86.38 acre Farm Buchanan Va. Rolling Hills and Mountain Views!
576 Alpine Rd
Buchanan, VA 24066

$899,000
86.38± Acres
Botetourt County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
576 Alpine Rd

City, State Zip
Buchanan, VA 24066

County
Botetourt County

Type
Farms, Hunting Land, Recreational Land, Timberland

Latitude / Longitude
37.60500 / -79.63425

Acreage
86.38

Price
$899,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

This rare 86-acre Botetourt County farm combines a comfortable 3-bedroom home, functional barn, 23 acres of pasture, and 53 acres of woodland into the ultimate mountain retreat for livestock, hunting, and peaceful country living just minutes from Buchanan and world-class regional landmarks like Natural Bridge State Park, the vast George Washington and Jefferson National Forests, the Upper James River Water Trail, and the Blue Ridge Parkway.

Nestled on a serene road in Botetourt County, just a 5-minute drive from exit 168 on Interstate 81, this 86-acre farm offers breathtaking mountain vistas of the Blue Ridge Mountains, including the majestic Peaks of Otter. Situated at 576 Alpine Road, Buchanan, Virginia, this property features a charming 1596 sqft, three-bedroom, two-bathroom home built in 1972, providing a blank canvas for personalizing and transforming it into your dream home. Conveniently serviced by a well and septic system, this property offers a peaceful setting with a variety of outdoor recreational activities.

The land is predominantly covered by approximately 53 acres of woodland and 27 acres of pastureland, creating a diverse and natural environment. A picturesque creek meanders throughout the property, enhancing its scenic beauty. The farm also includes a functional barr and several outbuildings, offering ample opportunities for a working cattle operation or horse enthusiast.

Located near the quaint town of Buchanan, southwestern Virginia, this farm provides a peaceful setting with a variety of outdoor recreational activities. Just a short drive from the historic James River in Buchanan, you can indulge in kayaking, smallmouth bass, and musky fishing. Additionally, the farm is close to thousands of acres of National Forest Lands, providing endless opportunities for hunting, hiking, and exploring the natural splendor of the surrounding Virginia mountains. House is in good condition with Stainless steel appliances included, Corian countertops, Optional China cabinet and Dinner table with leather chairs to purchase with the house. House has a great canvas and layout. Covered porch with tongue and groove ceiling and tile floor with beautiful views. Unfinished basement is just storage and workshop. 2 horses, 9 cows and polaris side by side are up for negotiation if interested

https://www.dcr.virginia.gov/state-parks/natural-bridge

https://lexingtonvirginia.com/articles/devils-marbleyard

https://www.virginia.org/things-to-do/outdoors/national-forests-and-recreation-areas/george-washington-and-jefferson-national-forests/

https://www.visitroanokeva.com/listings/town-of-buchanan/8495/

https://www.visitroanokeva.com/listings/upper-james-river-water-trail/6456/

Check out this video for a different view of the property! https://youtu.be/85iqgK6AIVk

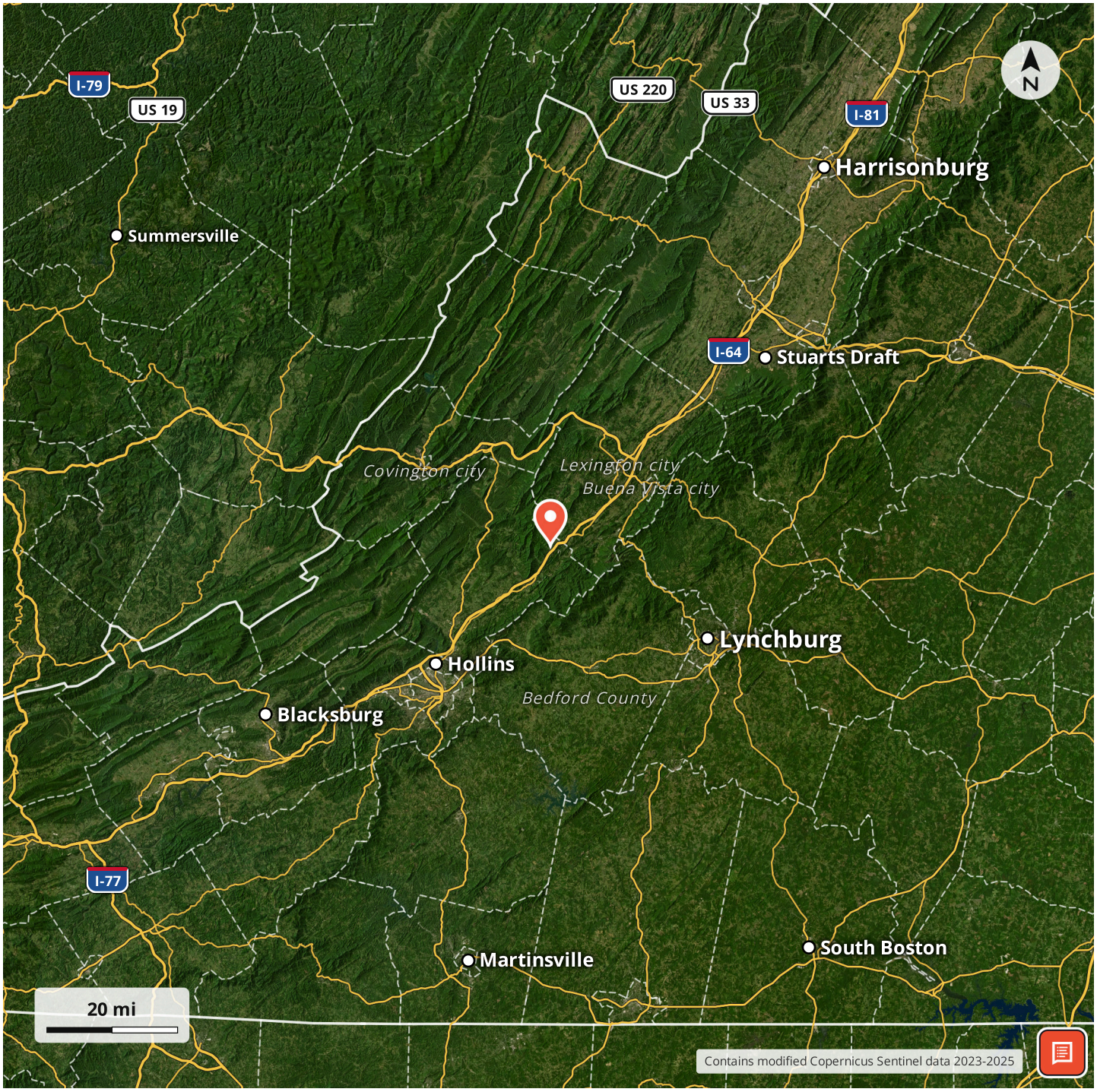
For more information on this and other land for sale in Botetourt County, contact Chad Green at 540-353-3848 or by email at chadg@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



