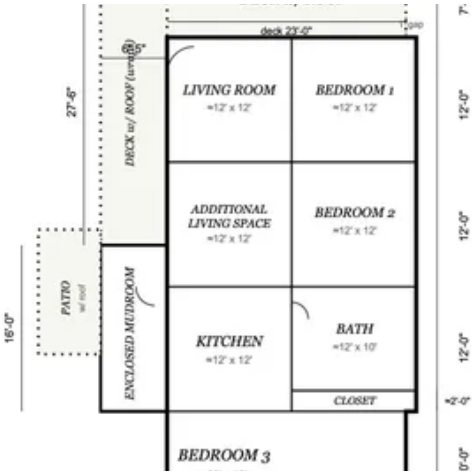
549 Dairy Barn Rd, Bluefield, VA 24605
549 Dairy Barn Rd
Bluefield, VA 24605

$78,000
24.14± Acres
Tazewell County







MORE INFO ONLINE:

https://americas.land/

SUMMARY

Address
549 Dairy Barn Rd

City, State Zip
Bluefield, VA 24605

County
Tazewell County

Type
Undeveloped Land

Latitude / Longitude
37.25275 / -81.41105

Taxes (Annually)
$315.52

Acreage
24.14

Price
$78,000

Property Website
https://americas.land/property/549-dairy-barn-rd-bluefield-va-24605-tazewell-virginia/112151/







PROPERTY DESCRIPTION

Tucked into the mountains of Tazewell County, Virginia, this 24.14-acre tract at 549 Dairy Barn Rd in Bluefield offers something that keeps getting harder to find: real hardwood timber, utilities already established, and road frontage on a state-maintained road, all in one parcel.

PROPERTY HIGHLIGHTS:

- 3 bedroom 1 bath house, needs a little TLC
- 24.14 deeded acres in Tazewell County, Virginia (Tract 18 and part of Tract 16 of the Wagner Farm), located out in the county rather than inside any town or city limits.
- Road frontage along Dairy Barn Rd (State Route 695), a public, state-maintained road. It runs along the northwest boundary at the north end of the tract, so you get direct road access without a long easement to negotiate.
- Merchantable standing timber. On our site visit we walked a cove hardwood stand with poplar as the dominant merchantable species, walnut scattered through it, a good deal of hard maple, plenty of buckeye, and a little oak mixed in. If you have been looking for a tract where the timber itself carries real value, this one deserves a walk.
- Public water is available and already run to the property, provided by the Tazewell County PSA. There is no public sewer in this area, but a septic system is already installed on the parcel, and we have the septic records available for review.
- Electric is right there. Power lines run along the fronting road, service in the area is through Appalachian Power Company, and there are already homes on this stretch of Dairy Barn Rd.
- Our research found no county zoning on this parcel. Tazewell County applies zoning only inside certain town limits, which gives a buyer here unusual flexibility, though applicable county ordinances still apply and should be confirmed with the county.
- Our research did not turn up an HOA or any association or road-maintenance dues.
- The parcel is subdividable, subject to meeting the Tazewell County subdivision ordinance. With 24-plus acres and frontage on a state road, there is room to consider more than one use.
- This is genuine mountain ground that rises toward the ridge top, and it is steep in places. I walked it all the way to the top and found it demanding but very manageable. The reward is the kind of privacy, cover, and long sightlines that only real terrain gives you.
- A creek bed winds through the tract, though it was carrying little to no water when we walked it.
- Schools serving the area are Abbs Valley-Boissevain Elementary, Graham Middle School, and Graham High School.
- Roughly 11 miles from Bluefield for groceries, fuel, restaurants, and medical care.

In the interest of full transparency: there is a single wide trailer standing on the property. It has no remaining value and will need to be torn down and removed, so please treat it strictly as a demolition item and DO NOT GO INSIDE IT.

Existing 3 bedroom 1 bathroom house on the property that could use some TLC.

Between the existing water and septic, power at the road, no county zoning that we found, and 24 acres of hardwood behind it, this is a strong candidate for a private mountain homesite, a hunting and timber holding, or a family retreat. Buyers should verify permitting, septic suitability, and any setback or ordinance requirements with Tazewell County for their own intended use.

Bring your cabin or homestead plans, your saw, and your boots. Call us today to get out and walk this one.

