

161.4 Acre Scenic Blue Ridge Mountain Estate With Log Home And Breathtaking Views For Sale In Bedford County VA!
2888 Wheats Valley Rd
Bedford, VA 24523

\$1,200,000
161.400± Acres
Bedford County



161.4 Acre Scenic Blue Ridge Mountain Estate With Log Home And Breathtaking Views For Sale In Bedford County VA!

Bedford, VA / Bedford County

SUMMARY

Address

2888 Wheats Valley Rd

City, State Zip

Bedford, VA 24523

County

Bedford County

Type

Single Family, Horse Property, Recreational Land, Timberland, Residential Property, Farms, Hunting Land

Latitude / Longitude

37.467890 / -79.513434

Dwelling Square Feet

2880

Bedrooms / Bathrooms

3 / 3.5

Acreage

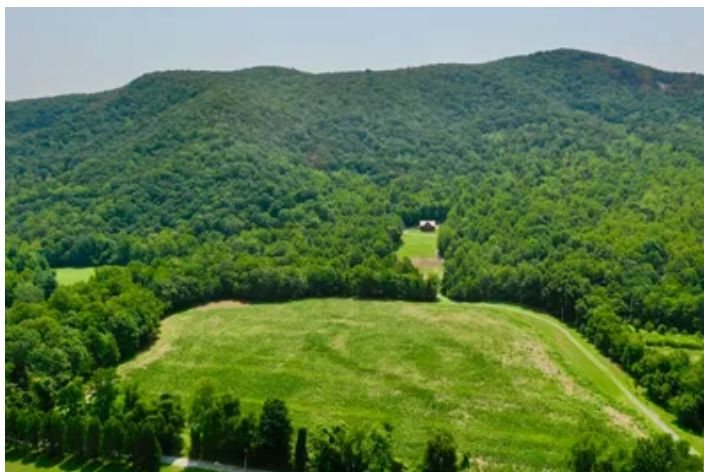
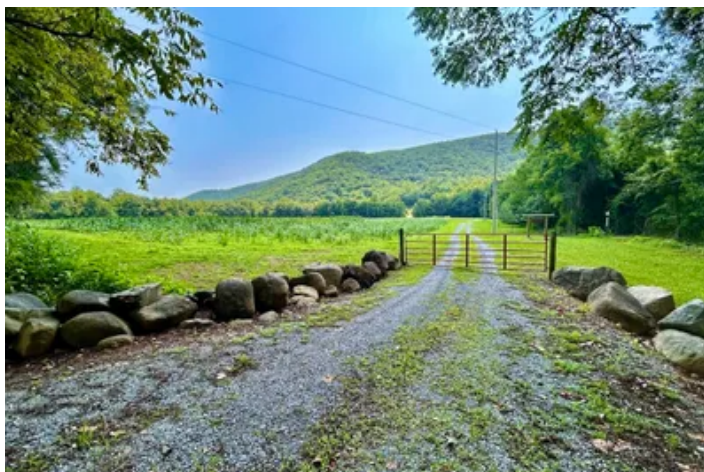
161.400

Price

\$1,200,000

Property Website

<https://www.mossyoakproperties.com/property/161-4-acre-scenic-blue-ridge-mountain-estate-with-log-home-and-breathtaking-views-for-sale-in-bedford-county-va-bedford-virginia/61412/>



MORE INFO ONLINE:

www.landandfarmsrealty.com

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PROPERTY DESCRIPTION

This Blue Ridge Estate offers a 3 bed 3 1/2 bath Stone Mill Log home with panoramic mountain views and unlimited outdoor recreation opportunities. The 161 acres contains miles of interior trails, long frontage on Otter Creek, high mountain vistas, and the diverse habitat from the valley to the mountain top is an absolute wildlife paradise! The corn field and food plots are in and ready for you to enjoy this hunting season! Call Joel Hoeffner [540-494-4070](tel:540-494-4070) to schedule a showing today!

Nestled within the very scenic Wheats Valley area of Bedford County, Virginia and surrounded by the Blue Ridge you will find the mountain estate of Otterview. This secluded 3-bedroom, 3 1/2-bath Stone Mill Log Home on 161 acres offers unparalleled panoramic views of Headforemost Mountain, Onion Mountain and the Overstreet Creek Valley. When you step inside this beautiful cabin you will find a rustic feel with modern amenities. The stone fireplace with wood stove insert in the main living area serves as a cozy centerpiece while the kitchen/dining area with granite countertops, bar, wine cooler and modern appliances all create a space that is perfect for entertaining family, friends or your hunting party. Outside, the property continues to impress with its expansive second-story deck and ground-level patio. These outdoor spaces are perfect for soaking in the breathtaking views, whether you're sipping your morning coffee at sunrise or enjoying a glass of wine as the sunsets over the Blue Ridge. The deck and patio offer ample space for outdoor dining, lounging, or simply taking in the serene surroundings. Even though you are tucked away in the mountains the conveniences of a 20 kW Generac home generator and fiber optic internet ensure comfort, security and connectivity.

