

**UPDATED!! 39.1709 Acre Recreational Retreat with
Custom Home and River Frontage in Patrick County, VA!
311 Dan River Rd
Meadows Of Dan, VA 24120**

\$1,300,000
39.17± Acres
Danville County



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Meadows Of Dan, VA / Danville County**

SUMMARY

Address

311 Dan River Rd null

City, State Zip

Meadows Of Dan, VA 24120

County

Danville County

Type

Farms, Hunting Land, Recreational Land, Residential Property,
Undeveloped Land, Single Family

Latitude / Longitude

36.717585 / -80.385296

Dwelling Square Feet

3,400

Bedrooms / Bathrooms

3 / 2

Acreage

39.17

Price

\$1,300,000

Property Website

<https://www.mossyoakproperties.com/property/updated-39-1709-acre-recreational-retreat-with-custom-home-and-river-frontage-in-patrick-county-va-/danville/virginia/103418/>



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PROPERTY DESCRIPTION

Dan River Oasis and Retreat - Spectacular 39+ Acre Blue Ridge Mountain Retreat with Custom 3,400+ sq ft Home, 500+ ft Dan River Frontage, 1+ Mile of UTV Trails, and Breathtaking Ridgeline Views Near the Blue Ridge Parkway & Primland Resort in Patrick County, VA!

Dan River Oasis and Retreat - Private Blue Ridge Mountain Estate

Welcome to your private sanctuary in the heart of the Blue Ridge Mountains. Nestled in the serene community of Meadows of Dan, Virginia, this exceptional 39+ acre retreat offers the perfect blend of luxurious living, breathtaking natural beauty, and abundant outdoor recreation.

Perched proudly atop a scenic ridgeline, the custom-built home sits centered on the expansive acreage, giving you the serene setting of a private retreat and views of this wonderful landscape. This spacious 3-bedroom, 2-full-bath residence boasts over 3,400 square feet of heated living space, thoughtfully designed for both everyday comfort and entertaining or family gatherings.

Main Level Living (Upper Floor)

The thoughtfully laid-out upper level features an open-concept design with an open large kitchen, dining area, and a warm living room anchored by a wood-burning stove. Large windows and glass doors frame the back patio and surrounding mountain scenery. A cozy sitting room overlooks the front porch and its mountain views.

The generous primary suite measures 15.5 times 17 feet and includes a large walk-in closet (9.10 times 6.11 feet) plus a luxurious ensuite bathroom (15.1 times 6.3 feet). The laundry room and hall storage are just off the kitchen and lead to the two additional bedrooms (11.6 times 13.4 feet and 10.8 times 13.4 feet) which share the second full bath (11.10 times 5.11 feet), making this floor perfect for family or guests.

Lower-Level Versatility

The lower level offers tremendous flexibility and functionality. A wide double-door entry on the side of the home easily accommodates UTVs, ATVs, or other equipment. It opens into a large heated finished space measuring 30 times 30.4 feet, complete with under-stairs storage - ideal for a recreation room, workshop, home gym, or additional living area. Adjacent is a large unfinished 30 times 29-foot utility area housing the tankless hot water heater and air handling unit. This space is fully pre-wired for seamless switching from line power to generator power during outages.

Outdoor Living at Its Finest

Step outside to the fully fenced in back yard, including a back porch and expansive patio area - the ideal spot to savor spectacular sunrises, summer shade, and crisp fall mountain evenings around the inviting firepit. The covered front porch invites you to relax while soaking in stunning long-range vistas to the north and west over the majestic Blue Ridge Mountains.

Outbuildings & Self-Sufficiency

Just outside the home stands a practical pole barn with two covered awnings on either side, providing excellent storage for firewood or equipment. A gas-powered generator is housed in the storage building and can power the entire home (minus the heat pump). The existing wiring layout and large propane storage tank make upgrading to a full whole-home generator system straightforward and cost-effective.

The Land - A Nature Lover's Paradise

This 39+ acre property showcases diverse terrain: rolling ridgelines, gentle hollows, springs, creeks, and direct water frontage. Thoughtfully cleared using a forestry mulcher, the land now offers park-like open sightlines and views while preserving the natural beauty of mature hardwoods and fragrant mountain laurel.

Over 1 mile of established UTV/ATV trails winds through the property, providing easy access to every corner. The landscape supports abundant wildlife - including whitetail deer, wild turkey, black bear, and small game - thanks to plentiful forage, cover, and water sources.

Water features are a highlight: 500+ feet of frontage on the scenic Dan River, 1,500+ feet along Wildcat Branch (northern boundary), and three additional springs that create charming small waterfalls and peaceful pools. These cold, clean waters also support native brook trout, making the property a dream for anglers and wildlife enthusiasts alike.