Address: 549 Dairy Barn Rd, Bluefield, VA, 24605
County: Tazewell
Acres: 24.14
Coordinates: 37.25275, -81.41105
Parcel #: 021020016B,0018
Yearly Estimated Taxes: $315.52
Elevation: 2700 ft
Property Dimensions: L: 1807.20 FT, W: 831.38 FT
Zoning: No county-wide zoning (only certain town limits have zoning)
County Planning and zoning phone #: 276-385-1254
Link to zoning info on county website: http://tazewellcountyva.org/departments/engineering/

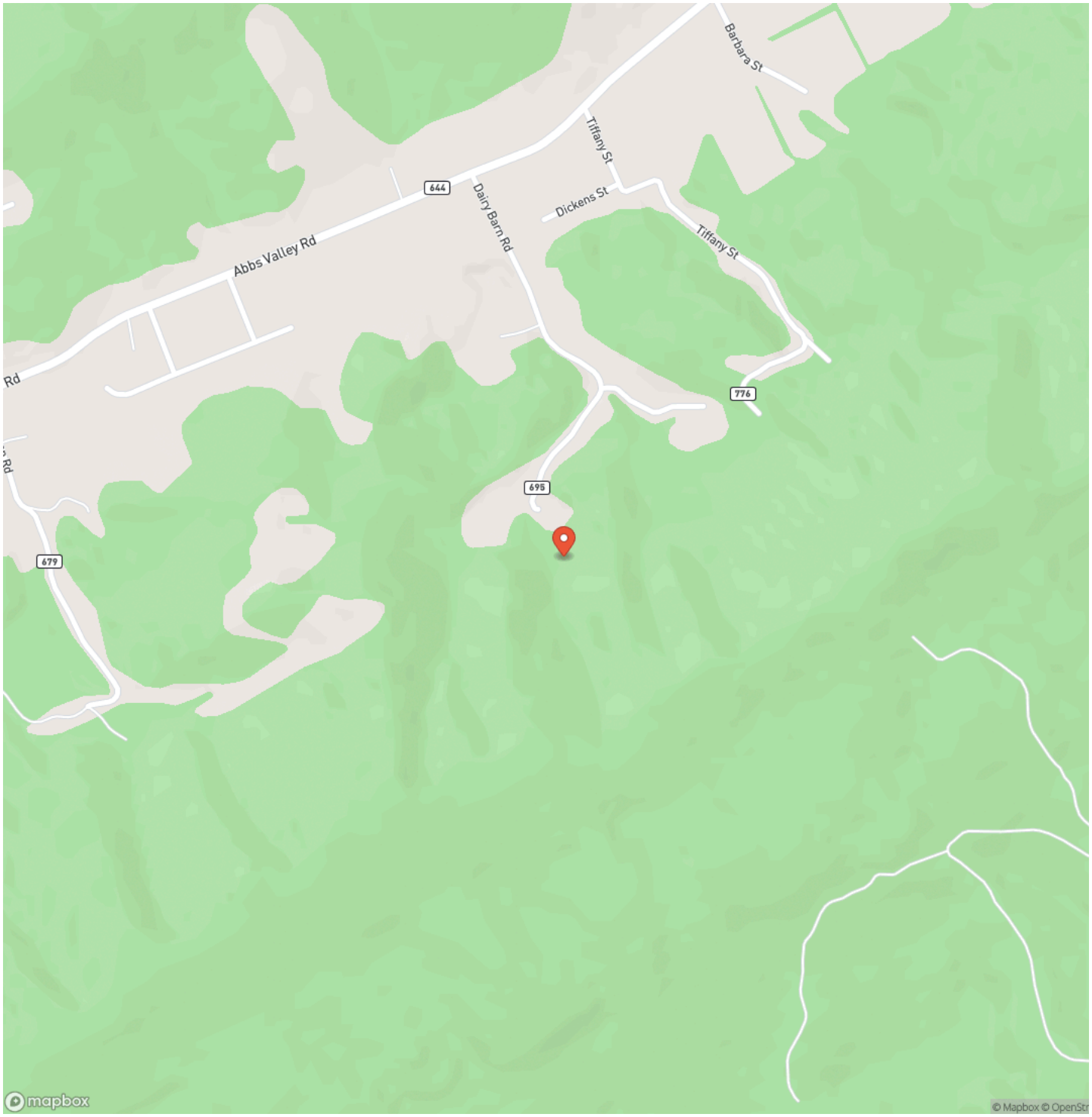
Does this property have an HOA?: No
Elementary school: Abbs Valley-Boissevain Elementary
Middle school: Graham Middle School
High school: Graham High School
Phone # for electric company: Appalachian Power Company - (800) 956-4237
Legal Description: 24.14 Acres, Tract 18 & Part Of Tract 16 Wagner Farm
Internal Property ID: VA-Tazewell-24.14-SH-2026