The estate boasts plenty of storage for vehicles, equipment, tools and hunting gear in the 24 x 40 garage/shop and there is also a wood shed that ensures you will always have dry firewood to keep the cabin toasty warm. If you have a green thumb, the garden plot offers a perfect space for growing your own vegetables, adding a touch of sustainability to your mountain lifestyle. This property is the epitome of peaceful mountain living, offering both rustic charm and modern amenities in one of the most picturesque settings in the Blue Ridge Mountains.

This 161 acre property is comprised of three contiguous tracts that stretch from the 1550 feet of frontage on Wheats Valley Road to the top of Suck Mountain and is an absolute wildlife paradise! At the front of the property you will find a 13+ acre cornfield and 4 acres of food plots planted with clover, rye, and greens. The edges of the food plots are lined with planted Sawtooth Oaks, Chestnuts, and fruit trees. These food sources are well used by the local wildlife and offer an ideal location where you can set up while chasing that elusive buck this Fall or that old gobbler in the Spring. The recreational opportunities this property affords are second to none. A well maintained trail system within the property and deeded access from Suck Mountain Trail on top of the mountain provide ample access for hunting, hiking and riding ATVs. The mountain habitat here is a wildlife haven and the hunting opportunities for deer, bear and turkey are incredible. There are mature mast producing trees throughout that provide a plentiful food source for wildlife and numerous Mountain Laurel thickets provide ample cover/bedding areas. Water for wildlife is also plentiful with 1700+ feet of frontage on Otter Creek which runs through the front of the property along with several springs flowing off the mountain. A very unique feature of this property are the many rock outcrops on the mountain. One in particular named Cat's Den provides unbelievable panoramic views of the Blue Ridge, Peaks of Otter and Wheats Valley. The entire 161 acres are protected under a conservation easement with the Virginia Outdoors Foundation. This easement safeguards the property's natural resources while still allowing for some development. You have the flexibility to subdivide the property once, build 5,000+ square feet of dwelling space, and construct 4,500 square feet of farm buildings. Timber harvesting is also permitted, provided it follows best management practices.

If all the recreational opportunities available on this 161 acres aren't enough for your adventurous spirit you are in luck because this property is within walking distance of the George Washington National Forest. This public land access opens you up to hundreds of thousands of acres to explore through hiking, backpacking, camping, fishing and hunting. Your outdoor adventures and exploring in these mountains can truly be endless. There are many additional opportunities for recreation in this area. The Blue Ridge Parkway, Appalachian Trail, and Peaks of Otter National Recreation Area that surrounds Sharp Top and Flat Top Mountains are close by. This Recreation Area is comprised of 4200 acres and is one of the most visited areas along the Blue Ridge Parkway where you can enjoy camping and hiking. There is also a lodge with a restaurant and gift shop. The Blue Ridge Parkway in this area gives you access to some of the most breathtaking views in Virginia. This scenic byway is consistently the most visited unit of the National Park System year after year because of its scenic beauty, wildlife and recreation opportunities. 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 and provides some of the most scenic and peaceful locations in the country to enjoy. The James River is also just a few miles

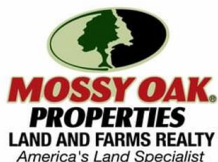


north of this property and is a phenomenal fishery for Bass, Catfish, Muskie, Crappie and Panfish. This stretch of the James River is a favorite destination for kayakers, canoeists and floating tubes because of the mild rapids and the breathtaking views that can be taken in as the river winds through the Blue Ridge. All the peace and seclusion you could ever want can be found here at Otterview, however the convenience of the town of Bedford and cities of Roanoke and Lynchburg are within a short drive where you can find all the amenities you need and enjoy shopping, movies, concerts, sporting events, historical sites, wineries, breweries and unlimited dining opportunities.

This is a peaceful Blue Ridge Mountain estate in a very picturesque location with unlimited outdoor recreation opportunities and is an exceptional hunting tract. The cozy, rustic cabin would make a great permanent mountain home or weekend getaway/rental for your family. The possibilities are endless at Otterview and it is an absolute must see!

