

Large Acreage Retreat close-in to Lynchburg



\$ 745,000

000 Poor House Road, Rustburg, VA 24588



David Hurt

(540) 598-9645 (Cell)

dhurt@landmatters.land

<http://www.landmatters.land>



Wainwright & Co. - REALTORS

16503 Booker T. Wash HWY

Moneta, VA 24121

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- » Land | Lot: 387.26 acres
- » 387 Acres +/- with Varied Terrain Perfect for Wildlife and Recreation!
- » 1.7 Miles +/- of Frontage on Carters Creek
- » Extensive, Solid Road Network Weaving Throughout
- » Managed and Planted in 10 Year Old Loblolly Pine
- » More Info: LongMountainTract.com

This 387ac +/- forestland tract is only a 20 minute commute to Lynchburg and has paved state road frontage while still feeling secluded and private. Boasting 1.7 miles of Carters Creek frontage and multiple springs that enhance the abundant wildlife habitat making this an ideal hunting and outdoor recreation wonder. Extensive planted pine stands provide future income potential (think of it as a savings account that grows every year) and native hardwood stands provide further habitat diversity.

Miles of interior roads offer great property access and ready trail fun for 4x4, Atv, horseback riding, or hiking. Zoned residential for possible development, or enjoy as a country retreat. Priced to sell with firm list price matching the recent appraised value that was not

