64 Acres of Residential Mountain Retreat and Recreational Land For Sale in Bedford County VA!
Off of Timberland Trail
Huddleston, VA 24104

$319,900
64.26± Acres
Bedford County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Off of Timberland Trail

City, State Zip
Huddleston, VA 24104

County
Bedford County

Type
Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude
37.07145 / -79.48630

Acreage
64.26

Price
$319,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

64± acres in Huddleston, VA featuring a cleared 1.5± acre ridgetop homesite, 3-bedroom perc, west-facing sunset views toward the Blue Ridge Mountains, private wooded acreage, internal roads and trails, and convenient access to Smith Mountain Lake and Leesville Lake.

Discover 64± acres of residential and recreational land for sale in Huddleston, Bedford County, Virginia, with a cleared ridgetop homesite offering the setting for your own private mountain retreat. With a 3-bedroom perc, established access, Blue Ridge Mountain views, wooded acreage, and recreational opportunities, much of the initial groundwork has already been completed for a buyer looking to build while maintaining the privacy and freedom that comes with substantial acreage.

At the heart of the property is an approximately 1.5± acre cleared ridgetop homesite. Surrounded by woods for privacy, the elevated site opens toward the west with sunset views toward the Blue Ridge Mountains. The homesite has recently been bush hogged and cleaned up, creating an inviting open setting for a future home, cabin, garage, garden, or other improvements.

The property has already been evaluated for a 3-bedroom perc, providing an important head start for a future build. An existing private road provides access to the property and continues to the ridgetop homesite. Internal roads and trails provide additional access into portions of the predominantly wooded acreage.

FOR THE OUTDOOR LOVER

Owning 64± acres in the Virginia mountains means the recreation begins right outside your door. The property's wooded mountain terrain provides habitat for whitetail deer, wild turkey, black bear, and other Virginia wildlife, with opportunities for hunting, hiking, ATV riding, wildlife watching, and simply exploring your own land.

Nearby Smith Mountain Lake and Leesville Lake add another dimension to the outdoor lifestyle, with opportunities for fishing, boating, kayaking, and other water recreation. Spend the morning

in the woods, the afternoon fishing the lake, and finish the day watching the sunset from your own ridgetop.

Along the lower portion of the property, Cliff Creek feeds into Leesville Lake, creating potential access to the lake directly from the property depending on lake levels and conditions. For those who enjoy fishing, paddling, or simply spending time around the water, it’s one more way to enjoy the land.

Whether you're looking to build a private mountain retreat, own acreage for hunting and recreation, or simply enjoy more space and privacy in the Blue Ridge, this 64± acre property in Huddleston offers the opportunity to make it your own.

Build on the ridge, watch the sun set over the Blue Ridge Mountains, hunt your own land, fish nearby Smith Mountain Lake and Leesville Lake, and enjoy the freedom of having 64± acres to call your own.

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READY TO TAKE A CLOSER LOOK?

To schedule a private showing or get additional information about this property, contact Tony Quist, REALTOR and Certified Land Specialist with Mossy Oak Properties Land & Farms Realty, at 540-575-9190 or tquist@mossyoakproperties.com.

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TRAVEL & REGIONAL ACCESS

Despite the property's private mountain setting, Huddleston provides convenient access to several of Central and Southwest Virginia's major communities, universities, and transportation hubs.

• Bedford, VA – approximately 40 minutes

• Lynchburg, VA – approximately 1 hour

• Liberty University – under 1 hour

• Roanoke, VA – approximately 1 hour

• Roanoke-Blacksburg Regional Airport – approximately 1 hour

• Greensboro, NC – under 2 hours

• Raleigh, NC – under 2½ hours

Travel times are approximate and may vary based on route and traffic conditions.

GET TO KNOW THE AREA

Bedford & the Blue Ridge Mountains

Historic Bedford offers shopping, dining and services while serving as a gateway to the Blue Ridge Mountains, Blue Ridge Parkway and some of the region's best outdoor recreation.

Explore Bedford and the Blue Ridge

https://destinationbedfordva.com/

Smith Mountain Lake

One of Virginia's premier recreational lakes, Smith Mountain Lake offers more than 20,000 acres of water for fishing, boating, kayaking and other recreation, along with marinas and waterfront dining.

Explore Smith Mountain Lake

https://www.visitsmithmountainlake.com/

Leesville Lake

Often considered the quieter counterpart to Smith Mountain Lake, Leesville Lake offers fishing, boating, paddling and miles of scenic shoreline in southern Bedford County.

