

TBD HEIDELBACH SCHOOL RD

STUART, VIRGINIA

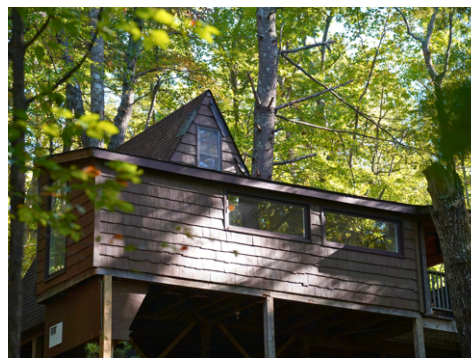
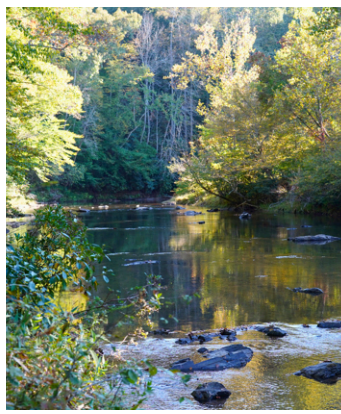


SMITH RIVER SOLITUDE

SECLUDED WOODED ACREAGE W/ ACCESS TO THE SMITH RIVER

Escape to the mountains of Patrick County with 22.5+/- acres of raw, unrestricted mountain land offering exceptional hunting, recreation, off-grid, & outdoor adventure potential. Tucked away from the noise of everyday life, the property is accessed by traveling ~2 mi along a historic trail from the county road, leading to an existing A-frame cabin perched along the higher elevations of the property. Built in 2001, the ~400 sqft cabin features durable cedar siding, Andersen windows, a 16'x16' main-level living area with loft, & a 7'x22' space formerly used as a kitchen with existing plumbing. An awning-style rear window provides an ideal vantage point overlooking the surrounding woods. Mature oaks, poplar, white pine, maple, & other hardwoods provide excellent wildlife habitat, with plenty of room for deer & turkey hunting, hiking, mountain biking, ATV riding, camping, & more!

- ✓ A-FRAME CABIN
- ✓ RIVER ACCESS
- ✓ ULTIMATE SECLUSION
- ✓ MATURE HARDWOODS
- ✓ WILDLIFE HABITAT



A portion of the property adjoins U.S. Army Corps of Engineers land, providing direct access to a secluded bend of the Smith River for fishing, kayaking, floating, & wading, with opportunities to catch bass, trout, & other native fish. A nearby boat ramp provides access to peaceful Philpott Lake for boating, swimming, fishing, kayaking, & watersports, with miles of wooded shoreline & undisturbed coves. Whether envisioned as a private hunting retreat, mountain getaway, off-grid basecamp, or recreational property, this Patrick County tract combines privacy, unrestricted acreage, an existing cabin, mature timber, abundant wildlife habitat, & access to some of the region's best outdoor recreation.

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