

# Secluded Wilderness Estate: Prime Hunting



#7124-#70813-219±Acres-\$589,900.00 Welcome to your perfect getaway! This stunning 219-acre property offers endless opportunities for timber investment, recreation, or both. Less than a mile from downtown Altavista, just across the Campbell County line into Pittsylvania County, it spans four parcels with road frontage on Ricky Van Shelton Dr. and Albeck Dr. The land features 144.2 acres of 10-year-old loblolly pines, 8.85 acres of overgrown pasture, 25 acres of creek bottoms ideal for waterfowl, and 44 acres of mixed hardwoods. With 1.3 miles of creeks and 3 miles of trails, exploring is effortless. An older bank barn offers livestock potential. A true hunter's paradise, the property boasts prime deer and bear habitat with abundant signs of wildlife. The mix of open ground and woods is perfect for food plots and management. Waterfowl hunters will appreciate the potential for a top-tier impoundment in the creek bottoms. Offering seclusion and accessibility, this rare 219-acre estate is just minutes from town. It does have a very liberal easement that still allows timbering and building on the property.

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