

000 SHADY GROVE RD NW
WILLIS, VIRGINIA

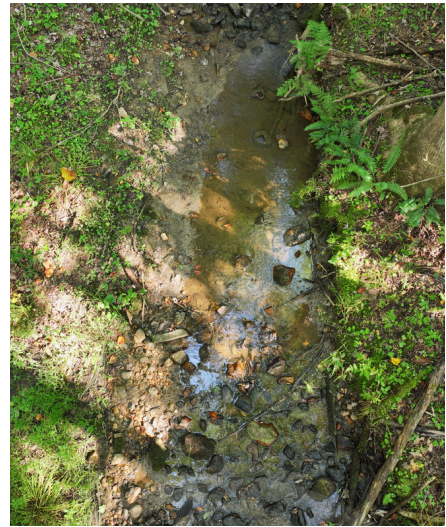
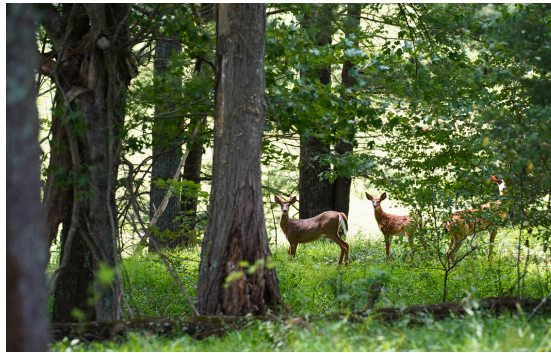


THE COUNTRY DIVIDE

22+/- BALANCED ACRES, SPLIT BETWEEN PASTURE & WOODS

Set along Shady Grove Road NW near the western edge of Floyd County, this 22.42+/- acre property offers a versatile mix of approximately 12 acres of gently rolling pasture, mature woods, flowing water, & multiple access points. The open pasture provides several potential homesites, including an elevated area with southern views, while natural treeline boundaries create privacy from the road & neighboring properties. Multiple gated entrances & road frontage on two roads provide flexible access to different portions of the property, including a higher-elevation gate near a potential homesite & another entrance well-suited for tractors, equipment, gardening, & land management to keep it separate from the living area.

- ✓ 12+/- ACRES PASTURE
- ✓ 10+/- WOODED ACRES
- ✓ FLOWING CREEKS
- ✓ SECLUDED
- ✓ MOUNTAIN VIEWS



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The pasture offers ample space for a garden, small farm, horses, livestock, recreational fields, orchards, or homesteading, while the wooded acreage features a mature stand of oak, poplar, pine, cherry, & other native trees. A flowing creek provides ~700' of creek frontage, with rhododendron lining the hillside beyond the creek. Established trails lead through the woods, offering opportunities for hiking, exploring & outdoor recreation. The property could support a rural residence, hobby farm, equestrian setup, private campground, outdoor recreation retreat, gardening & homesteading operation, nature-based getaway, or private Blue Ridge basecamp. ~20 min to downtown Floyd & Hillsville, with easy access to I-77 & surrounding Blue Ridge communities. A contiguous 44+/- acre tract is also available for sale, if you're looking for more wooded acreage & water.

Justin Rolfe | 704.998.1013

jrolfe@landandluxury.com



JustinRolfe.LandAndLuxury.com