

9.2 Acres of Hunting and Recreational Land for Sale in
Amherst County VA!
Off of Wagon Trail Rd
Monroe, VA 24574

\$57,500
9.2± Acres
Amherst County



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SUMMARY

Address

Off of Wagon Trail Rd

City, State Zip

Monroe, VA 24574

County

Amherst County

Type

Hunting Land, Recreational Land

Latitude / Longitude

37.5697 / 79.2386

Acreage

9.2

Price

\$57,500

Property Website

<https://www.mossoakproperties.com/property/9-2-acres-of-hunting-and-recreational-land-for-sale-in-amherst-county-va-/amherst/virginia/104429/>



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PROPERTY DESCRIPTION

Beautiful 9.2 ± acre turnkey hunting and recreational property 25-30 minutes away from the Town of Amherst and Lynchburg offering mountain views, mast producing hardwoods, established trail system, mature buck history, and a cabin perfect for a private retreat or hunt camp.

If you've been looking for a solid hunting and recreational property with real character, this one checks a lot of boxes. Tucked away in the scenic hills of Monroe Va, this tract offers a great mix of usable land, natural habitat, and beautiful mountain views that make it just as enjoyable year-round as it is during hunting season. The property will include three tree stands and multiple cell cameras making it turnkey for the upcoming season.

From the moment you step on the property, the deer sign stands out. While walking the land, you'll notice well-used bedding areas and active tracks throughout—clear proof that wildlife is not just passing through but living here. White and red oaks throughout the property provide a strong source of hard mast, helping to naturally attract and hold deer and other game.

The layout of the land gives it a lot of versatility. With a little over 400' of road frontage on Wagon Trail Rd and approximately 140 feet of elevation change, starting around 740 feet on the northern side and rising to around 880 feet toward the southeast. This change in terrain creates natural travel corridors, including a draw that runs east to west through the center of the property. The higher ground on the east side and lower ground on the west side naturally funnel wildlife movement—something hunters are always looking for.

A trail system is already in place, making it easy to navigate by ATV/UTV or foot. Whether you're checking trail cameras, heading to a stand, or just enjoying a ride, access across the property is simple and convenient. On the south side, an old dirt roadbed opens up the possibility for future food plots giving you even more control over how you manage the land for wildlife. You'll also find multiple rock outcroppings scattered throughout, adding both visual appeal and natural features that wildlife tend to use for cover.

One of the standout features is a 12' x 12' building with extra tall walls and a loft. This setup is perfect for a hunting camp or a simple weekend getaway. It gives you a place to stay right on the property—whether you're spending long days in the woods during deer season or just getting away to enjoy some peace and quiet. There are no utilities running to the cabin but can be run by a generator. The cabin includes some furnishings, an AC unit as well as a woodstove to keep you nice and comfortable any time of year.

Beyond the property, you're surrounded by some incredible outdoor and local attractions. The Blue Ridge Parkway offers some of the best mountain views in the region. Nearby, Otter Creek Overlook is a peaceful spot with water views, picnic areas, and easy walking trails. Panther Falls is a local favorite, known for its scenic rocky pools and refreshing swimming hole. The James River Foot Bridge is an impressive crossing that gives access to the famous Appalachian Trail, one of the most well-known hiking trails in the country.

For a mix of history and culture, the Monacan Ancestral Museum shares the story and heritage of the Monacan Tribe, who have lived in this region for thousands of years. You're also close to Poplar Forest, Thomas Jefferson's private retreat, offering a glimpse into early American history.

If you enjoy local flavors and seasonal activities, Rebec Vineyards hosts wine tastings and events throughout the year, while Morris Orchard lets you pick your own apples, peaches, and blueberries depending on the season—great for family outings or a relaxing afternoon.

Conveniently located, the property is just 14 miles from Amherst and about 16 miles from Lynchburg, giving you quick access to shopping, dining, and everyday needs. Several college campuses, including Liberty University, University of Lynchburg, and Sweet Briar College, are all within roughly 15 to 30 minutes.

Whether you're looking for a dedicated hunting tract, a weekend escape, or a place to enjoy the outdoors with family and friends, this property offers a strong foundation to make it your own.

Call Danny Bunch at [\(434\) 303-5824](tel:434-303-5824) or John Perez at [\(252\) 325-4766](tel:252-325-4766) to schedule a showing today!



