

TBD FLATRIDGE RD

CANA, VIRGINIA



MOSSY OAK[®]
PROPERTIES
LAND AND LUXURY

\$119,000



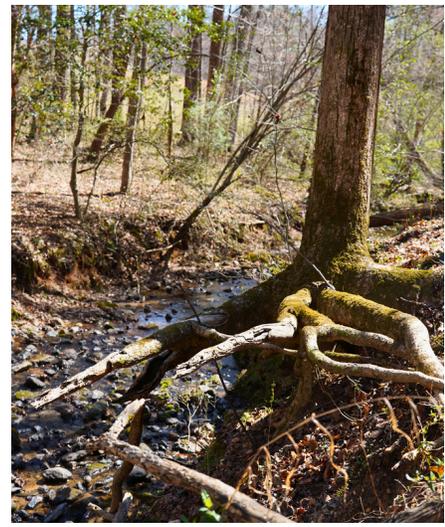
See Flatridge

FLATRIDGE REFUGE

18+/- WOODED ACRES WITH CREEK

Tucked away at the end of a quiet stretch of Flatridge Rd & just >1 mile from the NC-VA border as the crow flies, this 17.89+/- acre tract in Cana, VA offers privacy, versatility, & natural beauty. With approximately 1,000' of paved state road frontage & a dead-end setting, you get easy access without sacrificing peace & seclusion. A new '25 survey & perc test are already in place, giving buyers a strong head start, whether the plan is to build, subdivide, or hold onto as a long-term investment. The land opens with a wide, level ridgetop along Flatridge Rd, making it easy to envision multiple potential build sites with minimal prep work. This portion of the property is covered in a mix of oak, poplar, & pine, creating both aesthetic appeal & potential future timber value. As you move east into the property from the primary entrance on the western boundary, the terrain begins to transition, revealing increasing signs of wildlife activity with well-traveled deer trails cutting across the hillside.

- ✓ ~600' CREEK FRONTAGE
- ✓ HARDWOODS + PINE
- ✓ AMPLE WILDLIFE SIGN
- ✓ PAVED ROAD FRONTAGE
- ✓ SURVEY + PERC TEST



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The property continues to impress as it drops into a scenic creek bottom with ~600' of waterfrontage. This area offers a unique setting, with natural rock formations, shaded banks, & the kind of atmosphere that makes it easy to spend long afternoons by the water. Beyond the creek, the land begins to once again rise in elevation into mature hardwoods, including large poplar, with additional opportunities for building, clearing pasture or food plots, or selectively harvesting timber. Old logging & farming roads - some bordered by stacked stone - add both accessibility & a sense of history dating back generations. With no restrictions, this property adapts to your goals. It is equally suited for a private homesite, hunting property, weekend retreat, or a strategic land investment with subdivision potential already supported by the existing survey. Positioned between Mount Airy & the Blue Ridge Parkway, you are close to key areas while still enjoying a true rural setting.

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