0 Anglers Way Road, Duffield, VA 24244

$159,900 · MLS #9979535 · www.brphomes.com/mls/9979535



10.5
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 10.5
City Taxes: $0
County Taxes: $113.96
Elementary School: Duff-Pattnsvlle
Middle School: Rye Cove
High School: Rye Cove

Description

NEW PRICE! NEW PHOTOS TAKEN MAY 2026! Welcome to this sportsman's paradise. Located on the Clinch River. These two properties boast almost 1500 feet of river frontage and have endless possibilities. Properties are level and cleared and slope down slightly to the river. The views from both properties are just stunning. You can step out your front door to fish, hunt and kayak at any time. Properties are unrestricted and county water is available on Anglers Way Road. The Sellers are going to include a 15 foot wide deeded access from Anglers Way Rd. onto these 2 parcels across property the sellers currently own. for the Buyer(s) own personal use. This will give the Buyer(s) 15 feet of road frontage on Anglers Way Rd. and give them private access onto their own property. This is included in the purchase price. The Sellers finished work on the new road that will access the properties. The new road can now be used to access these two parcels. The new road off of Anglers Way Rd. can be seen in one of the new photos. The Sellers are also offering at an additional cost 2 +/- acres at the back of the 2 parcels being sold if the Buyer(s) would be interested in purchasing those as well. The area where the new road comes onto the property should be well out of any flood areas and may be a great

area for a buyer to place a new home or an R/V for a weekend getaway. Properties are being sold as-is. 4wd is a must, you could also use a side-by-side or 4-wheeler to access the properties. Sellers are motivated so bring us an offer. All information is deemed accurate and was taken from tax records and third-party sources. Buyer(s) and or Buyer(s) Agent to verify everything written herein. Sellers and Sellers Agent make no guarantees. Subject to E & O. Directions: From W. Stone Dr. Kingsport, Tn. take TN-36 N exit toward Gate City Va. Merge onto TN-36 N/Lynn Garden Dr. Use middle 2 lanes to take the Us-23 N ramp. Merge onto Us-23 N. Drive approximately 24 miles. Turn left onto Anglers Way Rd. (St. Rte. 625). Drive approximately 4 miles. Use 4280 Anglers Way Road for GPS purposes. The new road is directly across the street. There will be a sign located at the beginning of the new road that the sellers just completed and another sign pointing up to the two parcels and a sign approximately in the center of the two parcels being sold.

Features & Amenities

EXTERIOR

Cleared Lot • Farm • Flood Zone • Level • Lot/Tract • Mountain(s) View • Pasture • Public Maintained Road • Residential • River Front • Secluded • State Road • Water View • Will Not Divide

OTHER

At Road Water • Average Condition • Cable Available • Crop Land • Electricity Available • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Phone Available • Site Built Permitted • Water Available

Listing courtesy of Weichert Realtors Saxon Clark KPT

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9979535