156 Shelleys Road, Bristol, VA 24202

$815,000 · MLS #9998852 · www.brphomes.com/mls/9998852



148
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 148
City Taxes: $0
County Taxes: $2,705.78
Elementary School: Hilton
Middle School: Gate City
High School: Gate City

Description

Approximately 148 acres of Southwest Virginia mountain country offering a rare combination of working farmland, recreation, water, wildlife habitat, and breathtaking Appalachian scenery.

This remarkable property features a beautiful mix of rolling pasture and wooded mountain terrain, with expansive views across the surrounding ridges and valleys. Fenced pasture, two barns, a pond, creek, and existing farm infrastructure make the property well suited for cattle, livestock, or continued agricultural use, while approximately 148 acres provide plenty of room to create something entirely your own.

For the outdoorsman, the diversity of this land is hard to overlook. Open fields transition into wooded ridges, hollows, draws, and natural travel corridors, creating outstanding habitat for the area's abundant whitetail deer, wild turkey, and black bear. Whether you're looking for a hunting retreat, recreational property, working farm, private homestead, or legacy property to enjoy for generations, this land offers possibilities on a scale that's increasingly difficult to find.

Two older homes are located on the property along with two barns, providing existing improvements and additional potential for the next owner.

The property is also subject to an existing natural gas lease associated with the mineral rights, which currently provides an additional income component. Buyers should independently verify all lease terms, mineral rights, royalties, and transferability.

From open pasture and quiet creek bottoms to wooded mountain ridges and panoramic Appalachian views, this is more than acreage--it's 148 acres of Southwest Virginia land ready for its next chapter.

Includes Parcel 153 A 46

Features & Amenities

EXTERIOR

2 Lane Road • Barn(s) • Cleared Lot • Corral(s) • Creek/Stream View • Farm • Hunting • Income Producing • Mountain(s) View • Mountainous • Pasture • Pasture View • Pond View • Rolling Slope • Secluded • State Road • Wooded

OTHER

Above Average Condition • Crop Land • Electricity Available • Electricity Connected • Fencing - Total • Fiber Available • Horses Permitted • Leases • Livestock Permitted • Manufactured Home Permitted • Modular Permitted • Poultry Permitted • Septic Tank Sewer • Site Built Permitted • Well Water



LISTED BY
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SCAN TO VIEW ONLINE
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