

29311 POOR VALLEY RD

SALTVILLE, VIRGINIA



\$329,000



See 29311 Poor Valley

CLINCH MOUNTAIN HOMESTEAD

3/2 HOME WITH ACREAGE NEAR WMA AND NATIONAL FOREST

Nestled in a peaceful valley beneath the ridgelines of the Clinch Mtn range, this 23+/- acre property offers the perfect blend of privacy, recreation, & mountain living. The 3bd/2ba home features an open-concept layout centered around a beautiful brick fireplace, along with a generous primary suite, oversized pantry, dedicated laundry room, covered front porch, & expansive rear deck overlooking the surrounding landscape. ~2 acres of open yard provide space for gardening, recreation, or simply enjoying the peaceful setting, while 3 peach trees, along with mature apple, walnut, & chestnut trees, & blackberry bushes create outstanding homesteading opportunities. Just beyond the backyard, seasonal Count Branch flows along near a fire pit area, creating a relaxing spot to enjoy & entertain. A trail system winds through a hardwood forest of oak, poplar, locust, & VA pine, climbing the mountainside to an ~1-acre level clearing that offers endless possibilities for a food plot, guest cabin, gazebo, campsite, or private overlook with scenic ridge views.

- ✓ 3/2 HOME
- ✓ CREEK FRONTAGE
- ✓ SECLUDED
- ✓ PANORAMIC VIEWS
- ✓ NEW TRAIL SYSTEM

tinyurl.com/MOPVA-PrVly



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Wildlife is abundant, with frequent sightings of deer, turkey, & black bear across the property. A detached open-air outbuilding provides flexible space for horse stalls, ATV storage, equipment, woodworking, or a workshop. Outdoor enthusiasts will appreciate that only 2 privately-owned tracts separate the property from the expansive Clinch Mountain WMA, providing access to thousands of acres of public hunting & recreation. Conveniently located approx. 15 min from The Channels Natural Area Preserve Trailhead, 30 min from Emory & Henry University, 35 min from historic Abingdon, & less than 1 hour from Bristol, TN, with great access to the Appalachian Trail, Jefferson National Forest, Hungry Mother State Park, & more.



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