

**47.0481 Acres of Hunting, Recreational, Residential, and
Timber Land in Patrick County, VA!**
Off Handy Mountain Dr
Stuart, VA 24171

\$374,000
47.040± Acres
Patrick County



47.0481 Acres of Hunting, Recreational, Residential, and Timber Land in Patrick County, VA! Stuart, VA / Patrick County

SUMMARY

Address

Off Handy Mountain Dr

City, State Zip

Stuart, VA 24171

County

Patrick County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

36.602179 / -80.370862

Acreage

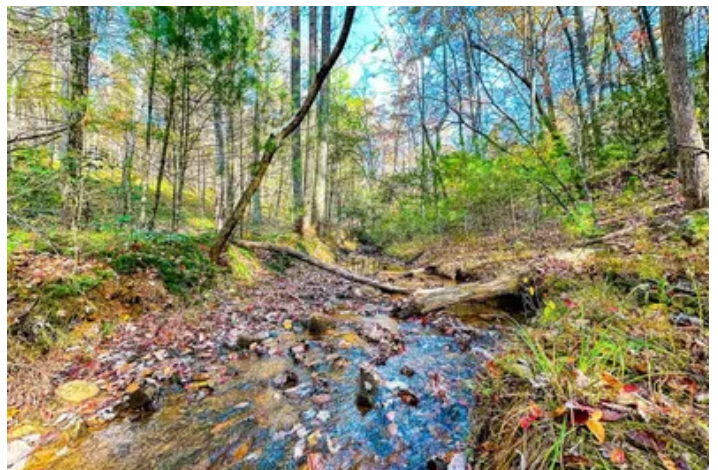
47.040

Price

\$374,000

Property Website

<https://www.mossyoakproperties.com/property/47-0481-acres-of-hunting-recreational-residential-and-timber-land-in-patrick-county-va-patrick-virginia/93311/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Caleb Hooker at [757-810-5303](tel:757-810-5303) (chooker@mossyoakproperties.com) or John Perez at [434-442-6075](tel:434-442-6075) (jperez@mossyoakproperties.com).

Discover Your 47-Acre Blue Ridge Oasis: Turnkey Hunting Retreat with New Cabin, Workshop, Septic, Well & 2,500ft Creek Frontage—Just Minutes from Stuart, Virginia! For immediate assistance with this listing call Caleb Hooker at [757-810-5303](tel:757-810-5303) (chooker@mossyoakproperties.com) or John Perez at [434-442-6075](tel:434-442-6075) (jperez@mossyoakproperties.com)

Welcome to the Back Creek Oasis, a pristine 47.0481-acre retreat nestled off Handy Mountain Drive in Patrick County, Virginia, along the scenic ridgelines of the Blue Ridge Mountains. This turnkey hunting and recreational paradise is primed for adventure—or for building your dream home—with multiple recent improvements installed within the last year, allowing you to bring your vision to life and start construction today.

Key Improvements and Utilities

- **Electricity:** Power lines run directly to an on-site pole with 200-amp service, ready for meter installation and hookup to structures.
- **2025-Built Metal Workshop:** A spacious 25 x 40 ft building on a 6-inch fiberglass-reinforced concrete pad. Includes rough plumbing for a 5 x 10 full bathroom and deep-cleaning sink, tied into a brand-new 3-bedroom septic system and drain field. Adjacent RV parking features sewer hookup and water access—add a 30/50-amp plug upon electrical connection for instant off-grid convenience.
- **2025-Built Off-Grid Cabin:** A 12 x 28 ft cozy living quarters with a 16 x 24 ft deck, equipped with a TV, electric fireplace, and propane-fueled on-demand hot water heater. Enjoy meals with sweeping mountain views in a warm, dry space. Excellent cell service via AT&T hotspot, plus open skies ideal for Starlink satellite.
- **Water Supply:** A 2025-drilled well reaching 480 feet deep delivers reliable water to spigots at the cabin front and beside the workshop.

Wildlife and Natural Features

Teeming with whitetail deer, turkey, and bear, the land is blanketed in hardwoods across ridges and creek bottoms, providing superior cover and browse.

