

7.439 Acres | Ferrum, Virginia | Franklin County
00 Turkey Ridge Dr
Ferrum, VA 24088

\$44,999
7.430± Acres
Franklin County



7.439 Acres | Ferrum, Virginia | Franklin County
Ferrum, VA / Franklin County

SUMMARY

Address

00 Turkey Ridge Dr

City, State Zip

Ferrum, VA 24088

County

Franklin County

Type

Hunting Land, Recreational Land

Latitude / Longitude

36.868566 / -80.100816

Acreage

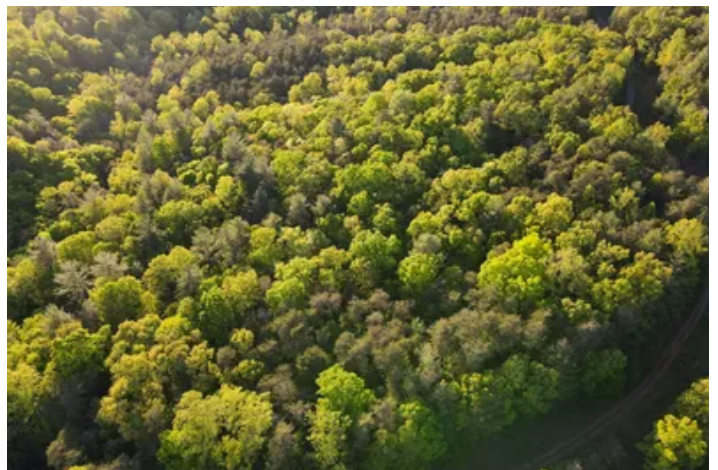
7.430

Price

\$44,999

Property Website

<https://www.mossoakproperties.com/property/7-439-acres-ferrum-virginia-franklin-county-franklin-virginia/104359/>



PROPERTY DESCRIPTION

7.439 Acres | Ferrum, Virginia | Franklin County

A True Virginia Hardwood Tract in the Heart of the Blue Ridge Foothills

There are parcels of land that you walk and forget. Then there are parcels that get under your skin - that you find yourself thinking about on the drive home, sketching cabin layouts on the back of a napkin, and calling your buddy about before you've even made it back to the pavement. This is one of those.

Situated on a private road in the Ferrum community of Franklin County, Virginia, this 7.439-acre wooded tract offers a rare combination of seclusion, natural beauty, recreational opportunity, and genuine buildable potential - all within easy reach of one of Southwest Virginia's most treasured recreational destinations, Philpott Lake.

The Land

The property encompasses 7.439 acres of entirely wooded ground - and every acre of it is the kind of Virginia hardwood country that reminds you why people have been putting down roots in these hills for three hundred years. The timber is mature and established, not scrubby second growth. White oak, red oak, and hickory dominate the canopy, with poplar and other native species filling in the draws and lower ground. The forest floor is clean and open beneath the canopy, making the property easy to walk and even easier to fall in love with.

The topography rolls gently in the way that Franklin County hill country tends to do - enough elevation change to give the land character and create natural features, without the dramatic slopes that make building impractical.

The Stream

Along the rear boundary, a small stream winds through the timber - cool, shaded, and clear through most of the year. Streams like this are magnets for wildlife, and the sign along its banks confirms the local deer and turkey population has known that for a long time. The stream also serves as a natural rear boundary, giving the property a defined and attractive back edge that needs no fence to feel intentional.

Wildlife

This property has all the makings of serious hardwood hunting country. Deer sign is heavy and consistent throughout - worn trails threading the timber, rubs worked into saplings along travel corridors, scrapes opened up near the stream edge and ridge lines. The deer are here, they are comfortable, and they have been using this ground for a long time.

Turkey sign is equally impressive, with scratch marks covering the forest floor across the property - particularly in the lower, moister ground near the stream. Spring mornings listening to gobblers sound off from those big oaks will be something to look forward to every year. For the bowhunter, the rifle hunter, or the turkey hunter, this is a legitimate recreational opportunity that will only improve with thoughtful management.

Building Potential

This tract would make an exceptional hunting property on its own merits, but it is far from a one-trick piece of ground. The topography presents multiple locations that would serve beautifully as homesites - elevated positions with natural views down through the timber, level benches tucked back into the woods, and spots near the stream that lend themselves to the kind of cabin setting people spend years searching for.

Whether your vision is a hunting camp with a woodstove and a covered porch, a full-time residence surrounded by your own private hardwood forest, or a weekend retreat where the phone stays in the truck - this property can accommodate it.

Philpott Lake

Just down the road sits Philpott Lake - a 2,880-acre U.S. Army Corps of Engineers reservoir that has long been one of the region's premier recreational destinations. The lake offers exceptional bass, crappie, and catfish fishing, along with boat launches, swimming areas, picnic facilities, and campgrounds. The water is clean, the scenery is beautiful, and the lake sees far less pressure than comparable reservoirs in the region. Having Philpott Lake nearby means your recreational options extend well beyond your own acreage - a morning deer hunt can give way to an afternoon on the water without ever traveling far from home.

Location & Access

Franklin County is a part of Virginia that attracts people who value privacy, natural beauty, and a quieter pace of life. Rocky Mount, the county seat, provides shopping, dining, medical, and professional services within easy reach. The broader region offers access to the Blue Ridge Parkway, the Smith River, Fairy Stone State Park, and some of the best outdoor recreation in the Commonwealth.

Access via private road means less traffic, less noise, and a greater sense of ownership from the moment you turn off the pavement.

Property Highlights

- **Total Acreage:** 7.439 acres
 - **Timber:** Mature Virginia hardwoods - white oak, red oak, hickory, poplar
 - **Water:** Small stream along rear boundary
 - **Wildlife:** Heavy deer and turkey sign throughout
 - **Homesites:** Multiple natural building locations
 - **Access:** Private road
 - **Recreation:** Minutes from Philpott Lake (2,880 acres)
 - **County:** Franklin County, Virginia
 - **Nearby:** Rocky Mount, VA | Blue Ridge Parkway | Fairy Stone State Park | Smith River
-

Wooded land of this quality, in this location, doesn't come with a second chance. Reach out today to schedule a walk of the property. Bring your boots - you'll want to stay a while.

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



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



Mossy Oak Properties Land and Luxury
114 Morlake Drive Suite 103
Mooresville, NC 28117
(800) 287-1523
<https://mossyOakproperties.com/>

