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760 Walkers Creek Road, Marion, VA 24354

$179,900 · MLS #9994158 · www.brphomes.com/mls/9994158



40
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 40
City Taxes: $0
County Taxes: $750.36
Elementary School: Oak Point
Middle School: Marion
High School: Marion

Description

PRICED FOR QUICK SALE! This combined land/business investment opportunity property boasts 40 acres of developed adventure tourism land. Consists of 3 lots with nearly a mile of ziplines through five sections. The lot numbers included in the sale are 45-A-99A, 45-A-97 and 45-A-96D. Adjacent to Hungry Mother State Park, this property would be great for a campground, adventure destination or a private homestead. Nearby attractions include Hungry Mother State Park, the historic towns of Marion and Abingdon and Grayson Highlands State Park. Proof of funds will be required for additional information and viewing. There are two working vehicles and two storage containers on the property that will convey with the sale as well as all equipment in the two stick built structures on the property. The condition of the ziplines would need to be verified by buyer and buyers agent. Optional sale-leaseback would be considered. Possible structure for sale-

leaseback could include $295,000 sale price for 3-5 years NNN at 10% interest annually. All information deemed reliable. Buyer and buyers agent to verify.

Features & Amenities

EXTERIOR

Hunting • Income Producing • Mountainous • Outbuilding • Residential • Rolling Slope • Sloped • State Road • Steep Slope • Storage

OTHER

Electricity Available • Public Water • Septic Tank Sewer

Listing courtesy of Highlands Real Estate Sea Glass

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9994158