Showings for this listing are by appointment only and a Mossy Oak Properties agent must be present for all showings.

For more information on this and other land for sale in Bedford County, contact Joel Hoeffner at [540-494-4070](tel:540-494-4070) or by email at jhoeffner@mossyOakproperties.com, or visit landandfarmsrealty.com



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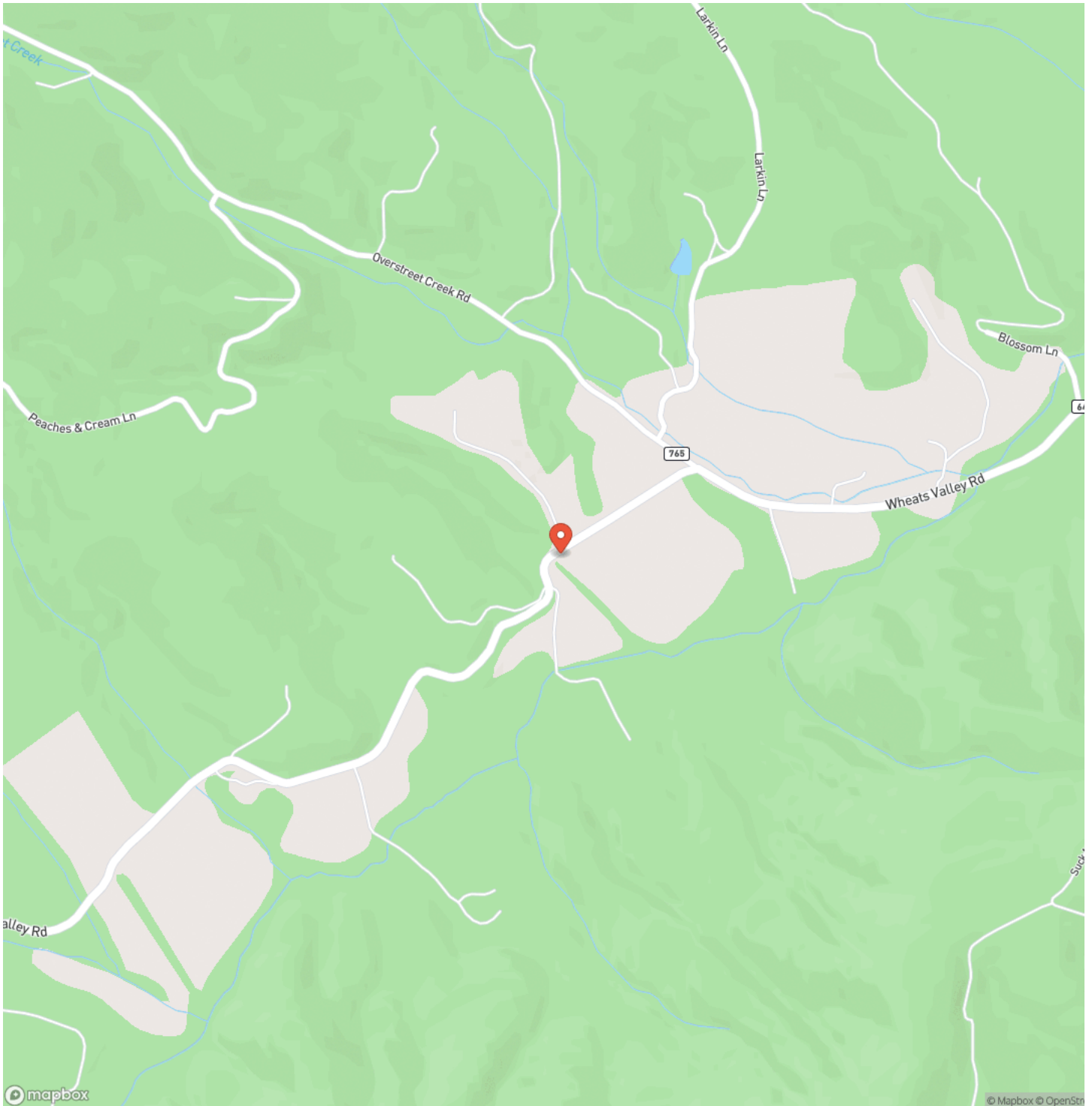


