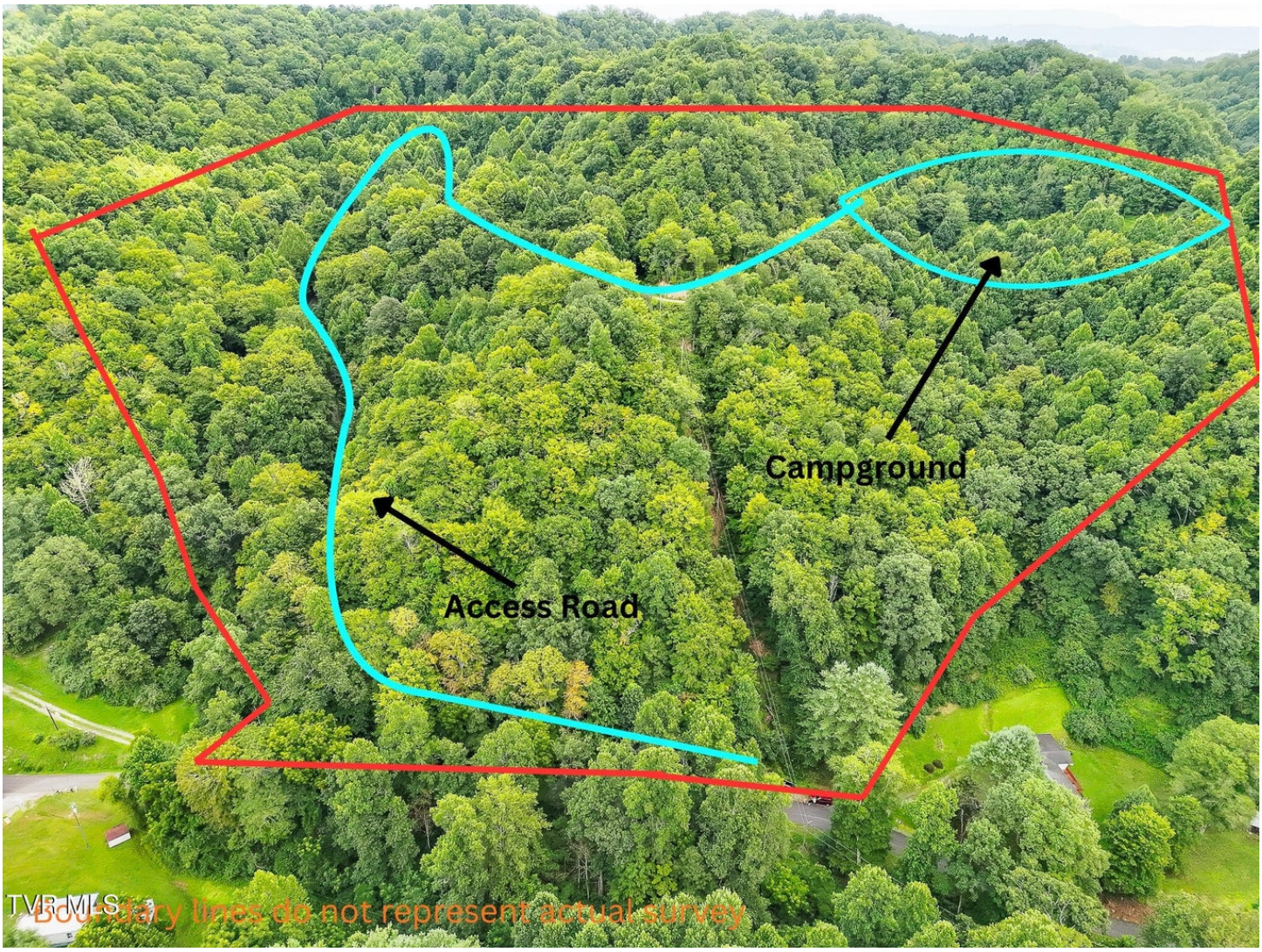
4111 Russell Creek Road, Saint Paul, VA 24283

$340,000 · MLS #9999248 · www.brphomes.com/mls/9999248



28
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 28
City Taxes: $0
County Taxes: $436.08
Elementary School: St. Paul Elem
Middle School: Coeburn
High School: Castlewood

Description

Welcome to your new adventure. Currently set up for use as a campground, this would make a great investment opportunity or a wonderful spot for your dream home or family compound in the country or just a fantastic hunting retreat. There is plenty of room to do almost anything you might want to do. The properties consist of three parcels totaling

approximately 28+/- acres. The estimated acreage was taken from tax records and may not be precise. There is no current survey on record. The 3 parcels are 4111 Russell Creek Road, 4203 Russell Creek Road and 16102 Summer Trail. There are currently 28 full R/V hook-ups, 4 bath houses, a trailer with 2 bedrooms that has been used as a short-term rental, a woodshed, and an antique bus. The property currently has several county water hook-ups connected and ready to go. The property backs up to the national forest and has a deeded access onto the trails. The mineral rights do convey with the larger 2 parcels. The smaller lot 4203 Russell Creek Rd. has an old home on the property that needs to be torn down. We are assessing NO VALUE to it. There is county water and what is believed to be a 3-bed septic system on the lot but seller cannot confirm its exact size. There is also a small creek on two of the properties. The road up to the Summer Trail property has been washed out some due to the recent rains, so you may need a 4wd to go up onto that parcel. The owners are NOT selling the naming rights to the campground, just the properties themselves. The properties are being sold as JUST vacant land. This is NOT being sold as a business. Buyer will only be getting the vacant land with the improvements already in place. The camper that is currently pictured on one of the parcels does NOT convey with the properties. All 3 properties are being sold AS-IS. Sellers shall make NO improvements and seller's and seller's agent make NO guarantees or warranties. Sellers will NOT consider ANY type of owner financing on ANY of the parcels being sold. All info taken from tax records and third-party sources. Subject to E & O. Buyer and or Buyer's agent to verify everything written herein. Directions: Take Hwy. 19 toward Lebanon. Turn right onto Hwy. 58 toward Norton. Go about 17 miles and take a right onto Russell Creek Road. Road runs right beside the Virginia City Power Plant. Go about 1.5 miles. 4111 and 4203 Russell Creek Road are both on the left and 16102 Summer Trail is on the right. There are signs marking both campgrounds.

Features & Amenities

EXTERIOR

2 Lane Road • Creek/Stream View • Hunting • Income Producing • Mountain(s) View • Mountainous • Outbuilding • Paved • Residential • Resort/Vacation • Rolling Slope • RV/Boat Storage • Secluded • Shed(s) • Sloped • Steep Slope • Storage • Wooded

OTHER

Average Condition • Cable Available • Electricity Connected • Horses Permitted • Livestock Permitted • Manufactured Home Permitted • Mineral • Modular Permitted • Phone Available • Poultry Permitted • Public Water • Septic Tank Sewer • Sewer Connected • Site Built Permitted • Water Connected

Listing courtesy of Weichert Realtors Saxon Clark KPT

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9999248