

# TBD OLD FIRE TOWER LN PENHOOK, VIRGINIA



**\$599,500**



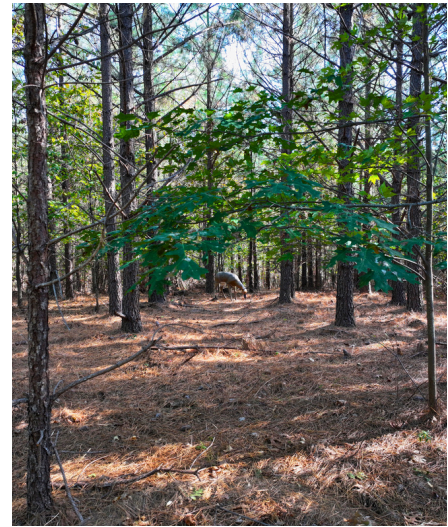
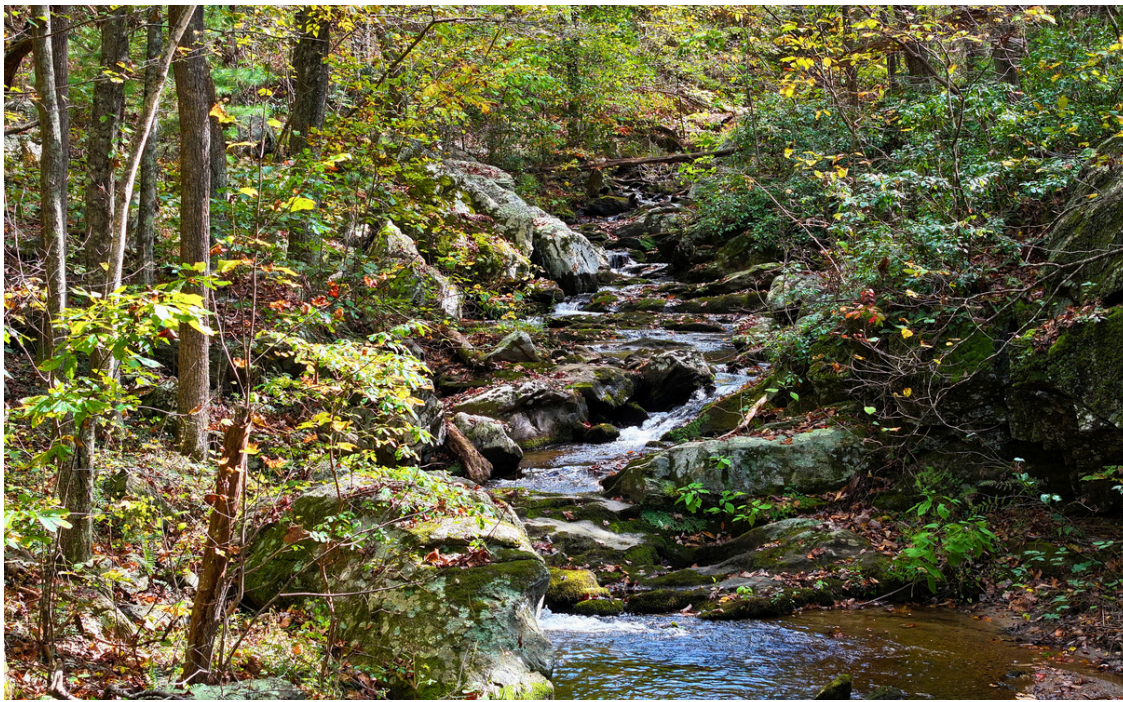
See Old Fire Tower

## TURKEYCOCK TIMBERLINE

**278+/- ACRES OF PLANTED PINE RIDGES & RAMBLING CREEKS**

Nestled in the rolling hills of Franklin Co, VA, this 278+/- acre unrestricted land tract offers the perfect mix of timber investment, recreation, & mountain beauty. The property is primarily composed of an established pine plantation, featuring 12+ year-old planted pines that enhance both the visual appeal & long-term financial potential of the land. These stands are ideal for future timber income through thinning or harvest while also serving as prime habitat for deer, turkey, & more. The open understory beneath the pines makes it easy to navigate the property, with over 1.4 mi of internal trails connecting ridgelines, old logging decks, & creek access points. 2 bold mountain creeks - including Grassy Fork Creek - merge on the western boundary, creating over 1 mile of year-round flowing water that winds through shaded hollows, rocky outcroppings, & gentle bottomland.

- ✓ ACCESS TO WMA
- ✓ CREEK FRONTAGE
- ✓ MATURE PINES
- ✓ SECLUDED
- ✓ BUILD SITES W/ VIEWS



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Across the higher elevations, several ridgetop build sites offer the potential for sweeping panoramic views looking west & north across the Blue Ridge foothills, with ample acreage to design a private mountain home, hunting lodge, or family retreat. The property also borders the Turkeycock WMA, granting direct access to over 2,600 acres of additional public land for hunting, hiking, & exploration. This unique connection expands the usable recreational area far beyond the deeded boundary, offering a highly coveted & unique feature among private tracts in SW VA. Scattered boulders & natural rock walls add both visual appeal & define the property's rugged mountain character. Located less than 25 min from Smith Mountain Lake & Rocky Mount, & under 1 hour from Roanoke, this tract strikes the perfect balance between seclusion & convenience.

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