

**18.336 acres of residential or recreational land in
Franklin County, VA!
Off Beulah Road
Rocky Mount, VA 24151**

\$238,420
18.33± Acres
Franklin County



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Rocky Mount, VA / Franklin County**

SUMMARY

Address

Off Beulah Road

City, State Zip

Rocky Mount, VA 24151

County

Franklin County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Horse Property

Latitude / Longitude

36.9314 / -79.814

Acreage

18.33

Price

\$238,420

Property Website

<https://www.mossoakproperties.com/property/18-336-acres-of-residential-or-recreational-land-in-franklin-county-va-franklin/virginia/94658/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call John Perez at [252-325-4766](tel:252-325-4766).

Come experience this stunning property featuring rolling hills, open pastures, and sweeping mountain vistas — an ideal setting for building your dream home, hunting, farming, or simply enjoying the peace and beauty of the outdoors. With multiple potential homesites already identified, this property is truly ready for whatever vision you have in mind. For more information or to schedule a viewing contact John Perez at [252-325-4766](tel:252-325-4766).

Welcome to 18.336 breathtaking acres in beautiful Franklin County, Virginia — a true haven for those seeking privacy, natural beauty, and unrestricted country living. Tucked away from the hustle and bustle, this property offers sweeping Blue Ridge Mountain views, peaceful seclusion, and room to build, farm, recreate, or simply enjoy the outdoors.

As you enter the property, a brand-new creek crossing creates a striking and inviting approach. The land itself is a perfect blend of open pastures and mature hardwood forests, ideal for livestock, wildlife, and anyone who appreciates the serenity of unspoiled nature. A year-round creek, along with multiple natural springs, adds charm and utility to this remarkable landscape.

The property is cross-fenced and ready for horses or cattle, making it a fantastic opportunity for homesteaders, hobby farmers, or those dreaming of a private ranch. It has also been recently surveyed and subdivided into two separate tracts. This listing is for the 18.336 acre parcel. A 15.07 acre parcel is available separately. Additionally, both parcels can be purchased together, forming a 33.4 acre parcel which is also listed separately.

Outdoor lovers will appreciate the abundant wildlife that calls this area home. Deer are plentiful and frequently seen grazing in the pastures or moving through the timbered ridges. Two new Rutt Hutt blinds, along with additional stands, convey with the sale, making this property turnkey for hunters. The area also holds an exceptional black bear population, offering a uniquely rich sporting experience — truly a sportsman's paradise.

Whether you're looking to build your dream home, establish a getaway retreat, or create a multi-use farm or recreational tract, the groundwork has already been laid. Well and septic permits are in place, saving you significant time and expense.

Despite its seclusion, the property is conveniently located:

40 minutes to Roanoke and the Roanoke-Blacksburg Regional Airport

72 minutes to Greensboro and Piedmont Triad Airport

79 minutes to Blacksburg

Less than 30 minutes to Smith Mountain Lake

Just over 30 minutes to Philpott Lake, Fairy Stone State Park, and the Smith River

This region of Virginia is rich with opportunities for hiking, hunting, boating, fishing, and exploring. Whether you prefer trout streams, striped bass waters, or lakes full of largemouth, smallmouth, crappie, walleye, and catfish — the outdoor options are endless.

This rare offering truly "has it all." Come experience the peace, beauty, and freedom this exceptional country property provides.

For more information on this and other land for sale in Franklin County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.

