



## 22.17 ACRES OF RESIDENTIAL AND HUNTING LAND FOR SALE IN THE MOUNTAINS OF HIGHLAND COUNTY VA!

### NEW

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

**Just in time for hunting season! This fully furnished 3 bedroom 2 bath home on 22+ acres contains 1800+ feet of frontage on Shaws Fork and borders the George Washington National Forest. This property has everything you need. Just turn the key, open the door and start your next outdoor adventure!-Call Joel Hoeffner at 540-494-4070 to schedule a showing today!**

Tucked away in the mountains of Highland County this property is the perfect outdoor recreational retreat for your family or your next Rod and Gun Club. Located within the North River Ranger District of the George Washington National Forest there are numerous outdoor recreational opportunities within minutes of this property. From the northwest border of this tract you can access the National Forest and there are also multiple National Forest access points within just a few minutes drive. The 14,200+ acre Highland Wildlife Management Area and 6,500+ acre Ramsey's Draft Wilderness are also just a few miles away allowing you to have hundreds of thousands of acres of recreational land at your fingertips where you can hunt, fish, hike, backpack, mountain bike, ride horses or camp to your hearts content. If this isn't enough outdoor recreation for you Lake Moo Maw, Douthat State Park and Goshen Wildlife Management Area can also be reached in just over an hour.

This property contains approximately 2200 feet of frontage on Lower Fork Rd in Williamsville, Virginia and approximately 1800 feet of water frontage on both sides of the scenic Shaws Fork. The home on this property is a very well maintained wood sided manufactured home containing 3 bedrooms, 2 baths and 1500 square feet of indoor living space. There are also multiple outdoor living spaces where you can sit and enjoy time with family and friends while listening to the creek and taking in the beauty this property offers. Relax on the 8x16 open front porch, 18x20 closed in back porch, or 15x15 gazebo with electric and ceiling fan next to the creek. There is also plenty of storage available in the 12x20 shed with carport. The large level yard around the home contains several spigots and is ideal for campers and RVs if you need additional space for guests. There is plenty of space for all your family gatherings in and around this home and it is a turn key property because everything in the home is staying except a few personal items. This one truly is move in and hunt ready!

The 22.17 acres surrounding this home contains ideal wildlife habitat with great hunting and fishing opportunities. Wildlife is plentiful and multiple deer and turkeys were observed while walking this property. There is a 1 1/4 acre stand of mature pines at the front of the property with the remainder being mature hardwoods comprised mostly of Oak, Hickory, Maple and Sycamore. -Thicker understory areas along Shaws Fork contain some very well used game trails and plenty of game sign. Shaws Fork is a tributary to the Cowpasture River and is a beautiful mountain creek. There is a small swimming hole behind the house where you can take advantage of the cold water and get cooled off in the summer time. This creek would also be perfect for stocking some trout, so you can have your own private stretch of trout water to enjoy.

Highland County is the least populated county in the state. This property is secluded and peaceful, but the town of Monterey can be reached in 30 minutes. The towns of Staunton and Hot Springs can be reached in 50 minutes for all your amenities. Along with the famous Homestead Resort in Hot Springs there are many entertainment opportunities in these areas to enjoy history, shopping, movies, concerts, sporting events, wineries, breweries, unlimited dining opportunities and some great festivals throughout the year.

This is a unique opportunity to own a scenic mountain family getaway or hunting camp in Highland County, Virginia where memories can be made and adventures can be enjoyed with your family and friends for years to come.

<https://wilderness.net/visit-wilderness/?ID=482>

<https://dwr.virginia.gov/wma/highland/>

<https://www.highlandcova.org>

<https://northernvirginiamag.com/things-to-do/travel/2020/05/04/small-town-adventures-your-guide-to-monterey-virginia/>

## MORE DETAILS

**Address:**

3598 Lower Fork Rd  
Williamsville, VA 24487

**Acreage:** 22.2 acres

**County:** Highland

**MOPLS ID:** 42030

**GPS Location:**

38.284654 x -79.451644

**PRICE: \$425,000**

## CONTACT AGENT



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AGENT

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