Explore Leesville Lake

https://dwr.virginia.gov/waterbody/leesville-reservoir/

Peaks of Otter & Blue Ridge Parkway

The Peaks of Otter area along the Blue Ridge Parkway is one of Bedford County's signature outdoor destinations, offering mountain hiking, scenic overlooks and access to the surrounding

Blue Ridge.

Explore Peaks of Otter

https://www.nps.gov/blri/planyourvisit/peaks-of-otter-mp-86.htm

National D-Day Memorial

Located in Bedford, the National D-Day Memorial honors the Allied forces of World War II and Bedford's unique connection to D-Day.

Visit the National D-Day Memorial

https://www.dday.org/

Lynchburg & Liberty University

Approximately an hour away, Lynchburg offers expanded shopping, dining, healthcare, employment and entertainment and is home to Liberty University.

Explore Lynchburg

https://www.lynchburgvirginia.org/

Explore Liberty University

https://www.liberty.edu/

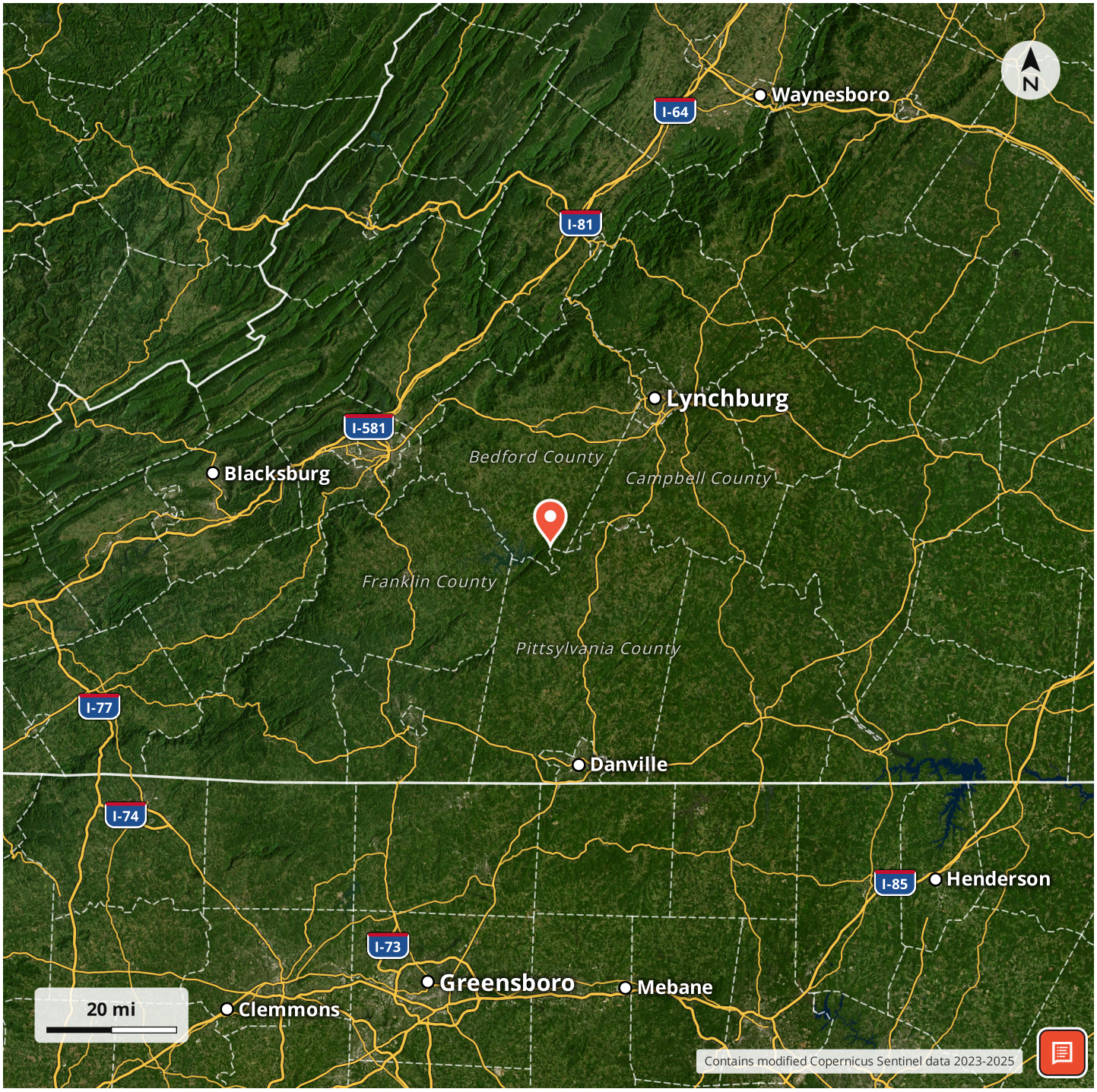
For more information on this and other land for sale in Bedford County, contact Tony Quist at 540-575-9190 or by email at tquist@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