Area Attractions

Enjoy true seclusion and privacy while remaining conveniently close to amenities and attractions:

Blue Ridge Parkway entrance: just 3.4 miles away - offering 469 miles of scenic drives, overlooks, and hiking.

Primland Resort entrance: only 5 miles away- a world-class 12,000-acre mountain destination featuring luxury lodging, fine dining, spa services, hunting, fly-fishing, horseback riding, off-road adventures, a ropes course, and more.

Stuart, VA: 13 miles / 28 minutes to downtown

Hillsville, VA & I-77: 26 miles / 30 minutes

Mt. Airy, NC (Mayberry): 28 miles / 44 minutes

Winston-Salem, NC: 63 miles / 1 hour 15 minutes

Additional nearby highlights include Chateau Morrisette Winery & Restaurant, Rocky Knob Recreation Area, and Fairy Stone State Park.

Whether you're seeking a year-round private residence, a luxurious weekend or vacation retreat, a hunting/fishing compound, or a peaceful family estate, the Dan River Oasis and Retreat delivers an unmatched lifestyle in one of Virginia's most beautiful mountain regions.

This is more than a property - it's a legacy of mountain living at its finest.

Patrick County School District

- Elementary - K-7 - Meadows of Dan Elementary School
- High School - 8-12 - Patrick County High School

Links of Interest:

- Patrick County, Virginia: <https://www.co.patrick.va.us/>
- Blue Ridge Parkway: <https://www.nps.gov/blri/index.htm>
- Primland Resort: <https://primlandsportingclub.com/>
- Chateau Morrisette Winery & Restaurant: <https://www.thedogs.com/>
- Rocky Knob Recreation Area: <https://www.blueridgeparkway.org/poi/rocky-knob-mabry-mill/>

We 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/abecf97ef56d3c504bc7e394b141d5d6/share/unbranded>

This property is shown by appointment only with proof of funds required. A listing agent will be present during the tour.

Call Caleb Hooker at [757-810-5303](tel:757-810-5303) or John Perez at [434-442-6075](tel:434-442-6075) to schedule a showing today!

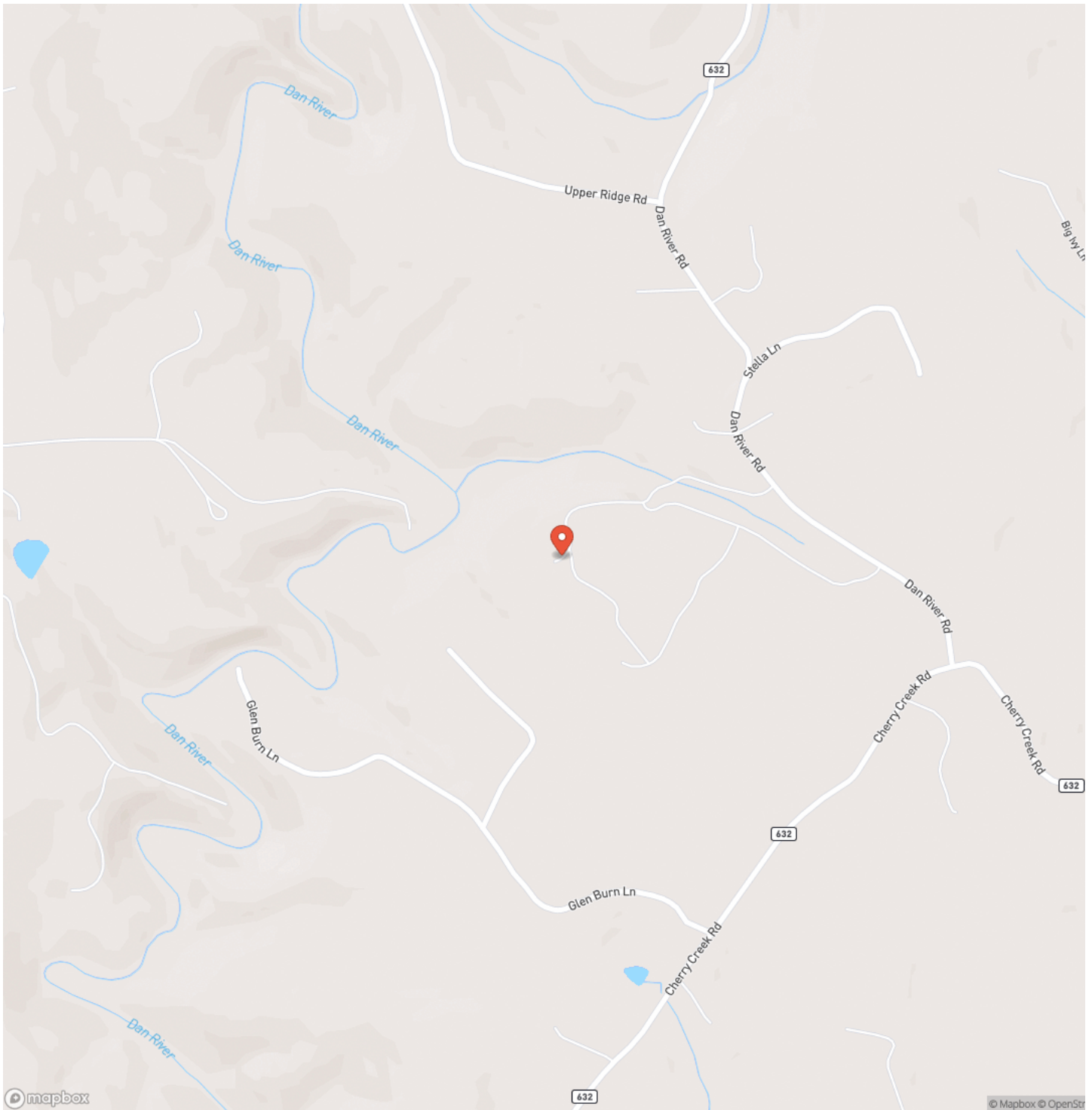
For more information on this and other land for sale in Patrick County, contact Caleb Hooker at [757-810-5303](tel:757-810-5303) or by email at chooker@mossyoakproperties.com, or visit landandfarmsrealty.com.