- **Creek Frontage:** Over 2,500 feet along Back Creek (eastern boundary).
- **Springs:** Two known heads—one tracing the southern boundary line, another flowing subsurface through the property's interior.
- **Access and Trails**
 - Explore effortlessly via 1+ miles of ATV/UTV trails, plus walkable old logging roads perfect for hiking or easy clearing to expand access.
- **Prime Location**
 - Just 18 minutes to downtown Stuart, VA.
 - 30 minutes to Mount Airy, NC, and I-74 via VA-103 (Claudville Hwy).
 - 50 minutes to Philpott Lake Marina and Fairy Stone State Park—a 2,880-acre mountain impoundment in Patrick, Franklin, and Henry counties, renowned for largemouth/smallmouth bass and walleye fishing.
 - Whether you seek a premier hunting/recreational haven or a serene rural escape from city life, this property delivers endless possibilities in a breathtaking Blue Ridge setting.
- **Patrick County School District**
 - Elementary – K-7 – Blue Ridge Elementary School
 - High School – 8-12 – Patrick County High School
- **Links of Interest:**
 - Patrick County: <https://co.patrick.va.us/>
 - Town of Stuart: <https://stuartva.org/>
 - Philpott Lake: <https://dwr.virginia.gov/waterbody/philpott-lake/>
 - Fairy Stone State Park: <https://www.dcr.virginia.gov/state-parks/fairy-stone>
 - I invite you to explore the embedded map in this listing for a birds-eye view of the property and surrounding area:

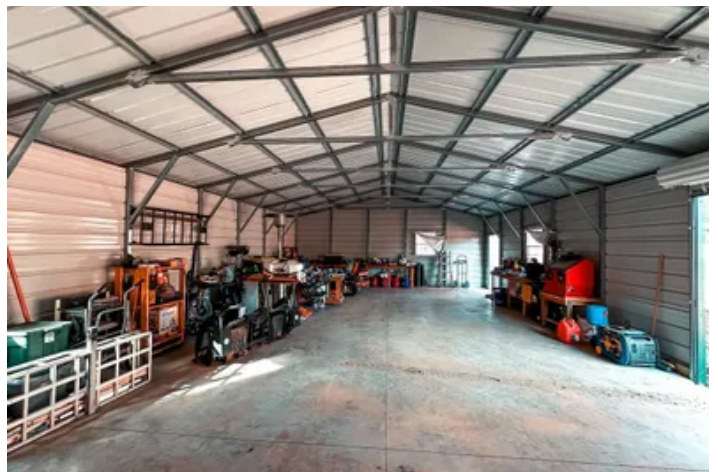
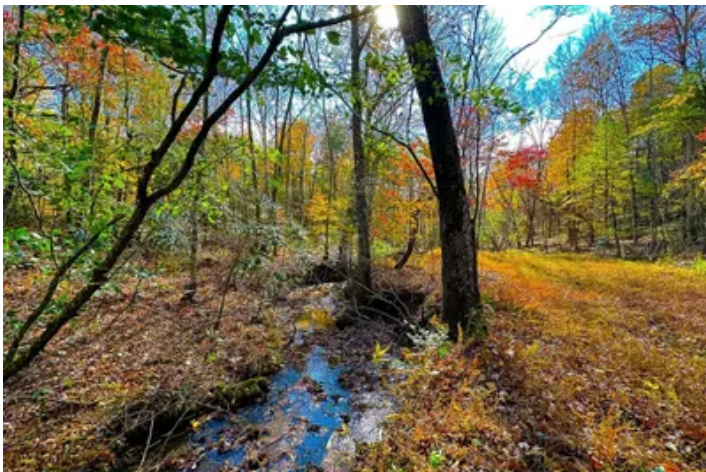
- <https://id.land/maps/b4769e82fdd1e43771f0a668225f2a33/share/unbranded>

- This property is shown by appointment only with proof of funds required. Please contact us to schedule your showing today!