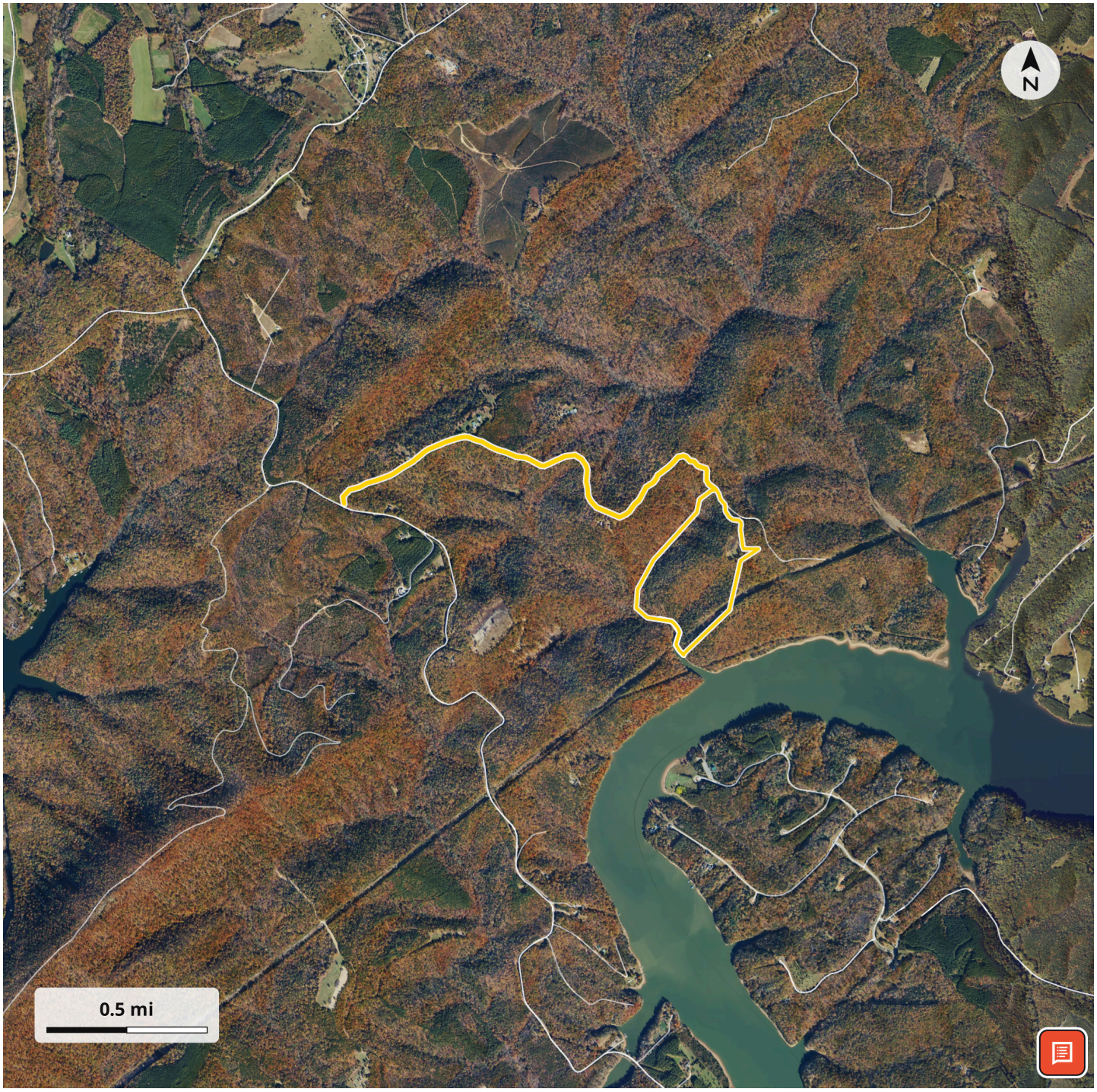





Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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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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