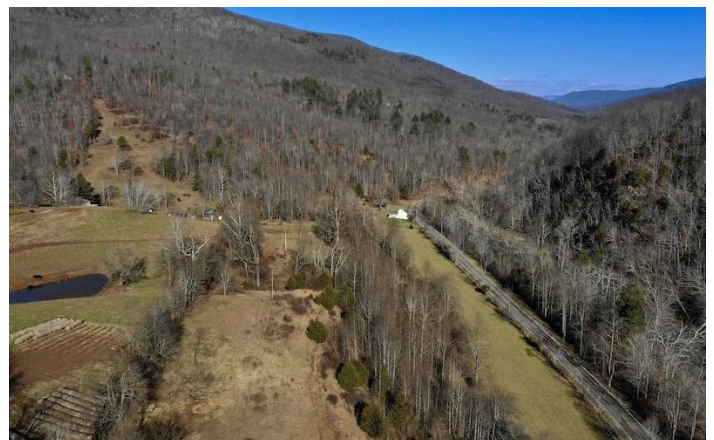
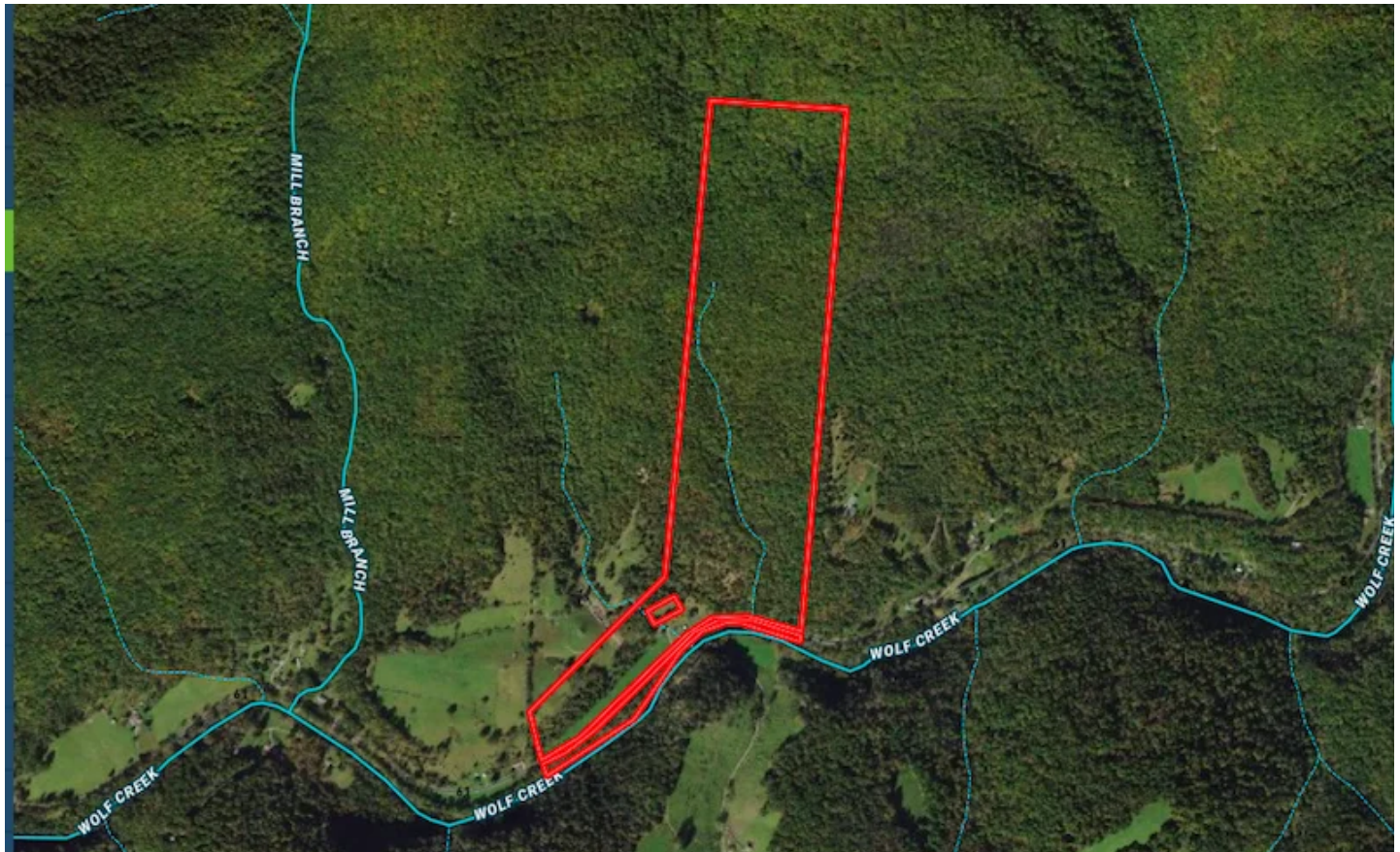