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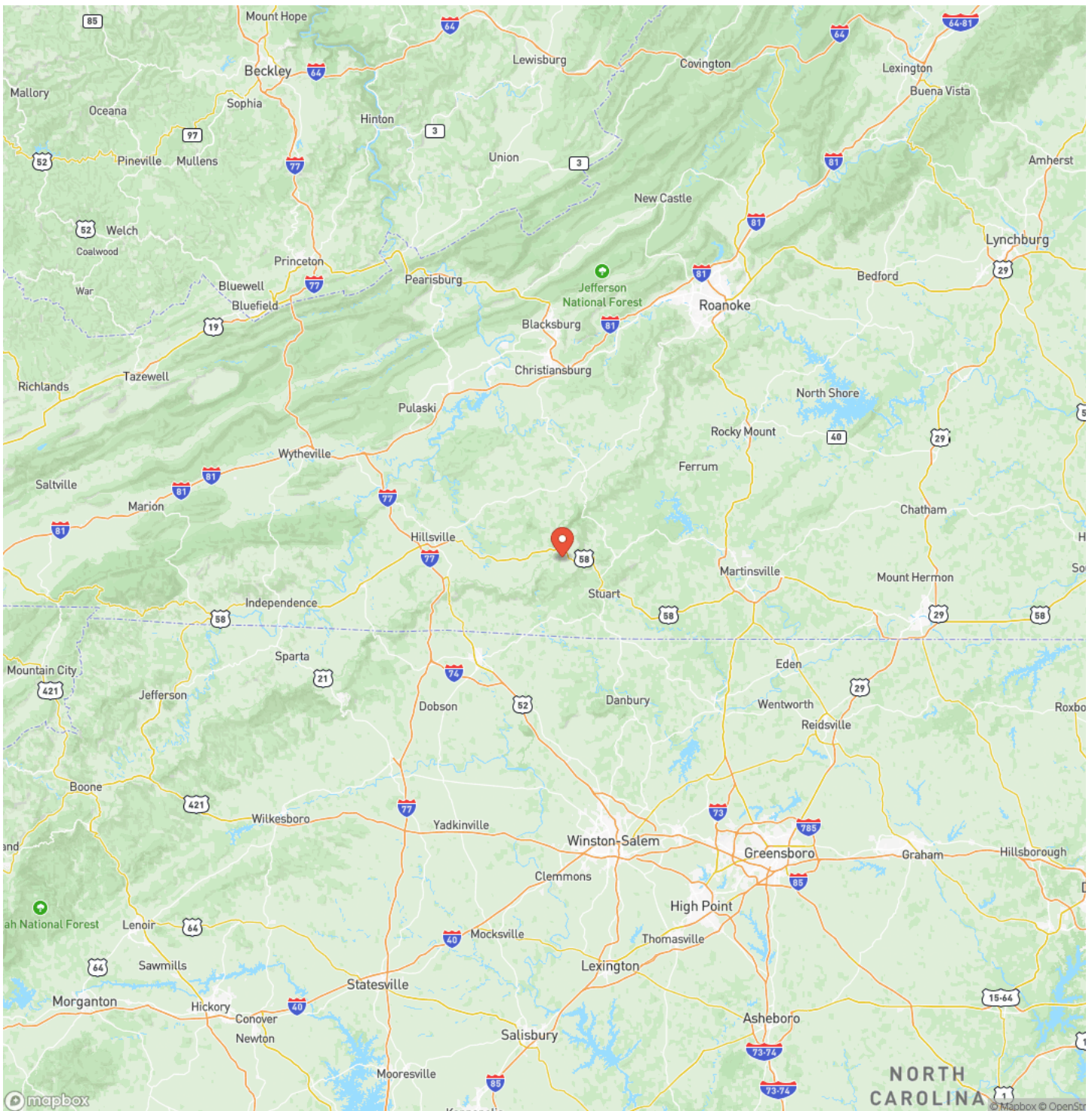


