

145.27 acres of Investment, Recreational, and Hunting
Land For Sale in Patrick County, VA!
Off Mountain View Loop
Stuart, VA 24171

\$943,000
145.270± Acres
Patrick County



145.27 acres of Investment, Recreational, and Hunting Land For Sale in Patrick County, VA!
Stuart, VA / Patrick County

SUMMARY

Address

Off Mountain View Loop

City, State Zip

Stuart, VA 24171

County

Patrick County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

36.61544 / -80.18746

Acreage

145.270

Price

\$943,000

Property Website

<https://www.mossyoakproperties.com/property/145-27-acres-of-investment-recreational-and-hunting-land-for-sale-in-patrick-county-va-patrick-virginia/64748/>



MORE INFO ONLINE:

www.landandfarmsrealty.com

145.27 acres of Investment, Recreational, and Hunting Land For Sale in Patrick County, VA! Stuart, VA / Patrick County

PROPERTY DESCRIPTION

For immediate assistance with this listing call Matt Muehleck at [276-340-8538](tel:276-340-8538).

Discover this remarkable 145.27-acre estate featuring a serene 12-acre pond, ideal for fishing and relaxation. This property boasts a versatile venue space, flourishing planted pines, and vibrant natural hardwoods, offering both beauty and utility. Extensive trails wind through the landscape, perfect for outdoor adventures and prime hunting opportunities. Call Matt Muehleck at [276-340-8538](tel:276-340-8538) to schedule a showing today!

Have you been looking for a true one of a kind property in Patrick County, VA?

Here is 145.27 acres of investment, recreational, and prime hunting land for sale in Patrick Springs, Virginia!

Welcome to an incredible opportunity to own 145.27 acres of versatile land in the beautiful surroundings of Patrick County, VA. This unique property offers a blend of investment potential, recreational opportunities, and prime hunting grounds, making it an exceptional find for those seeking a multifaceted piece of Virginia's natural beauty.

At the center of the expansive property lies a breathtaking 12 acre pond. This large, serene body of water is perfect for fishing, boating, or simply enjoying peaceful waterfront views. Adjacent to the pond, a well-constructed shelter provides a fantastic venues for outdoor events. This shelter, with its scenic backdrop, could easily serve as a picturesque location for weddings, family reunions, corporate retreats, concerts, or private parties. Equipped with a full bathroom and a full kitchen, it offers a unique business opportunity for event hosting or simply a beautiful space for personal gatherings.

The land is populated with a section of planted pines and the remaining in very mature natural hardwoods, creating a diverse landscape that is not only visually stunning but also holds significant value. The planted pines offer potential timber investment opportunities, while the natural hardwoods add to the property's aesthetic appeal and biodiversity.

This property is a playground for outdoor enthusiasts. Miles of trails can be added and developed for ATV riding, horseback riding, hiking, or mountain biking. The extensive land provides ample space for camping, bird watching, and nature photography, making it ideal for those who love the great outdoors.

With its varied terrain and mix of dense woodlands, this land is a hunter's dream. Abundant wildlife, including deer, turkey, bear, and all small game thrive in this environment. The blend of planted pines, hardwoods, and open areas create perfect conditions for hunting, with numerous locations suitable for tree stands and blinds.

Conveniently located in Patrick County, this property offers both seclusion and accessibility. While it feels worlds away from the hustle and bustle, it is still within reasonable drive to major cities, local amenities, and attractions. Whether you're looking to escape for a weekend or relocate to a peaceful rural setting, this property provides the perfect balance of privacy and convenience.

This 145.27 acre property in Patrick County, VA, is not just a piece of land, it is a blank canvas with endless possibilities. Whether you envision it as a recreational haven, a prime hunting retreat, a family legacy property, a timber investment, or a unique venue for events, this land has the potential to fulfill your dreams. Do not miss the chance to own a remarkable piece of Virginia countryside where you can create your own outdoor paradise and investment opportunity.

For more information on this and other land for sale in Patrick County, contact Matt Muehleck at [276-340-8538](tel:276-340-8538) or by email at mmuehleck@mossyoakproperties.com, or visit landandfarmsrealty.com.