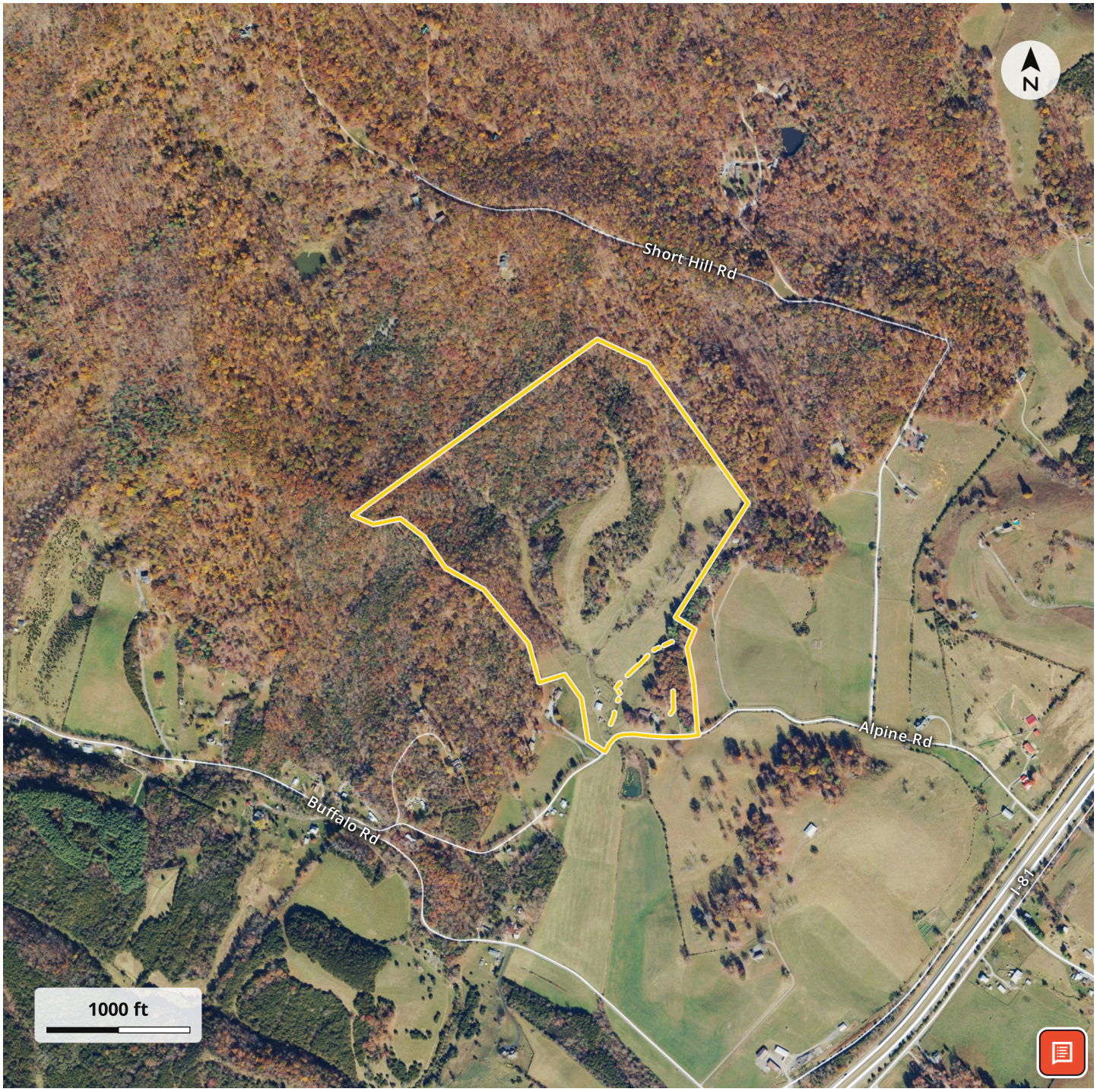





Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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