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Locator Map





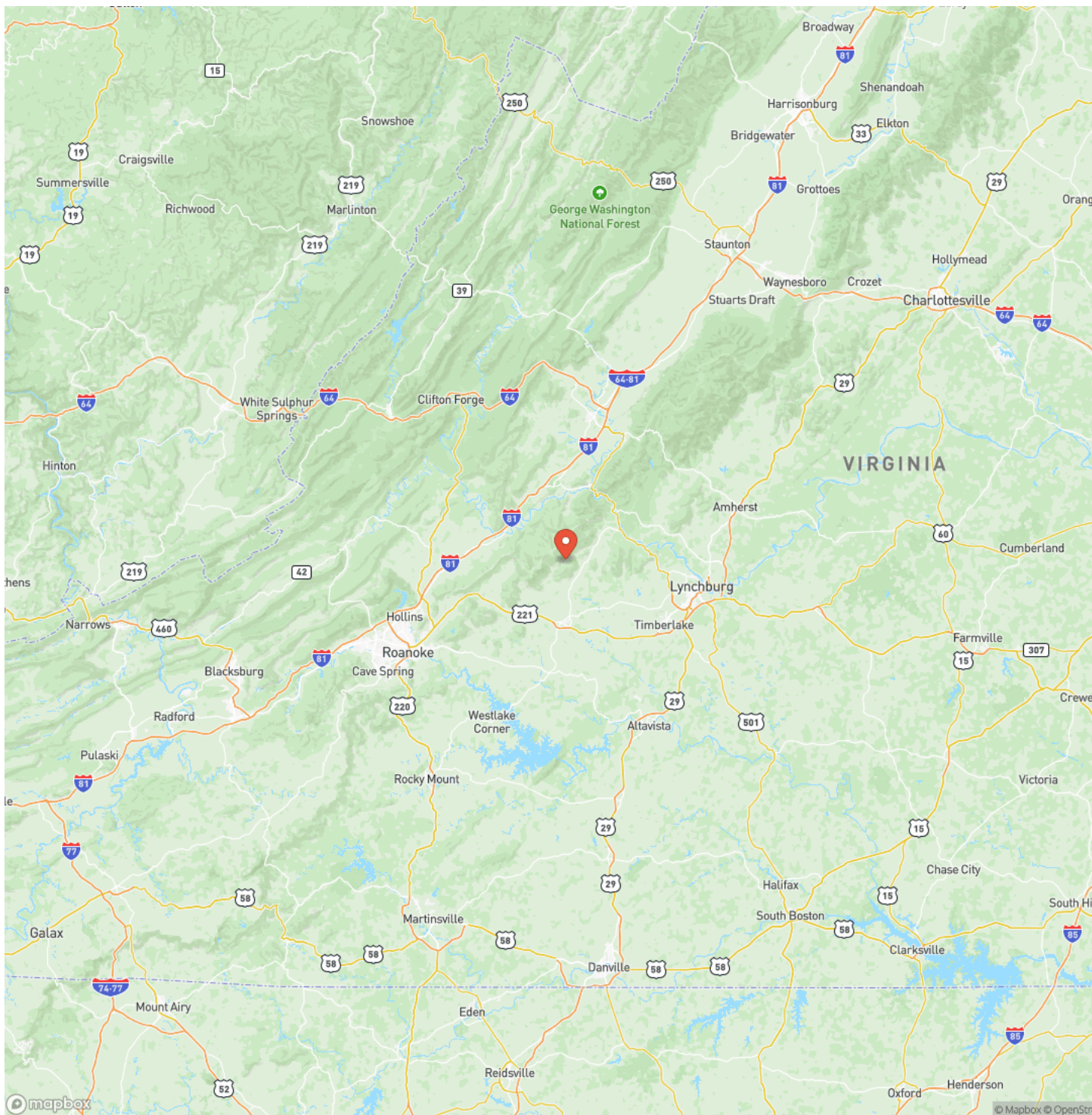
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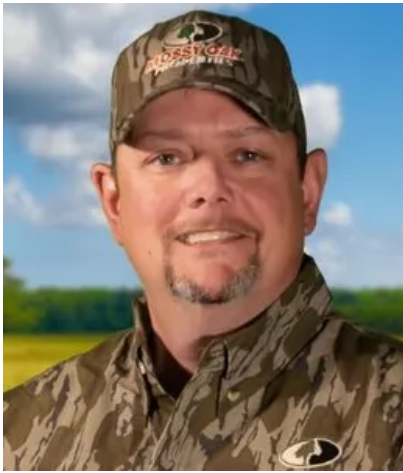
Satellite Map





Bedford, VA / Bedford County

For more information contact:



Joel Hoeffner

(540) 494-4070

jhoeffner@mossyoakproperties.com

601 N Mechanic St Ste 310

Franklin, VA 23851

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www.landandfarmsrealty.com

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Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
www.landandfarmsrealty.com