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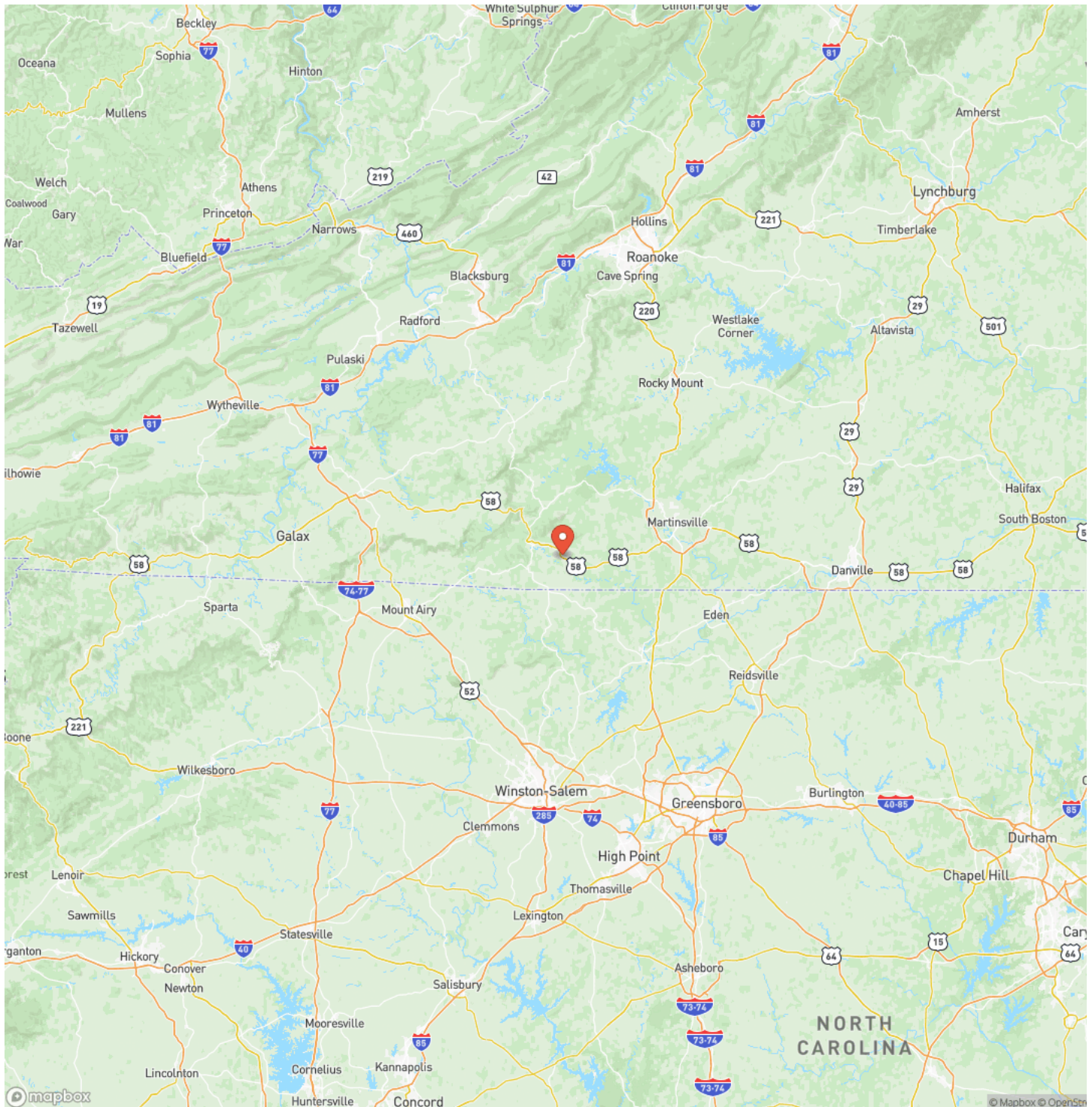


Locator Map



145.27 acres of Investment, Recreational, and Hunting Land For Sale in Patrick County, VA!
Stuart, VA / Patrick County

Locator Map



MOSSY OAK
PROPERTIES
LAND AND FARMS REALTY
America's Land Specialist

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Stuart, VA / Patrick County

Satellite Map



145.27 acres of Investment, Recreational, and Hunting Land For Sale in Patrick County, VA! Stuart, VA / Patrick County

LISTING REPRESENTATIVE

For more information contact:



Representative

Matt Muehleck

Mobile

(276) 340-8538

Office

(844) 480-5263

Email

mmuehleck@mossyoakproperties.com

Address

601 N Mechanic Street Suite 310

City / State / Zip

Franklin, VA 23851

NOTES



MORE INFO ONLINE:

www.landandfarmsrealty.com

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.



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

