



Tract B586 Oak Hill (Just Reduced)

100 Acres  
Floyd County, Virginia  
Property Price : \$275,000 (\$2,750/acre)



#### **Acreage:**

100 +/- Acres

#### **General Description:**

100+/- Acres of pure gorgeous mountain timberland in Floyd County VA! Over 40+ year old hardwood timber that is in excellent condition and has tons of saw timber value potential. Evidence of past timber harvest 40+ years ago proves that this area can be harvested. Multiple ATV trails on and throughout the property and surrounding areas allowing for easy access. Absolutely beautiful 360-degree mountain top views from the peaks! The mountain slope is very buildable for much of the southern half of the property and it's just a matter of how far up you want to build your dream home! Excellent hunting property with deer, bear, turkey, and plenty of small game! Less than a mile from State trout fishing waters! Obviously camping out here is an absolute! Excellent hiking and quiet enjoyment! Only 20 minutes from the historic town of Floyd VA where you can enjoy dinner and outdoor concerts on a weekly basis! Only a few miles from the Blue Ridge Parkway and multiple vineyards and wineries and parks for relaxing mountain enjoyment! Only 20 minutes from Interstate 81, Claytor Lake State Park, and the cities of Christiansburg and Radford. About 35 minutes away from VT football over in Blacksburg VA!

#### **Investment:**

\$275,000 (\$2,750/acre)

#### **Tax ID:**

24-27A

#### **Agent:**

**Zach Antill**  
**252-676-0888**

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#### **Location/Directions:**

Call today for more details! You can reach the agent Zach Antill directly at (252)676-0888 or email him at [zach@advancelandandtimber.com](mailto:zach@advancelandandtimber.com).

*Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.*