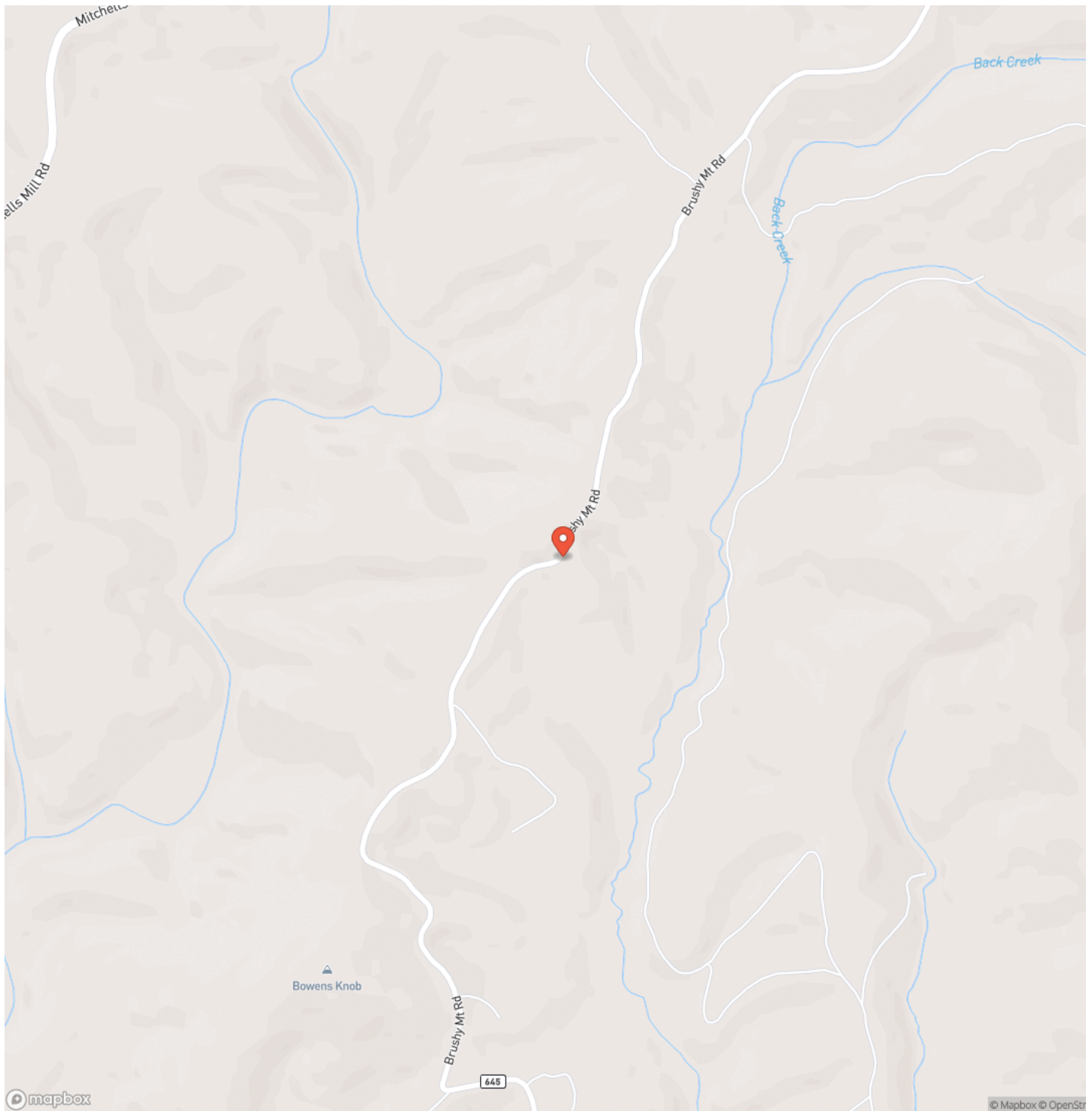
For more information on this and other land for sale in Patrick County, contact Caleb Hooker at [757-810-5303](tel:757-810-5303) or by email at chooker@mossyoakproperties.com, or visit landandfarmsrealty.com.



