



POSSIBLE USE: Current Use, Farm, Mini Farm, Single Family, Other-See Remarks
TOPOGRAPHY: Level, Mixed, River, Rolling
LOT DESCRIPTION: Cleared Lot, Farm Lot, Horse Property, Mini Farm, Water Frontage
APX TOTAL ACREAGE: 27.76
APX % CLEARED: 80
PRICE PER ACRE: \$7,024.50

COUNTY: WASHINGTON
AREA: Damascus
SUBDIVISION: N/A
ELEMENTARY SCHOOL: Rhea Valley
MIDDLE SCHOOL: Damascus
HIGH SCHOOL: Holston
WATER FRONT: River
ZONING: A1

LEGAL DESCRIPTION:

LOT DIMENSIONS: 27 acres
DEED BOOK/INSTRUMENT: 12 0002639
DISTANCE TO NATIONAL PARK (MILES):
TAX MAP #: [092-A-14C](#)
TOWN TAXES:

LOT NUMBER: 14C
DEED PAGE: 2639
LAND USE: No
SECTION:
PLAT BOOK: 50
LEASED LAND:
PLAT PAGE: 98
PARCEL:
COUNTY TAXES: 851
TAX YEAR: 2013

ADDITIONAL STRUCTURES: 6 barns & sheds
ROAD FRONTAGE FEET: 509
DISCLOSURES: Flood Plain
RESTRICTIONS: None

EQUIPMENT LEASED: N/A
WATER FRONTAGE FEET: 1700+

EXTRAS: Barn, Can Be Divided, Fencing, Horse Facilities, Livestock Permitted, Outbuildings, Other-See Remarks

ACCESS: County Road
FENCING: Cross Fence/Woven Wire, Electric Fence, Fenced for Livestock, Other-See Remarks
MINERAL RIGHTS: None

ELECTRIC: Available
GAS: None
WATER SUPPLY: Public Available
SEWER: None

DIRECTIONS: From I-81, take exit 29 in Glade Spring. Go South on US 91 for 3.7 miles toward Damascus. Turn Left on Love's Mill Rd and go 5.2 miles. Turn right on Bishop Rd.

PUBLIC REMARKS: Simply spectacular and unlike any other property in South West Virginia with breathtaking views of the South Fork of the Holston River, green space and rolling hills and meadows. Six outbuildings that include feed barns, storage sheds, chicken coop, smoke house and more. For that special purchaser seeking the ultimate riverfront location close to Damascus to graze cattle, or build your dream home, or both. 27+ acres of riverfront property with 1700+ ft. on S. Fork Holston River. Fenced and cross-fenced for livestock. Special bucolic setting. Six outbuildings ideal for animal care, hay storage and equipment and supplies Large barn near the river with 200 amp. electric power, feed troughs and hay storage. Buildings include: red equipment shed; summer kitchen with fireplace converted to smoke house with wood floor; red storage building with concrete floor and metal roof; old chicken coop with metal/tin siding and more. Bold stream runs through property to water cattle to river.

ADDENDUM:

Russell McBride
Contact #: (276) 475-5000
Agent Email: damascusva@gmail.com

Damascus Realty, LLC

OFFICE NAME: Damascus Realty, LLC (#:99)