**UNDER CONTRACT!! 107.2 Acres of
Waterfront, Farm and Recreational Land
For Sale in Bland County, VA!**
6903 Wolf Creek Hwy
Narrows, VA 24124

\$295,000
107.200 +/- acres
Bland County





UNDER CONTRACT!! 107.2 Acres of Waterfront, Farm and Recreational Land For Sale in Bland County, VA!
Narrows, VA / Bland County

SUMMARY

Address

6903 Wolf Creek Hwy

City, State Zip

Narrows, VA 24124

County

Bland County

Type

Farms, Hunting Land, Recreational Land,
Timberland, Residential Property

Latitude / Longitude

37.258752 / -81.003951

Dwelling Square Feet

1239

Bedrooms / Bathrooms

2 / 2

Acreage

107.200

Price

\$295,000

Property Website

<https://www.mossyoakproperties.com/property/under-contract-107-2-acres-of-waterfront-farm-and-recreational-land-for-sale-in-bland-county-va-bland-virginia/24734/>



**UNDER CONTRACT!! 107.2 Acres of Waterfront, Farm and Recreational Land For Sale in Bland County, VA!
Narrows, VA / Bland County**

PROPERTY DESCRIPTION

For immediate assistance with this listing call Joel Hoeffner at 540-494-4070

This peaceful mountain property contains more than 2400 feet of creek frontage, miles of trails, fenced pastures, barns and a 2 bed/2 bath home that will satisfy all of your hunting, fishing and equestrian needs!

If owning a secluded mountain property in Virginia has been on your mind, then you need to come view this spectacular property located just south of Narrows, Virginia. Whether you are looking for your next hunting / fishing camp, an equestrian mountain retreat, or just a peaceful family getaway this property can fulfill your needs.

Located on this property is a circa 1947 country home. This 1239 square foot, 2 bed, 2 bath home has a first and second story porch that overlooks Wolf Creek where you can sit and enjoy the serene sounds of the water. This residence would make a great vacation getaway / rental property or it could be used as a base while you build your dream home in another picturesque site on this mountain property. In addition to the home there is a newer 4 stall barn with hay loft, approximately 10 acres of fenced in pastures for your horses, and a rustic corn crib and milk house that can be used for storage. The home and all structures on this property are being sold "as is, where is".

This property provides outstanding outdoor recreational opportunities on land and water. If you like fishing, swimming, kayaking and canoeing there is over 2400 feet of frontage on Wolf Creek that can be enjoyed. Put on your waders and tie on your favorite fly because Wolf Creek is a Category A stocked Trout stream that is stocked multiple times throughout the year by the Virginia Department of Wildlife Resources making this property ideal for a fishing camp. There are also tremendous hunting opportunities here. This property stretches from the fields and pastures in the valley to the high mountain hardwoods and gives a range of habitat that is suited for wildlife such as Whitetail Deer, Bear, and Turkey. There are miles of trails contained throughout allowing you to easily access the entire property for hunting, hiking, ATV riding, or horse back riding with gorgeous mountain and valley views from numerous locations.

The region where this property is located allows for many additional outdoor recreational opportunities to be had within a short drive. The Jefferson National Forest to include the Kimberling Creek Wilderness Area is less than 30 minutes away and offers 6154 acres for hunting, hiking and camping. If you are really looking to get away from it all the Appalachian Trail can be accessed from several locations within



a short drive. This National Scenic Trail is 2200 miles long stretching from Georgia to Maine providing some of the most breathtaking scenery and peaceful locations in the country.

As secluded as you will feel at this property, town amenities are not far off. The towns of Pearisburg, Bland and Bluefield can all be reached within 30 minutes and Blacksburg can be reached in 45 minutes. These towns provide many opportunities to enjoy movies, concerts, sporting events, wineries, breweries and unlimited dining opportunities.

