

00 PHILLIPS TRAIL

VIRGINIA, VIRGINIA



\$239,000



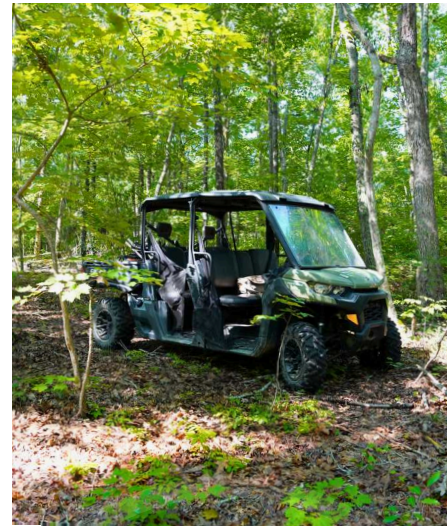
See Phillips Trl

THE BACK FORTY-ONE

41+/- WOODED ACRES WITH CABIN

Nestled in the peaceful countryside of Virgilina, VA, this 41+/- acre unrestricted property in Halifax County offers the perfect blend of seclusion, usability, & recreational opportunity. Tucked off a dead-end road, this private tract features a newer off-grid cabin ('23) with a spacious front porch ideal for rocking chairs & slow evenings. Inside, a spiral staircase leads to a large loft that easily accommodates multiple beds, offering the perfect sleeping quarters for guests, hunters, or gatherings. As autumn approaches, picture the warmth of the wood stove crackling on crisp fall nights while the stars shine above the surrounding hardwood canopy.

- ✓ 41+/- ACRES
- ✓ OFF-GRID CABIN
- ✓ PRIMARILY HARDWOOD
- ✓ 2+ ACRES PASTURE
- ✓ SECLUDED



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The land itself is a dream for outdoor enthusiasts, with over 35 acres of mixed timber – primarily hardwoods with scattered pines & an abundance of oak trees dropping mast for wildlife. There are 2+ acres of open pasture, including about 1.2 acres around the cabin & an additional pasture separated by a thin timber strip – both of which are ideal for food plots or open yard space to entertain. The property is very usable with gently rolling terrain, making it ideal for hiking, ATV riding, hunting, or even building your dream home or a barndominium to live in, & then turning the cabin into a guesthouse or hangout. An established trail system winds through the acreage, leading you to prime hunting locations & areas ripe for timber stand improvement (TSI). The NW corner offers excellent potential for hinge-cutting, while other sections could be timbered for future income from selective harvests & enhanced wildlife habitat.

Justin Rolfe | 540.299.7238 jrolfe@landandluxury.com

