

# TBD PEMBROOK ROAD

FERRUM, VIRGINIA



**\$398,000**



See Pembrook Rd

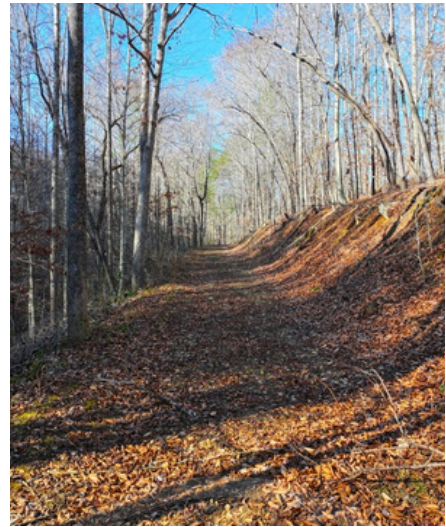
## THE OLD HOMEPLACE

**122+/- ACRES OF CREEKSIDE MOUNTAIN ACREAGE**

This 122+/- acre mountain tract in Franklin County, VA offers a rare combination of bold creek frontage, mature hardwood timber, end-of-road privacy, and diverse recreational potential just minutes from the Blue Ridge Parkway. A year-round creek winds over half a mile through the property, bordered by approximately 1.5 acres of open pasture ideal for food plots, gardens, or camping, while an elevated ridge features an old homesite with sweeping views, perfect for restoration or new construction. The land boasts excellent hunting with abundant wildlife sign, natural funnels, and bedding areas throughout mixed hardwoods including oak, hickory, and poplar, plus established logging roads providing ready access for ATVs, timber management, and exploration.

- ✓ CREEK FRONTAGE
- ✓ SECLUDED
- ✓ BUILD SITES W/ VIEWS
- ✓ MULTIPLE ACCESS POINTS
- ✓ OLD LOGGING TRAILS





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Located at the dead-end of a state-maintained gravel road with additional county road frontage elsewhere on the property, this private mountain retreat offers multiple build sites, long-term timber investment value, and flexible terrain suitable for a full-time residence, a weekend getaway, a hunting preserve, or a multitude of options. Conveniently positioned near Roanoke, Rocky Mount, and Smith Mountain Lake, this turnkey recreational property in the Blue Ridge foothills delivers unmatched privacy, bold water features, and immediate hunting opportunities rarely found in today's market, making it an ideal investment for buyers seeking Virginia mountain land, Blue Ridge acreage, hunting property, or waterfront homesteading potential.

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