This property is truly in a prime outdoor recreation area and is a must see if you have been looking for that weekend getaway, hunting / fishing camp or an equestrian retreat. **No drive-bys / By appointment only!!**

<https://dwr.virginia.gov/wp-content/uploads/media/catchable-trout-stocking-plan.pdf>

<https://www.vawilderness.org/kimberling-creek-wilderness.html>

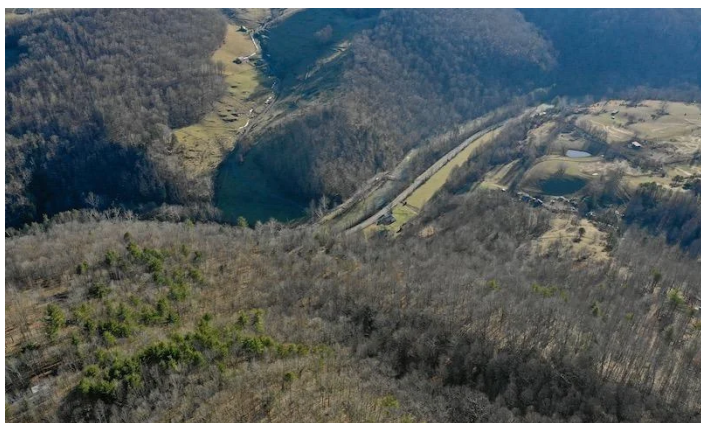
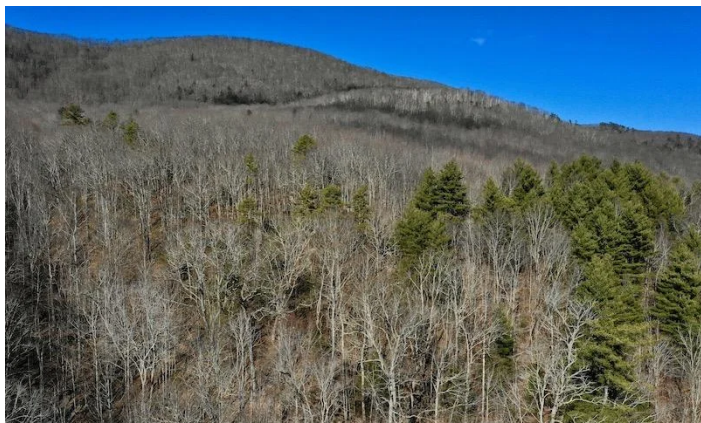
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<https://www.nps.gov/appa/index.htm>

If you would be interested in viewing this property give agent Joel Hoeffner a call 540-494-4070. View all listings at [Land & Farms Realty](#) !



