



104.4 ACRES OF RECREATIONAL AND RESIDENTIAL LAND FOR SALE IN HENRY COUNTY VA!

ACTIVE

For immediate assistance with this listing call Matt Muehleck at 276-340-8538.

104.4 Acres of recreational and residential land - mature timber - mixed hardwoods.-Call Matt Muehleck at 276-340-8538 to schedule a showing today!

Are you looking for a secret honey hole to hunt close to town? This deeded +/-104.4 acre tract of recreational and residential land located in Collinsville, VA could be your perfect place. This property features a good stand of mature timber and mixed hardwoods. This tract is one of the largest blocks of woods in the area, with primarily residential land surrounding the area, this property is a natural destination point for deer, turkeys and bears. There is already an established food plot on the north end of the property and with a solid population of white and red oaks throughout the property, wildlife have food attractions to draw them in and to help them stay for long wintering months. The property has been hunted for many years and managed well, year after year it has produced big mature Virginia whitetails and even an albino. The rolling terrain of this property has created natural wildlife funnels throughout the entire property. Old logging roads, ridge tops, creek hollows and the established food plot are just some of the great places on this property to sit and wait on that buck of a lifetime. The new urban style setting of deer hunting is becoming very popular. This property is very unique in that aspect because of its location and its "urban" hunting opportunities.

An outdoorsman can find plenty of other fishing and hunting attractions close by. This property is located only 20 minutes away from Fairystone Farms WMA. Hunting opportunities on Fairystone Farms WMA is enhanced considerably by the public access also allowed on adjoining Fairystone State Park and Philpott Lake lands. Altogether these three public landowners provide over 14,000 acres that is open to hunting. The primary species available are deer, turkeys, squirrels and raccoons. This area is a favorite with deer hunters, including an opportunity to hunt within a 5,000-acre quality deer management zone that has special antler restrictions. Squirrel hunting is popular and bushy-tails seem to be at the height of their abundance during years of plentiful oak and hickory mast. Spring gobbler hunting has become very popular in recent years. There is also limited hunting opportunity for woodcock, grouse, quail and waterfowl. No hunting is allowed on the managed waterfowl impoundments. Excellent fishing opportunities are nearby. The Smith River, that is only .25 miles away, gets honors for one of the most productive trout fisheries in the state. Portions of the river below the dam are stocked annually from October through May. This River also supports terrific numbers of wild brown trout that are available for anglers throughout the entire year. The 2,880-acre Philpott Lake supports a good population of largemouth bass, smallmouth bass, walleye, and sunfish. The bass population is doing well producing largemouth up to 8 pounds and smallmouth bass up to 5 pounds. The walleye fishery is one of the best walleye fisheries in the state with most fish averaging 2-4 pounds. Neighboring Fairystone Lake is a 168-acre reservoir that contains largemouth bass, crappie and sunfish.

Only 45 minutes away is another main local attraction, Primland Resort. Primland is a luxurious back-to-nature escape unfolding across the highlands of Virginia in all their smoke-hued grandeur. The Blue Ridge Mountains are a natural paradise of forest-cloaked peaks and sun-dappled valleys. At the heart of this pristine wilderness, Primland Resort awaits on its own 12,000-acre mountain estate.

The property is located 30 minutes west of Danville VA, an hour south of Roanoke VA, an hour north of Greensboro NC, and 30 minutes east of Stuart VA.

<https://dwr.virginia.gov/wma/fairystone-farms/>

<https://www.blueridgeparkway.org/members/primland-resort/>

MORE DETAILS

Address:

Off Daniels Creek Rd
Collinsville, VA 24078

Acreage: 104.4 acres

County: Henry

MOPLS ID: 41058

GPS Location:

36.705330 x -79.925770

PRICE: \$212,800

CONTACT AGENT



MATT MUEHLECK

AGENT

(276) 340-8538

(844) 480-5263 (LAND)

mmuehleck@mossyoakproperties.com

