

TBD CARVER LEE RD

HENRY, VIRGINIA



MOSSY OAK[®]
PROPERTIES
LAND AND LUXURY

\$298,500



See Carver Lee

BOULDER CREEK BEND

102+/- CREEKSIDE ACRES WITH MOUNTAIN VIEWS

Set in the quiet, rolling hills of Franklin Co, this property offers an ideal blend of bold creek frontage, timberland, mountain views, & multiple access points well-suited for hunting land, recreational use, a weekend getaway, or a future homesite. A strong, year-round creek winds approximately ½-mile through the western portion of the property, with stretches 10-15'+ wide, where massive boulders intertwine with dense rhododendron to create a striking natural setting. Enjoy floating around in the gentle current, relaxing on sun-warmed rock outcroppings, or casting a line into the deeper pools. A secondary creek runs east of the main channel just below portions of the cutover & feeds into the larger creek, further enhancing the property's water features & attracting abundant wildlife, including deer and turkey. ~25 acres were recently timbered & replanted in loblolly pine, providing excellent bedding & forage while establishing long-term timber investment potential, while the remaining acreage features mature hardwoods along the creeks and ridges.

- ✓ CREEK FRONTAGE
- ✓ POT'L BUILD SITES
- ✓ SECLUDED
- ✓ LONG-RANGE VIEWS
- ✓ INCOME POTENTIAL



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The property offers usable topography with long-range mountain views, including Bull Mountain in neighboring Patrick County. And you have multiple access options, one of which includes a deeded easement off Carver Lee Rd to the northern ridgeline - an area ideal for food plots, hunting stands, or a homesite with glimpses of sunrise and sunset. You also have direct road frontage on Carver Lee Rd and additional potential access from Rocky Glen Dr, where an idyllic potential cabin site sits near a scenic horseshoe bend in the creek. Accessed via a quiet gravel road from Prillaman Switch Rd, meandering past rolling farmland and timberland, this property combines seclusion, water, timber value, and build potential in a rural area of Southwest Virginia. It's a short drive to Ferrum College, Philpott Lake, downtown Rocky Mount, and much more!



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