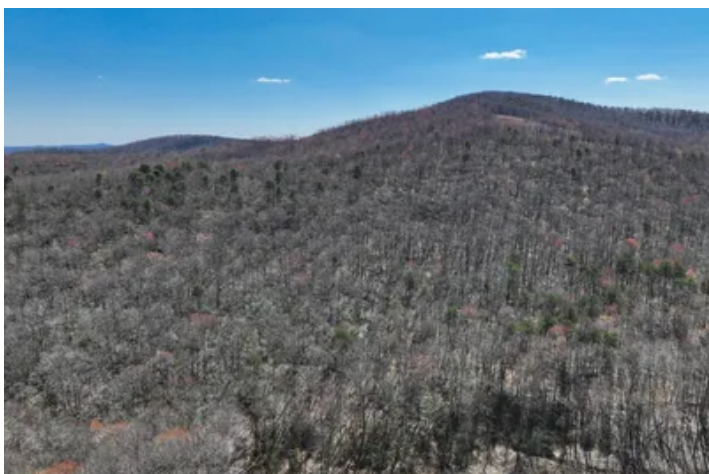


**UNDER CONTRACT!! 48.08 acres of Recreational Land for
Sale in Patrick County VA!
Off of Blueberry Lane
Stuart, VA 24133**

\$150,500
48.080± Acres
Patrick County



UNDER CONTRACT!! 48.08 acres of Recreational Land for Sale in Patrick County VA!
Stuart, VA / Patrick County

SUMMARY

Address

Off of Blueberry Lane

City, State Zip

Stuart, VA 24133

County

Patrick County

Type

Hunting Land, Timberland, Undeveloped Land, Recreational Land

Latitude / Longitude

36.6738 / -80.1607

Acreage

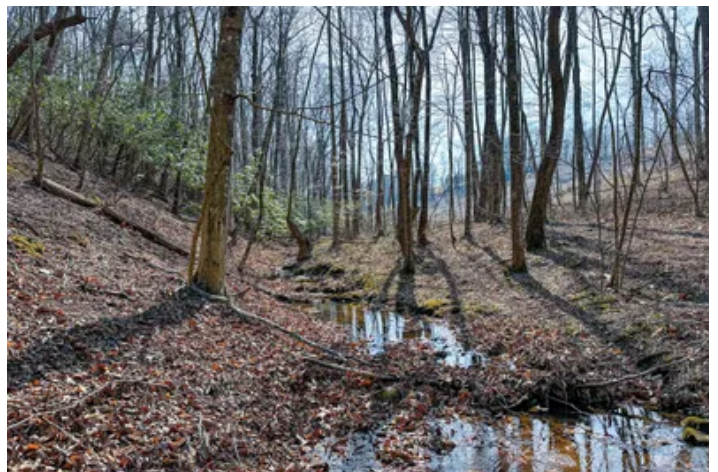
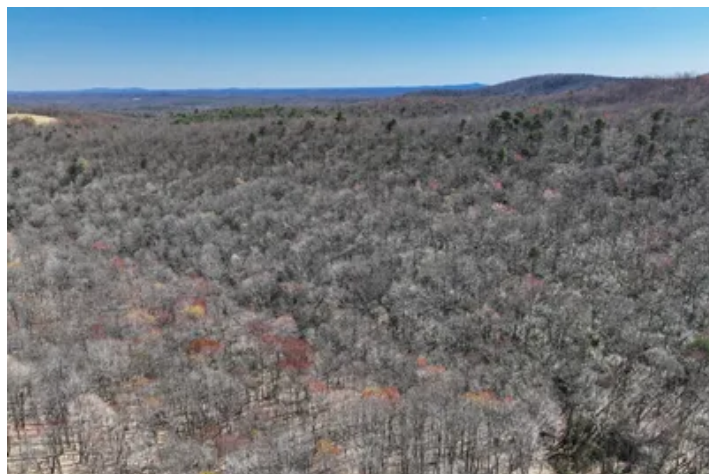
48.080

Price

\$150,500

Property Website

<https://www.mossyoakproperties.com/property/under-contract-48-08-acres-of-recreational-land-for-sale-in-patrick-county-va-patrick-virginia/79313/>



UNDER CONTRACT!! 48.08 acres of Recreational Land for Sale in Patrick County VA!
Stuart, VA / Patrick County

PROPERTY DESCRIPTION

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

Secluded property with stunning ridge top views, meandering creek and abundant wildlife. A great location for a recreational tract or rural home site. Call John Perez at [434-442-6075](tel:434-442-6075) or Caleb Hooker at [757-810-5303](tel:757-810-5303) to schedule a showing today!