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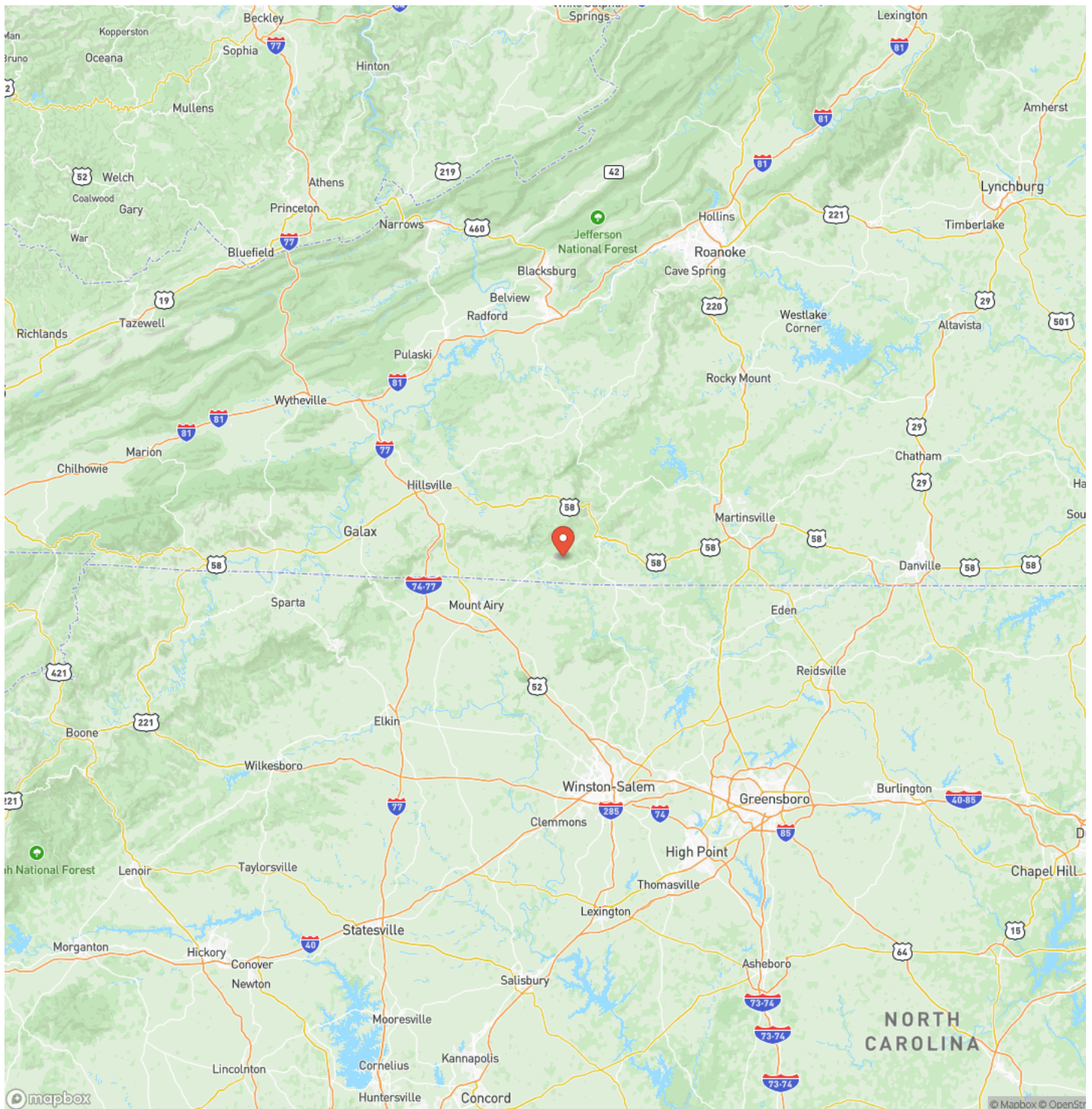


Locator Map



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Stuart, VA / Patrick County

Locator Map



47.0481 Acres of Hunting, Recreational, Residential, and Timber Land in Patrick County, VA!
Stuart, VA / Patrick County

Satellite Map



47.0481 Acres of Hunting, Recreational, Residential, and Timber Land in Patrick County, VA!
Stuart, VA / Patrick County

LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Hooker

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(844) 480-5263

Email

chooker@mossyoakproperties.com

Address

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City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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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