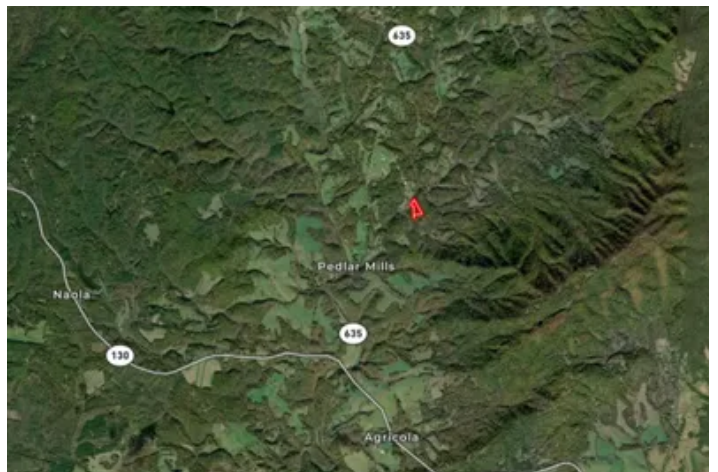
For more information on this and other land for sale in Amherst County, contact Danny Bunch at [434-303-5824](tel:434-303-5824) or by email at dbunch@mossyoakproperties.com, or visit landandfarmsrealty.com.



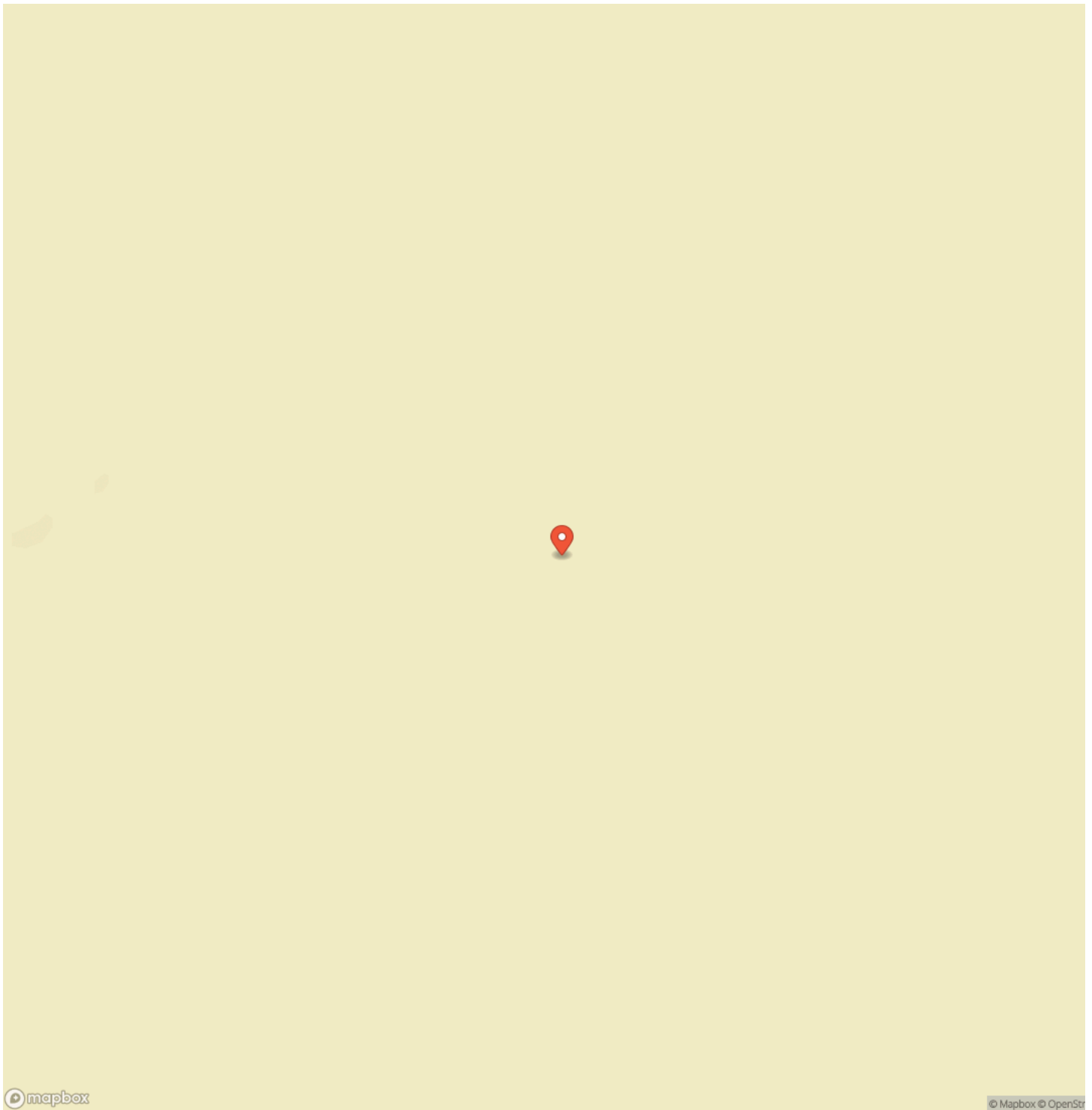
MORE INFO ONLINE:

<https://www.mossyoakproperties.com/>

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Locator Map



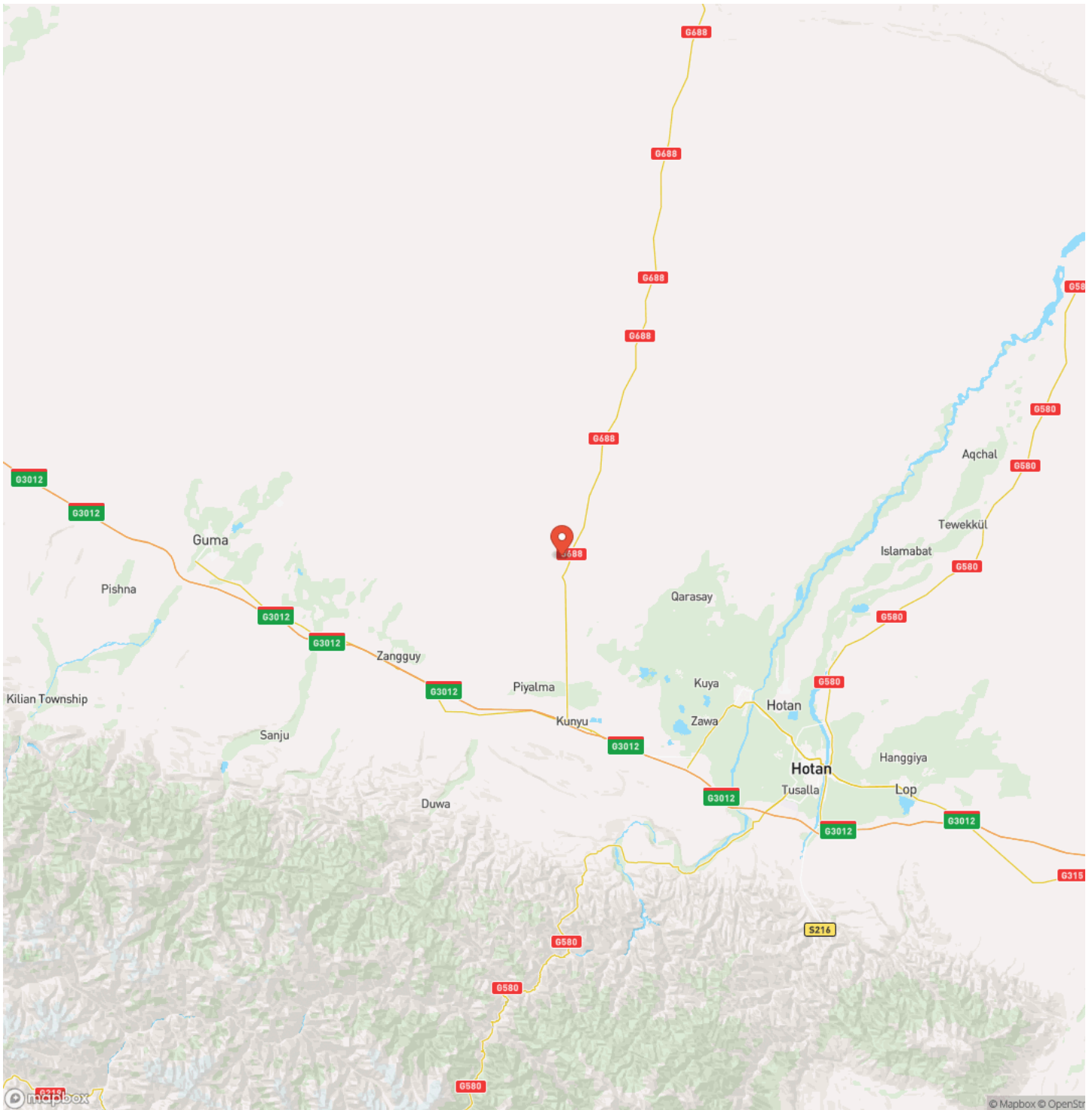
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Locator Map



Satellite Map



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Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
<https://www.mossoakproperties.com/>