Discover the perfect retreat with this secluded parcel offering breathtaking ridge top views, a meandering creek, and abundant wildlife. Whether you're seeking a recreational tract, or a private rural home site, this property is an ideal choice. Nestled in the shadow of stunning mountains, this property provides excellent views and a serene escape into nature. The area boasts a healthy population of wildlife, including deer, turkeys, and bears, making it a nature lover's dream. Whether you're looking to immerse yourself in the tranquility of the wilderness or build a secluded home, this land checks all the boxes. The mature hardwood timber, with some pines, adds to the property's natural beauty and investment potential, while the open understory offers the perfect setting for hiking and exploring. It's also a fantastic location for ATV or horseback riding trails.

For those seeking a homestead with utmost privacy, this property is a rare find - located at the end of a road, ensuring peace and seclusion. A year-round creek provides a continuous supply of fresh water, and a deeded easement off a dirt road gives access to the property. The road leads you through a picturesque ridge, crossing the creek before reaching your future home site. The top of the property sits at approximately 1,600 feet, while the creekside area at the lower end is around 1,220 feet. The property features over 2,000 feet of creek frontage along its entire northwest boundary.

Convenient, Yet Private Location:

Despite its seclusion, this property offers convenient access to nearby towns. It's just 15 minutes from downtown Stuart and 22 minutes from Bassett, VA. For travelers, Greensboro, NC, is a 75-minute drive, and the Roanoke/Blacksburg airport is only 80 minutes away.

Nearby Recreational Attractions:

Adventure awaits right outside your door. Visit the nearby Fairy Stone State Park, a 4,700-acre park featuring a 168-acre lake that connects to the 2,880-acre Philpott Reservoir. The park offers fantastic trails, fishing, and a refreshing swimming area in the cool mountain waters. For anglers, the nearby Smith River is renowned for its native brown and rainbow trout fishing. Whether you're fly-fishing, spinning, or enjoying a guided float trip, this area promises unforgettable outdoor adventures.

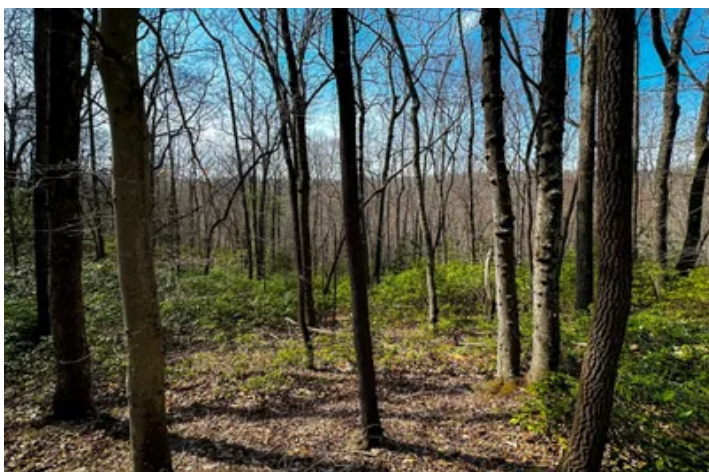
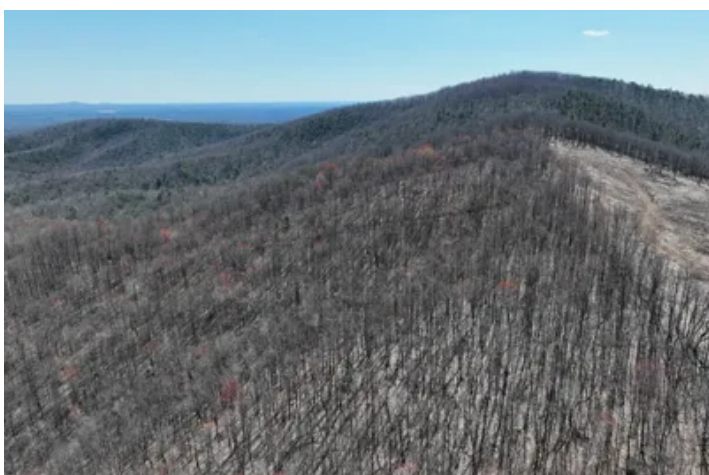
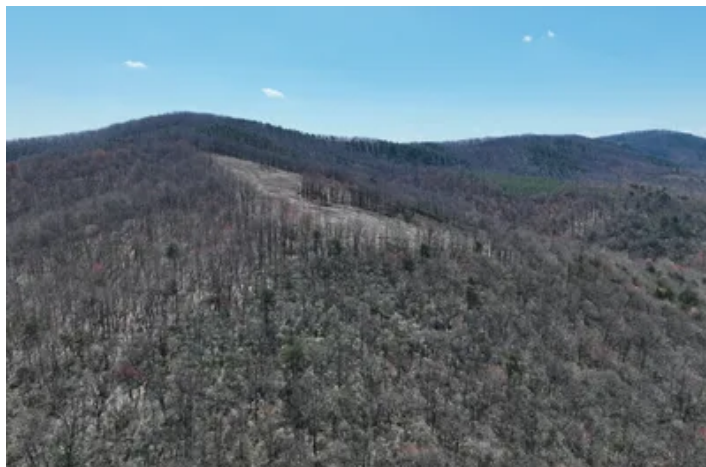
Schedule a Showing:

Showings for qualified buyers must be scheduled in advance, and a listing agent will be present during the tour. For more information on this property or other available listings in Southwest Virginia, contact Caleb Hooker at [757-810-5303](tel:757-810-5303). Be sure to view the interactive map below for a 360-degree bird's-eye view of the property.

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.

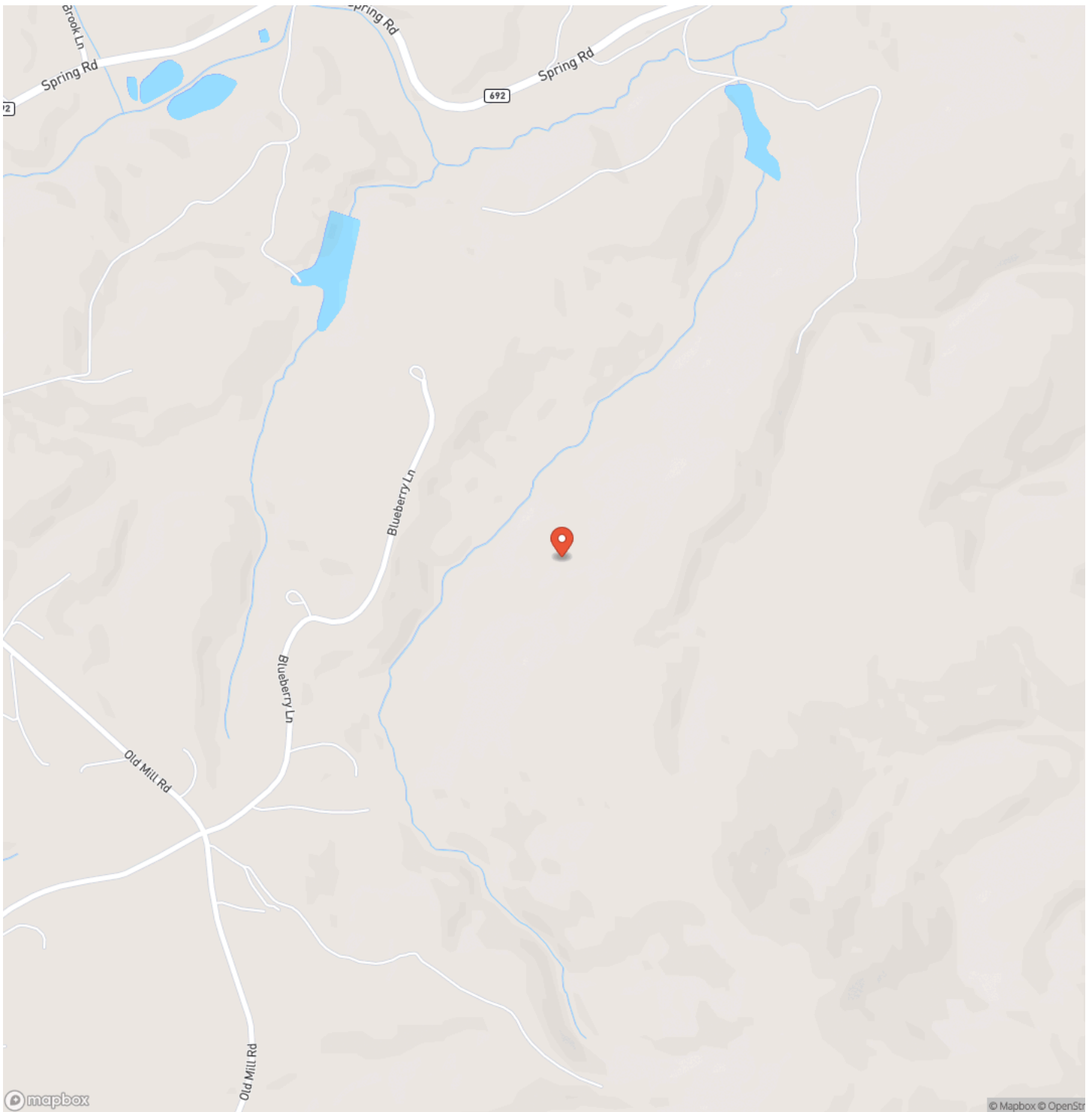


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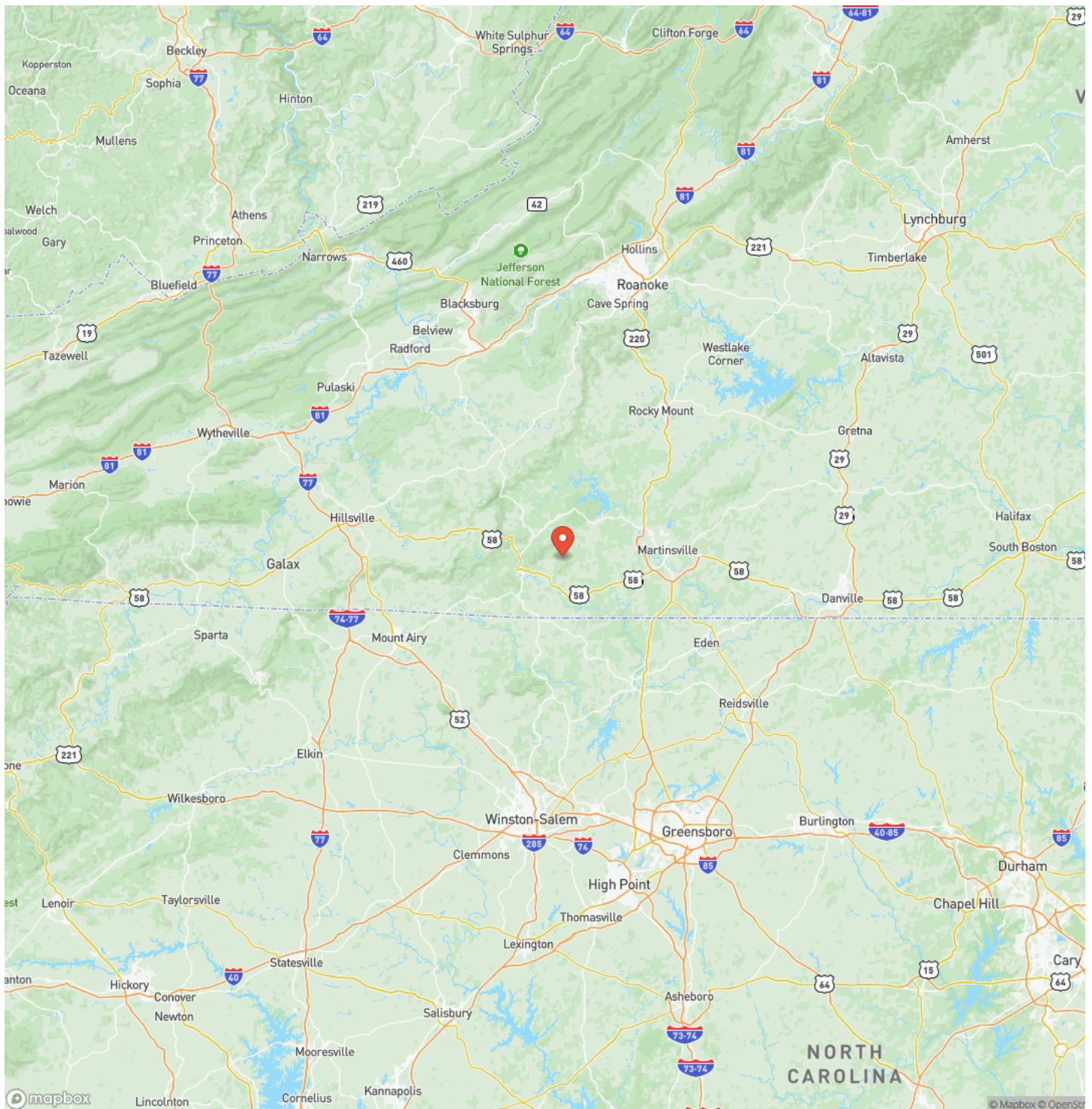
UNDER CONTRACT!! 48.08 acres of Recreational Land for Sale in Patrick County VA!
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Locator Map



UNDER CONTRACT!! 48.08 acres of Recreational Land for Sale in Patrick County VA!
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Locator Map



UNDER CONTRACT!! 48.08 acres of Recreational Land for Sale in Patrick County VA!
Stuart, VA / Patrick County

Satellite Map



**UNDER CONTRACT!! 48.08 acres of Recreational Land for Sale in Patrick County VA!
Stuart, VA / Patrick County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Hooker

Mobile

(757) 810-5303

Office

(844) 480-5263

Email

chooker@mossyoakproperties.com

Address

601 N Mechanic Street Suite 310

City / State / Zip

NOTES

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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
www.landandfarmsrealty.com