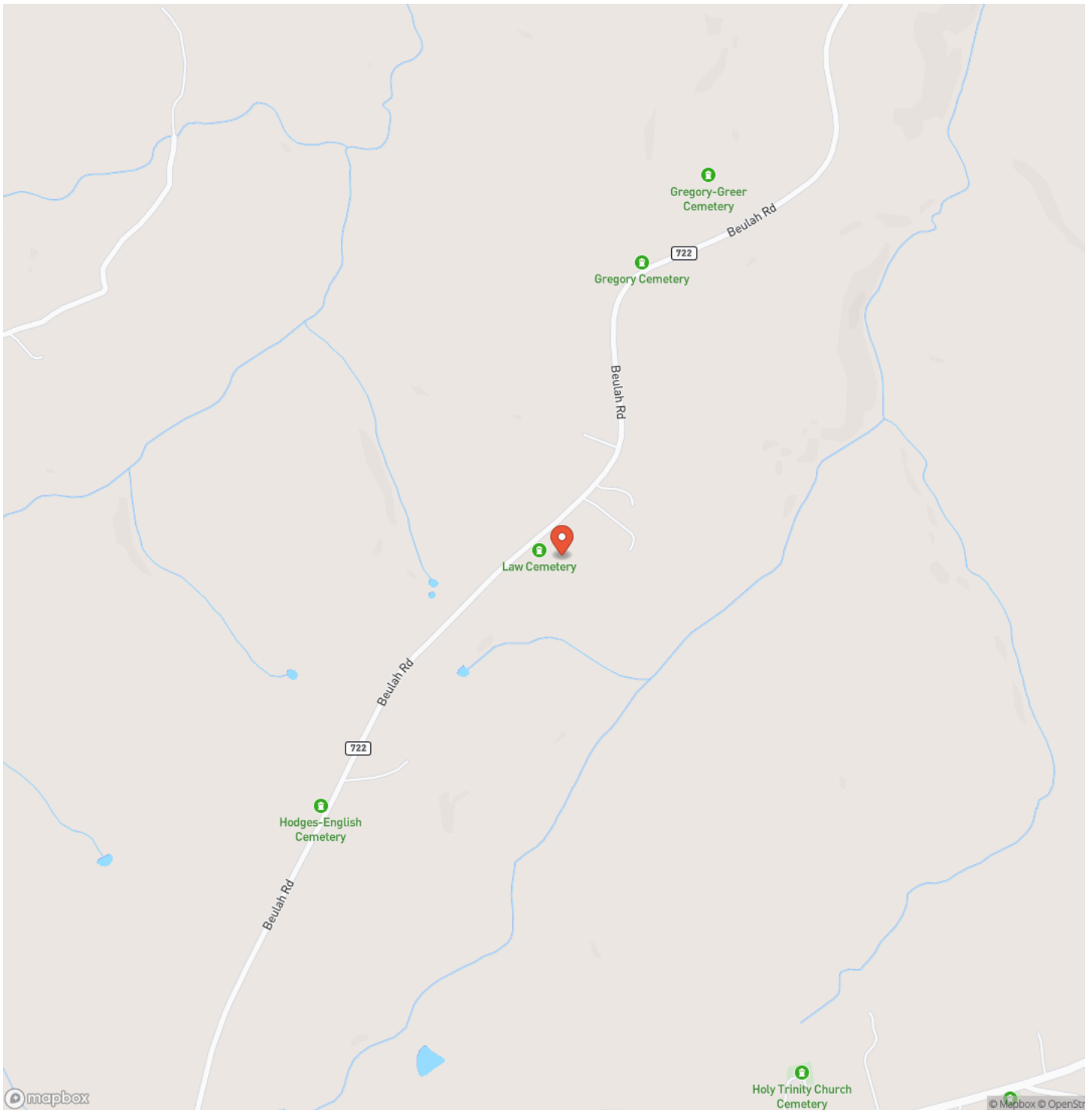


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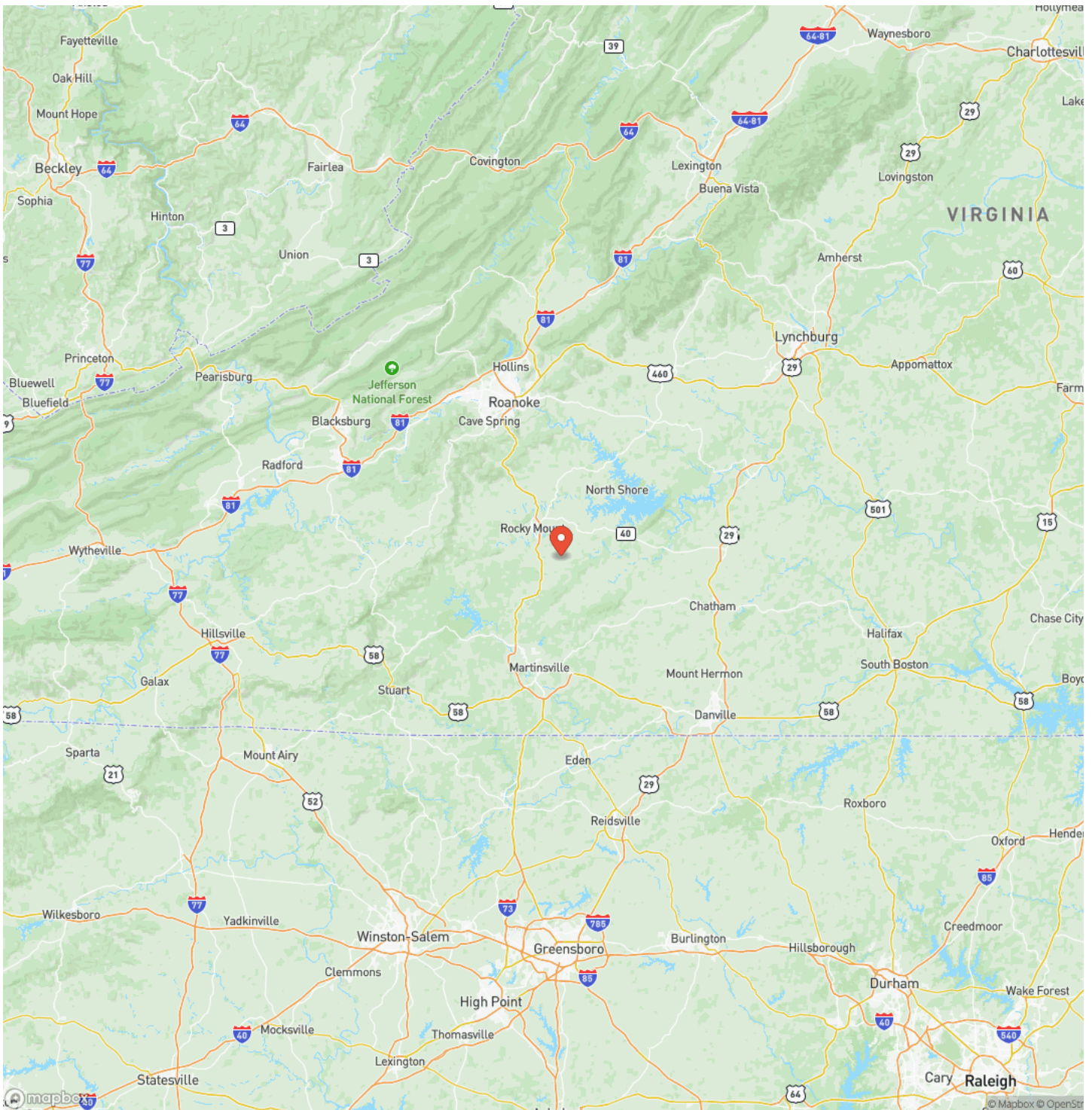
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Locator Map



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Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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