

00 SHADY GROVE RD NW

WILLIS, VIRGINIA



See Shady Grove 44

SHADY GROVE SANCTUARY

44+/- ACRES OF FERNS, FOREST, & FLOWING MOUNTAIN WATER

Located along peaceful Shady Grove Road NW in western Floyd County, this 44+/- acre tract offers wooded privacy, 3,000'+/- of flowing creek frontage, established trails, abundant wildlife habitat, & approximately 1 acre of open pasture with potential for a homesite. A gated entrance off Shady Grove Road provides access, with fencing already in place along the road. The upper pasture area offers a great vantage point looking southward across the surrounding rolling countryside, while the remainder of the property transitions into a park-like setting of mature woods featuring towering pine, poplar, oak & other various hardwoods, with ferns, rhododendron, natural creek crossings, & numerous established trails for ATVs, UTVs, Jeeps, horses, mountain bikes, hiking, & exploring.

- ✓ ~1 ACRE OPEN PASTURE
- ✓ 30+ WOODED ACRES
- ✓ FLOWING CREEKS
- ✓ SECLUDED
- ✓ MOUNTAIN VIEWS



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Deer trails & abundant wildlife sign are present throughout the woods, while the flowing creek creates additional recreational appeal. The property offers great potential to transform into a private hunting retreat, weekend recreation property, mountain biking or equestrian property, rural homestead, or secluded mountain getaway, with the opportunity to create a homesite within the existing pasture, or you could clear a portion of the woods for a more private setting. Approx 20 min to downtown Floyd & Hillsville, with easy access to I-77 & surrounding Blue Ridge communities. A contiguous 22+/- acre tract is also available for sale, if you're looking for more pasture and overall acreage.

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