2595 Sinking Creek Highway, Dungannon, VA 24245

$140,000 · MLS #9990582 · www.brphomes.com/mls/9990582



32
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 32
City Taxes: $0
County Taxes: $585.20
Elementary School: Ft Blackmore
Middle School: Dunganon
High School: Twin Springs

Description

Sellers will consider a 1031 exchange for property in Florida.

32± Acres | Wooded Land with Trails, Well & Septic

Freshly mowed and ready for viewing. A preliminary timber cruise was done and estimated timber value of $100,000.

Some owner financing is available. Water available at street.

Discover the potential of this 32± acre tract located along Sinking Creek Highway in scenic Dungannon, Virginia. The property is predominantly wooded with virgin timber and includes three cleared areas, offering a balance of open space and mature forest. These cleared areas, along with additional gently rolling sections of the property, provide several excellent locations for future homesites, all while maintaining privacy and natural surroundings. The terrain features rolling to steep slopes, ideal for recreation, hunting, or a private mountain retreat.
An old tobacco barn remains on the property, adding rustic character. Utilities include a well, spring, and existing septic system. An older house is present but is considered to have no contributory value.
The seller states there are trails throughout the property and some fencing located along the back portion of the tract. A small cemetery is also located on the property.
This land offers privacy, natural beauty, and excellent outdoor opportunities in a quiet rural setting. Ideal for buyers seeking recreational land, timber investment, multiple potential homesites, or a secluded getaway in Southwest Virginia.

Features & Amenities

EXTERIOR

2 Lane Road • Barn(s) • Highway • Hunting • Mountain(s) View • Paved • Public Maintained Road • Residential • Sloped • Storage • Timber • Wooded

OTHER

Average Condition • Electricity Available • Fencing - Partial • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Plat • Poultry Permitted • Septic Tank Sewer • Site Built Permitted • Spring Water • Well Water



LISTED BY
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SCAN TO VIEW ONLINE
www.brphomes.com/mls/9990582