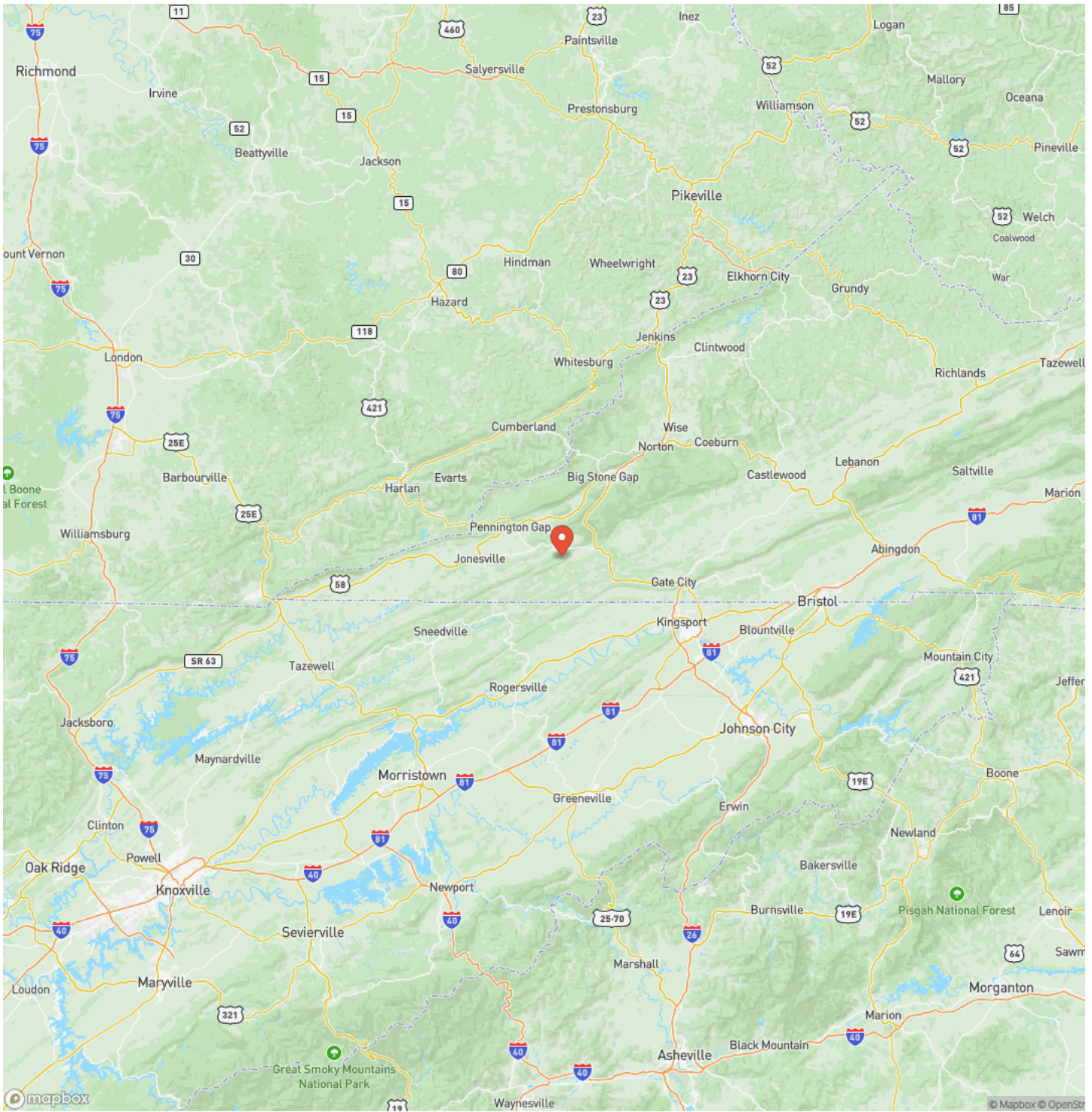


Locator Map



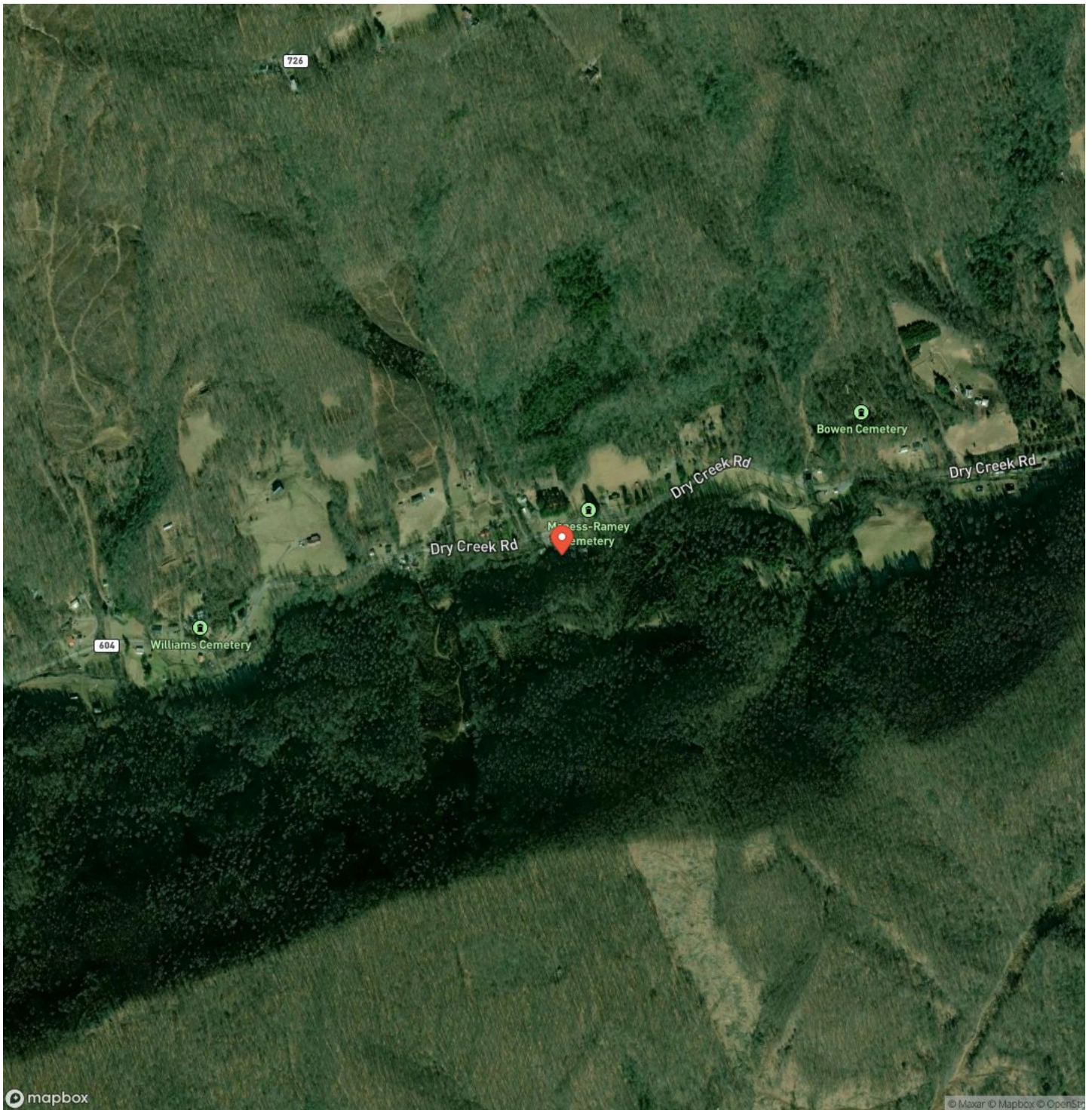
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Satellite Map



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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