

TBD SHADY GROVE RD NW

WILLIS, VIRGINIA

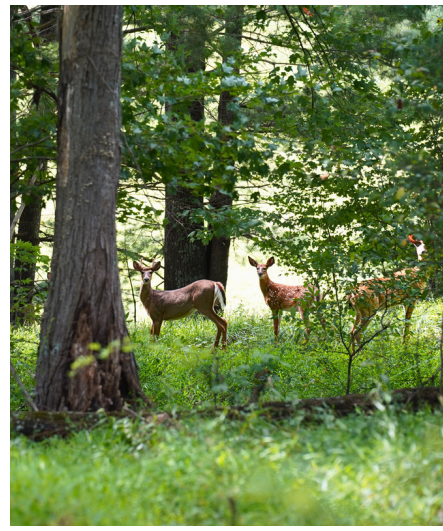


FLOYD FARM & FOREST

66+/- ACRES OF OPEN PASTURE WITH WOODLANDS & WATER

This property combines 2 contiguous tracts totaling approximately 66.56+/- acres along a peaceful country road in western Floyd County, offering a diverse mix of ~13 acres of gently rolling pasture, extensive mature woodland, established trails, multiple gated access points & 3,700'+ of flowing creek frontage. The open pasture is concentrated toward the western portion of the property, with gentle topography, natural treeline boundaries & several potential homesites, including elevated ground with southern-facing views across the surrounding countryside. Existing gates provide flexible access to the upper pasture & lower portions of the property, while the open acreage offers potential for gardening, livestock, horses, hay production, orchards, food plots, small-scale agriculture & homesteading. The wooded acreage features towering pine, poplar, oak, cherry & other hardwoods, creating a mature, park-like forest setting with established trails for ATVs, UTVs, Jeeps, mountain bikes, horseback riding, hiking & exploring.

- ✓ ~13 ACRES PASTURE
- ✓ 50+ WOODED ACRES
- ✓ FLOWING CREEKS
- ✓ SECLUDED
- ✓ MOUNTAIN VIEWS



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Deer trails & wildlife sign are prevalent throughout the woods, while the extensive creek frontage adds habitat & recreational appeal. Fern-covered forest floors, rhododendron, natural creek crossings & mature trees provide opportunities for wildlife management, mushroom foraging, or simply enjoying time beside the flowing water. With its mix of open & wooded terrain, the property could accommodate a private mountain residence, hunting or wildlife-management property, family retreat or weekend getaway, equestrian or outdoor recreation property, conservation holding, or private Blue Ridge basecamp. There is also room for private trails, outdoor gathering areas, campsites, gardens, orchards & other recreational improvements, depending on your vision & goals. ~20 min to downtown Floyd & Hillsville, with US 221 providing convenient access toward Floyd & surrounding Blue Ridge communities & Hillsville offering easy access to I-77.

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