

892 WARD BRANCH RD

RURAL RETREAT, VIRGINIA



**MOSSY OAK**<sup>®</sup>  
**PROPERTIES**  
**LAND AND LUXURY**

**\$559,500**



See Ward Branch

## FOREST VIEW FARM

**96+/- ROLLING ACRES OVERLOOKING JEFFERSON NATIONAL FOREST**

Discover 96+/- acres of scenic farmland & recreational land tucked away in the rolling countryside of Rural Retreat in Wythe County, VA where this diverse tract blends productive pasture, hardwood ridges, & thriving wildlife habitat into a single property with both immediate ag value & long-term investment potential. Ideal for a private farm, hunting retreat, or residential property, this land offers the usability, beauty, & privacy that is rare to find. Access is strong with frontage on 2 roads, as well as a newly established gravel driveway (2025) running over 1/4-mile to a ridgetop homesite featuring a newly drilled well ('25) & previously perked soils, streamlining the future build process. From this elevated position, owners can enjoy sweeping farm views & long-range mountain views toward Jefferson National Forest, with southern exposure providing access to both sunrises & sunsets.

- ✓ PASTURE + TIMBER
- ✓ SMALL STREAM
- ✓ DUAL ACCESS POINTS
- ✓ ESTABLISHED BUILD SITE
- ✓ LONG-RANGE VIEWS

[tinyurl.com/MOPVA-WBranch](https://tinyurl.com/MOPVA-WBranch)



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The property includes 40+ acres of open pasture historically used for cattle & hay, with a majority of it already being fenced & ready for continued farming, hobby use, or expansion. Rolling terrain supports row crops, additional build sites, orchards, food plots, or recreation, while hardwood ridges with scattered pine create excellent habitat with abundant deer & turkey sign. Treelines & timber pockets provide privacy, bedding cover, & strong hunting setups throughout. A natural spring rises near the center & feeds a creek toward the eastern boundary, adding both function & appeal. The farm has been income-producing for years, & a container conveys for equipment or hay storage. Located near stocked trout waters like Cripple Creek & the recreation of Mount Rogers National Recreation Area, this property sits ~15 min to Rural Retreat, ~20 min to Cripple Creek Outfitters, & <30 min to Wytheville & Marion.

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