

TBD JEB STUART HIGHWAY

MEADOWS OF DAN, VIRGINIA



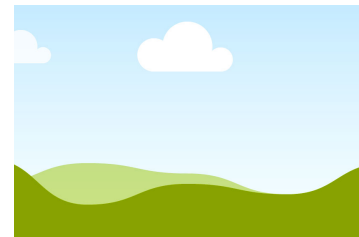
See Jeb Stuart 82

TWO PEAKS AT LOVER'S LEAP

82+/- ACRES WITH SECLUDED POND, CREEKS, & BLUE RIDGE VIEWS

This rugged, private tract offers big-mountain terrain, mature timber, multiple water features, & endless recreational potential. 2 towering peaks reach approx 2,480' & 2,800', connected by wooded hollers, rolling hills, & seasonal views extending toward Stuart, Fairy Stone Lake, & Bull Mountain. An old pond tucked deep within a secluded holler is one of the property's most unique features. The pond could potentially be enlarged or restocked for private fishing & recreation. 2 creeks flow through the property, adding year-round water, wildlife habitat, & character. Mature oak, poplar, maple, pine, & other hardwoods cover the mountains, while old logging roads provide access throughout the property & could be repurposed for hiking, horseback riding, mountain biking, ATV riding, & hunting.

- ✓ PRIVATE POND
- ✓ 2 CREEKS
- ✓ BIG SEASONAL VIEWS
- ✓ OLD LOGGING ROADS
- ✓ 2 ACCESS POINTS



Abundant wildlife sign includes established deer travel corridors, with deer, bear, turkey & other mountain wildlife inhabiting the area. Multiple locations offer inspiring seasonal mountain views, while the property's elevation & varied terrain create numerous potential homesites. Build a small cabin for a private mountain retreat, create an off-grid getaway, establish a basecamp, hunt, fish, hike, ride trails, or simply enjoy owning a substantial piece of the Blue Ridge Mountains. The property is approx 8 min to downtown Meadows of Dan & Auberge Primland Resort, mere minutes to Lover's Leap, & approx 18 min to downtown Stuart. Conveniently located near the Blue Ridge Parkway, Fairy Stone State Park, & the outdoor recreation of Patrick County.

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