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Narrows, VA / Bland County



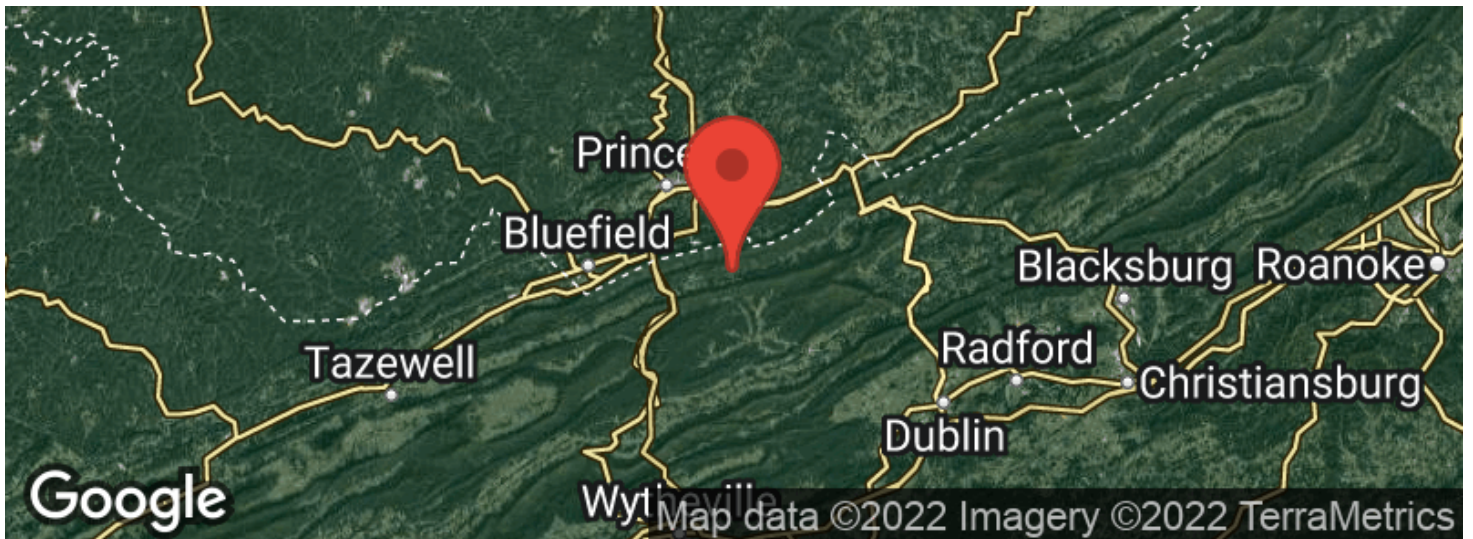
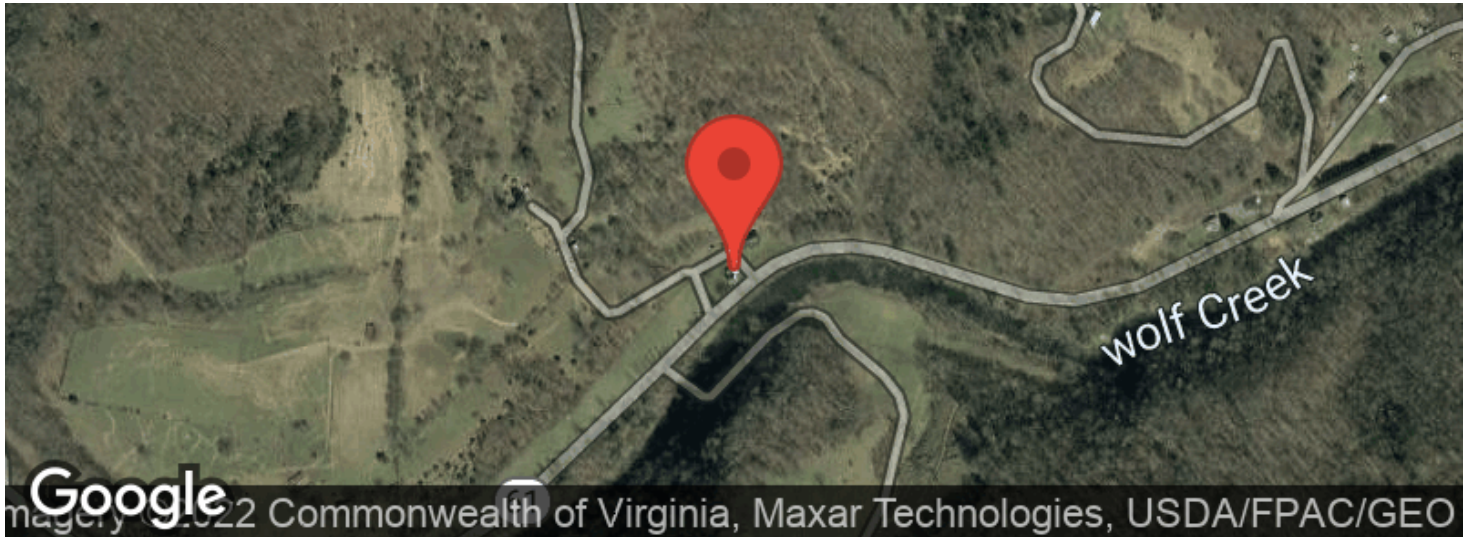
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Narrows, VA / Bland County

Locator Maps



UNDER CONTRACT!! 107.2 Acres of Waterfront, Farm and Recreational Land For Sale in Bland County, VA!
Narrows, VA / Bland County

Aerial Maps



UNDER CONTRACT!! 107.2 Acres of Waterfront, Farm and Recreational Land For Sale in Bland County, VA!
Narrows, VA / Bland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Joel Hoeffner

Mobile

(540) 494-4070

Email

jhoeffner@mossyoakproperties.com

Address

601 N Mechanic St Ste 310

City / State / Zip

Franklin, VA 23851

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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.



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