

# A Natural Paradise



#6804-#68677-27.70±Acres-\$229,000.00 A perfect blend of natural beauty, investment potential, and recreational access on this expansive 27.7 +/- acre property in Clarksville, Virginia. Whether you're an outdoor enthusiast, investor, or dream of building your own retreat, this parcel offers endless possibilities. With ~975 feet of road frontage on Mt. Ararat Rd., this property will be sold wholesale or divided into 4 smaller parcels. This property borders the highly sought-after 4,321 acre Merifield Wildlife Management Area. Immerse yourself in its lush woodlands, serene ponds, and meandering creeks, and enjoy activities like hiking, bird-watching, and hunting during designated seasons. For added convenience, the Buggs Island Fish and Wildlife Club is just 0.5 miles away, offering endless recreational opportunities. And if boating and picnicking are on your agenda, the Longwood Park and Boat Ramp is a short 2-mile drive. Centrally located near VA/NC major cities. Investors will appreciate the property's mixed hardwood and pine forest, presenting an excellent investment opportunity. Imagine the potential of building your dream home amidst this this natural paradise. \*Owner Financing Considered\*

United Country Virginia Realty

405 Virginia Avenue, PO Box 655

Clarksville, Virginia 23927

434-374-2011

[www.ucvirginiarealty.com](http://www.ucvirginiarealty.com)