

TBD DUGSPUR ROAD

CALLAWAY, VIRGINIA



\$1,945,000



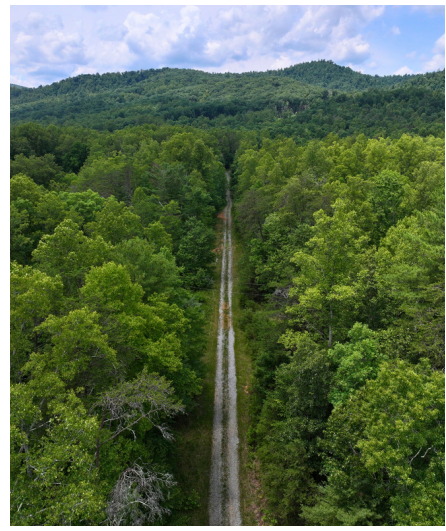
See Dugspur Rd

MIDDLE RIDGE PRESERVE

788+/- ACRES OF CREEKSIDE MOUNTAIN ACREAGE

Middle Ridge offers a rare opportunity to own 788+/- acres of unrestricted mountain land in Franklin County, VA, offering scale, privacy, & versatility that is becoming increasingly difficult to find. This expansive wooded tract features multiple natural springs & creeks (w/ frontage on bold Green Creek), road frontage on 2 public roads, & a well-maintained internal road system that allows standard vehicles to reach the higher elevations. With peaks exceeding 2,400', the upper ridgelines deliver sweeping panoramic views across the surrounding mountains & valleys, creating premium locations for a cabin, private estate, camping setup, or recreational basecamp. The property includes 5+ mi of established trails, along with additional secondary logging roads that provide exceptional access for ATVs, UTVs, horseback riding, dirt biking, hiking, & hunting throughout the entire tract.

- ✓ CREEK FRONTAGE
- ✓ SECLUDED
- ✓ BUILD SITES W/ BIG VIEWS
- ✓ MULTIPLE ACCESS POINTS
- ✓ ESTABLISHED ROADWAYS



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Middle Ridge is a turnkey hunting property with multiple box blinds conveying & abundant deer & turkey sign throughout, supported by a diverse mixed-age forest of oaks, hickory, poplar, & pines that creates outstanding wildlife habitat & long-term timber investment potential. More than 10 open areas ranging from 1/4-acre plots to over 1 acre are already in place & ready to be expanded into a strategic food plot system capable of holding & growing trophy wildlife year-round or fields/yard areas. The numerous springs flowing through the lower elevations offer the potential to develop ponds for fishing, wildlife, & year-round enjoyment. This property is well-suited for a private hunting retreat, short-term cabin rental development, ATV or UTV park, outdoor recreation business, or long-term timber investment.

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