# 1127 PENN FORD LN

**INDEPENDENCE, VIRGINIA**

MOSSY OAK PROPERTIES LAND AND LUXURY



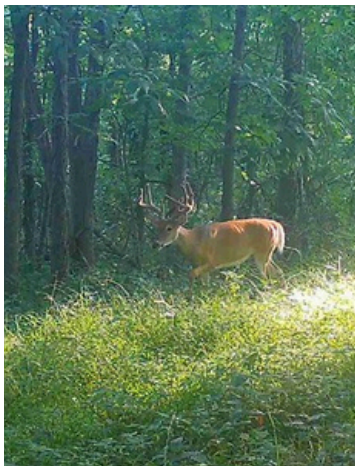

## MOUNTAIN CREEK CABIN

**20+ ACRES NEAR THE NEW RIVER IN GRAYSON COUNTY, VA**

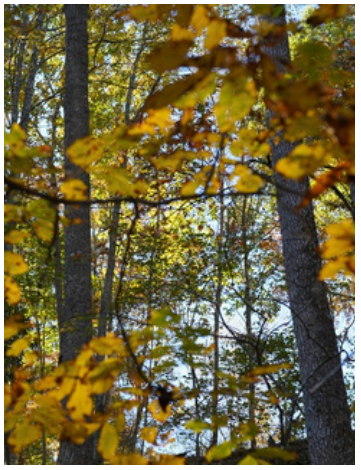
Hunt the land. Fish the New River. Spend cool mountain evenings around the fire, then wake up to another day in the woods. Tucked into southern Grayson Co unrestricted mountain property sits at elevations around 2,700' & offers wooded acreage, recreation, & a cabin. Turn off the pavement, follow the gravel driveway through the woods, & arrive at an approx 1,500sqft cabin tucked into rolling woodlands. Walnut trees surround the homesite, while mature oak, pine, poplar, & beech trees cover the hillsides. A nearby creek adds the sound of running water to the peaceful cabin setting, & the property has been actively managed for wildlife since '21. In '23, a selective timber harvest was completed to improve deer habitat while preserving mature oak trees for long-term mast. The resulting TSI created bedding cover, browse, travel corridors, & wildlife food sources for deer, turkey, bear, & other wildlife, making this a strong hunting retreat.

- ✔ 2-STORY CABIN
- ✔ CREEK FRONTAGE
- ✔ SECLUSION
- ✔ MATURE HARDWOODS
- ✔ WILDLIFE HABITAT













A box blind conveys, & existing logging roads provide access throughout much of the tract; those trails offer opportunities for hiking, mountain biking, walking dogs, mushroom foraging, wildlife photography, & exploring the woods. 2 creeks converge near the cabin, with the potential to develop a small pond. The New River is approx 0.65 mi away as the crow flies, with the Independence Boat Launch only 12 min away. Enjoy smallmouth bass fishing, canoeing, kayaking, & float trips before returning to the cabin for dinner by a crackling campfire. Grayson Highlands, Mount Rogers, public hunting opportunities, & downtown Independence are also a short drive away. The property offers future homesite potential, with old logging roads leading to possible build sites with mountain views.



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