

Secluded Forest Oasis Awaiting Your Imagination



\$ 300,000



10999 Slings Gap Road, Bent Mountain, VA 24059

- » Land | Lot: 45.34 acres
- » 45.34 acres of Mature Hardwood Forest
- » Frontage on Several Creeks with Fresh Mountain Water
- » Newly Surveyed with Blue Ridge Parkway Boundary
- » Recently Perced for 4 Bedroom Home
- » More Info: SlingsGapTracts.com



David Hurt
(540) 598-9645 (Cell)
dhurt@landmatters.land
<http://www.landmatters.land>



Wainwright & Co. - REALTORS
16503 Booker T. Wash HWY
Moneta, VA 24121
(540) 598-9645

Welcome to The Homestead Tract: a 45.3 ac.+/- Bent Mountain oasis! Surrounded by National Park Service land and a gravel state-maintained road, this private & secluded tract boasts cool mountain air, springs & small creeks, large swaths of mature hardwood forest, and a circa 1920s foursquare home begging for revival. Recently opened ridge top offers potential new building site and a glimpse into the property's heyday as a substantial mountain homestead with hillside pastures & orchards. As back then, springs still flow with clear water & the forest is ready to hunt, forage & explore. New survey and 4BR perc test in Spring 2023, only 20 min. drive to town, no zoning, no restrictions, low Franklin County taxes, power on site, & well-established boundaries. This land is ready for your imagination and action!