Locator Map

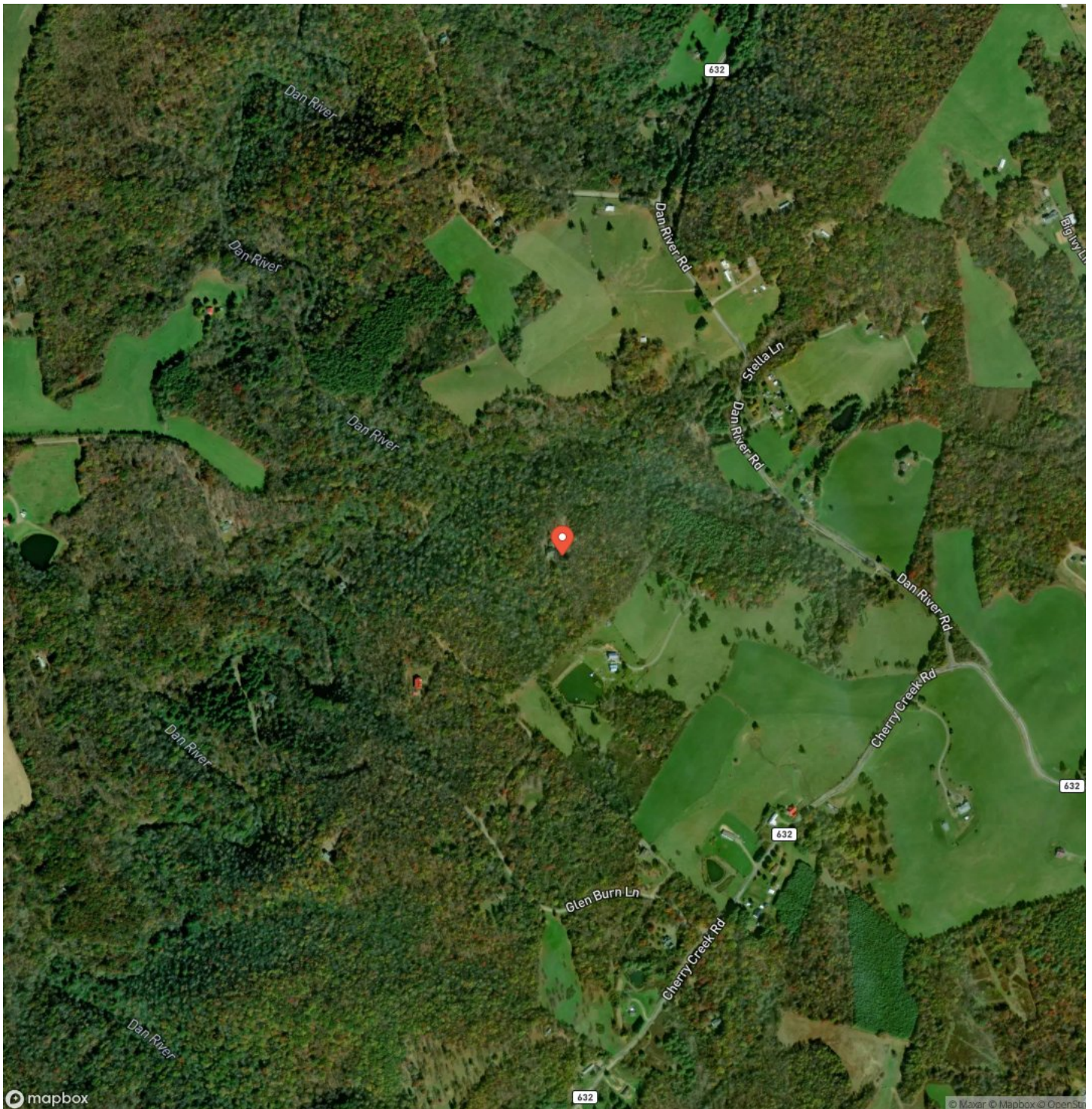


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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Franklin, VA 23851

NOTES

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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.



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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