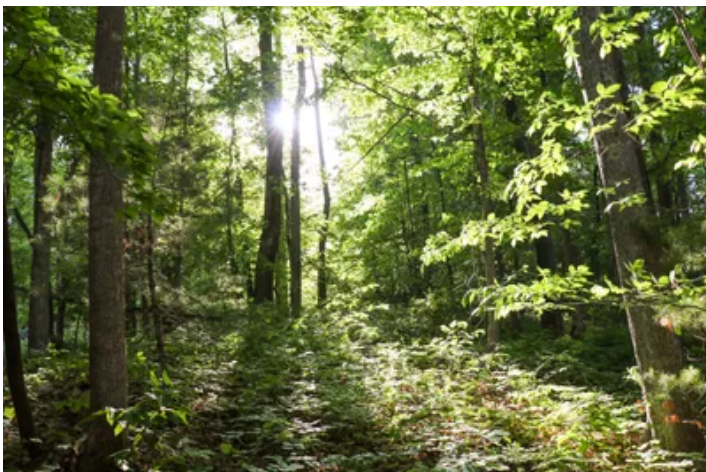


**6.55 Acres of Magnificent Timber in the Heart of
Franklin County, VA**
00 Turkey Ridge Dr
Ferrum, VA 24088

\$35,999
6.550± Acres
Franklin County



6.55 Acres of Magnificent Timber in the Heart of Franklin County, VA Ferrum, VA / Franklin County

SUMMARY

Address

00 Turkey Ridge Dr

City, State Zip

Ferrum, VA 24088

County

Franklin County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.868566 / -80.100816

Acreage

6.550

Price

\$35,999

Property Website

<https://www.mossyoakproperties.com/property/6-55-acres-of-magnificent-timber-in-the-heart-of-franklin-county-va-franklin-virginia/105364/>



6.55 Acres of Magnificent Timber in the Heart of Franklin County, VA Ferrum, VA / Franklin County

PROPERTY DESCRIPTION

6.55 Acres of Magnificent Timber in the Heart of Franklin County

Ferrum, Virginia | Minutes to Philpott Lake | Large Mature Hardwoods | Private Road Frontage

Situated in the scenic hills of Ferrum, Virginia, this 6.55-acre wooded parcel in Franklin County is defined first and foremost by its timber. Large, mature hardwoods stand across every acre of this property - impressive, established trees that took generations to grow and that create the kind of deep, cathedral woodland most people only encounter in a state park. Walking this land, you feel the scale and the age of it immediately. The canopy closes overhead, the light filters down soft and green, the sounds of the outside world fall away, and everything gets very quiet and very right.

This is not a wooded lot with a few nice trees scattered across it. This is genuine, mature Franklin County hardwood timber at its absolute finest - and it belongs to whoever is wise enough to act.

The property lines are clearly marked, so from your very first visit you know exactly what you own and where every boundary falls. A private road provides dependable, year-round access while preserving the natural seclusion and privacy that make this land so exceptional. The lot is vacant and completely unburdened - a clean canvas with no inherited problems, no existing structures to work around, and no limitations on what you choose to build or how you choose to build it.

Just minutes down the road, Philpott Lake awaits. One of southwestern Virginia's crown jewels, Philpott draws anglers chasing trophy largemouth bass, smallmouth bass, and walleye. It draws boaters and kayakers onto its clear, clean water. It draws hikers to trails that wind along its wooded shoreline through some of the most unspoiled scenery in the entire region. And it draws the kind of people who understand that living close to great water is not a luxury - it is a decision that improves every single day of your life. This property puts you there, minutes away, with all of that at your disposal whenever the mood strikes.

Franklin County is one of Virginia's best kept secrets and one of its most quietly beautiful places. The hills here are genuine and rolling, the forests are deep and old, the air is clean, and the community is the kind that still knows its neighbors. Ferrum sits at the heart of it all - unhurried, authentic, and surrounded by the kind of natural landscape that reminds you what Virginia looked like before it was in a hurry. Rocky Mount and Martinsville are close enough for shopping, dining, and everyday needs. The Blue Ridge Parkway and Smith Mountain Lake lie within easy reach for the days when the road calls a little louder than usual.

This parcel suits a wide range of visions and a wide range of buyers. Build your custom dream home beneath a canopy of towering hardwoods, sited exactly where the land tells you it belongs. Establish the private hunting and fishing retreat you have been planning for years, with mature timber habitat and Philpott Lake practically sharing your address. Create the retirement haven where mornings are slow and the view out every window is nothing but trees. Or acquire a piece of Franklin County's finest wooded land as the kind of investment that holds its value, appreciates with time, and never stops being beautiful.

Whatever your vision, the land is here. The timber is here. The lake is minutes away. The boundaries are marked and the road is in.

All that is missing is you.

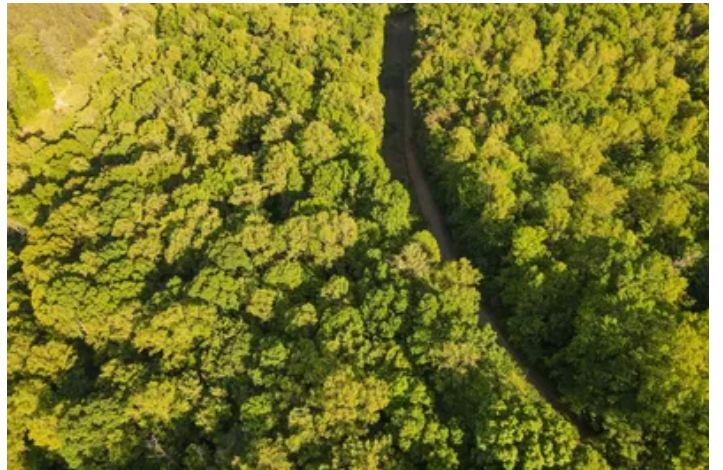
At a Glance:

- 6.55 acres | Ferrum, Virginia | Franklin County
 - Large, mature hardwood timber throughout
 - All wooded - natural privacy across every acre
 - Vacant lot - no existing structures, clean slate
 - Property lines clearly marked
 - Private road frontage - reliable year-round access
 - Minutes to Philpott Lake
-

To schedule a tour or inquire about the property, please contact Matt Muehleck at [276-340-8538](tel:276-340-8538) / matt@landandluxury.com.



6.55 Acres of Magnificent Timber in the Heart of Franklin County, VA
Ferrum, VA / Franklin County



Locator Map



Satellite Map



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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