



POSSIBLE USE: Current Use, Mini Farm, Single Family, Other-See Remarks
TOPOGRAPHY: Rolling, Sloping, Steep
LOT DESCRIPTION: Horse Property, Irregular, Secluded
APX TOTAL ACREAGE: 24.29
APX % CLEARED:
PRICE PER ACRE: \$2,408.40

COUNTY: RUSSELL
AREA: Castlewood
SUBDIVISION: N/A
ELEMENTARY SCHOOL: Castlewood
MIDDLE SCHOOL: Castlewood
HIGH SCHOOL: Castlewood
WATER FRONT: None
ZONING: None

LEGAL DESCRIPTION:

LOT DIMENSIONS: 24.29
DEED BOOK/INSTRUMENT: 495/9902480
DISTANCE TO NATIONAL PARK (MILES):
TAX MAP #: [165R171](#)
TOWN TAXES:

LOT NUMBER: 24.29
DEED PAGE: 520
LAND USE: No
COUNTY TAXES: 272.30
TAX YEAR: 2012
SECTION:
PLAT BOOK:
PLAT PAGE:
LEASED LAND:
PARCEL:

ADDITIONAL STRUCTURES: Hunt cabin and hunt hut
ROAD FRONTAGE FEET: 1730
DISCLOSURES: Other-See Remarks
RESTRICTIONS: None
EXTRAS: Can Be Divided, Fencing, Outbuildings, Other-See Remarks

EQUIPMENT LEASED: none
WATER FRONTAGE FEET:

ACCESS: State/County Highway, Other-See Remarks
FENCING: None
MINERAL RIGHTS:

ELECTRIC: Available, Other-See Remarks
GAS: Propane, Other-See Remarks
WATER SUPPLY: Public Water, Well Private
SEWER: Septic Tank In

DIRECTIONS: From Exit 14 of I-81, head towards Abingdon on US 11 - Main St. Turn left onto US 19N (Porterfield Hwy). Then go 13 mi. to Hansonville. Turn left on US 58N. Go 13 mi. to traffic light at Castlewood. Turn left on Rt 65(Mew Road) for 4 mi. turn left on VA 684(N. Mill Hollow Rd). Property 1/2 mile on left.

PUBLIC REMARKS: Hunter's will love this! 24+ Acres with older bungalow home with 1700+ ft. or road frontage. Ideal for hunting cabin/club. Abundant wildlife - deer, turkey, grouse, and small game. Two springs and stream. 8x10 Hunting blind with insulated windows, phone & electric. Public water is to the home site but not connected to the sinks or water fixtures. Home has 3 BR & eat-in kitchen. Ceiling fan. Covered porches on front, & sides. Mature fruit trees. Food plots planted for attracting deer & providing nutrition. Gravel drive. Shoot wild game including turkeys, deer from the porches or from the Hunting blind. Terrain ideal for easy spotting and clear, unobstructed shots. Nestled in a small valley that provides a natural animal path.

ADDENDUM: Propane wall heaters in kitchen and one bedroom. Requires propane tank and service as no tank is at the site. Ideal bungalow for hunters, or with updating and improvements, a single family home once water connection lines are connected to water fixtures.

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

Damascus Realty, LLC

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