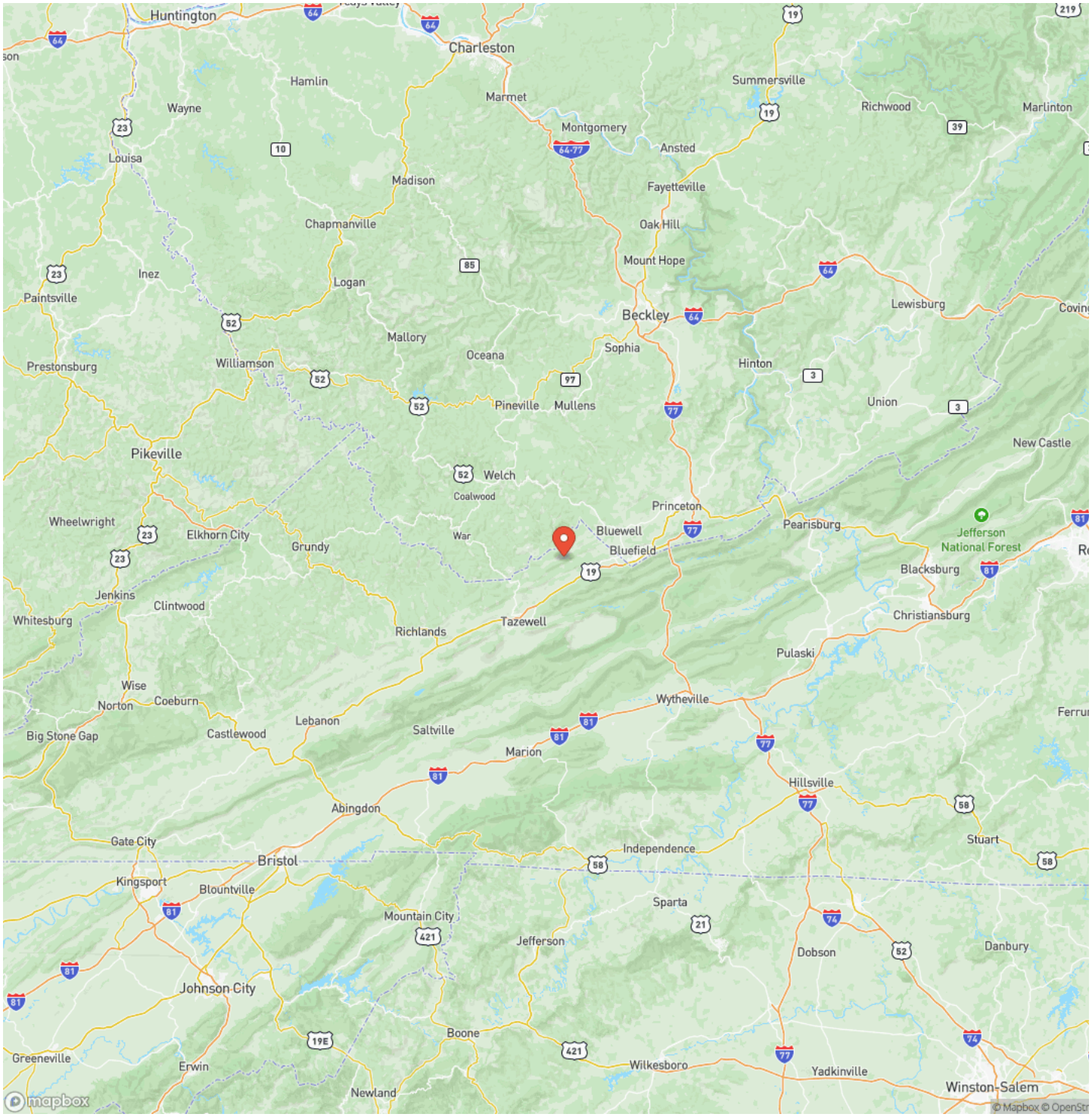

Locator Map



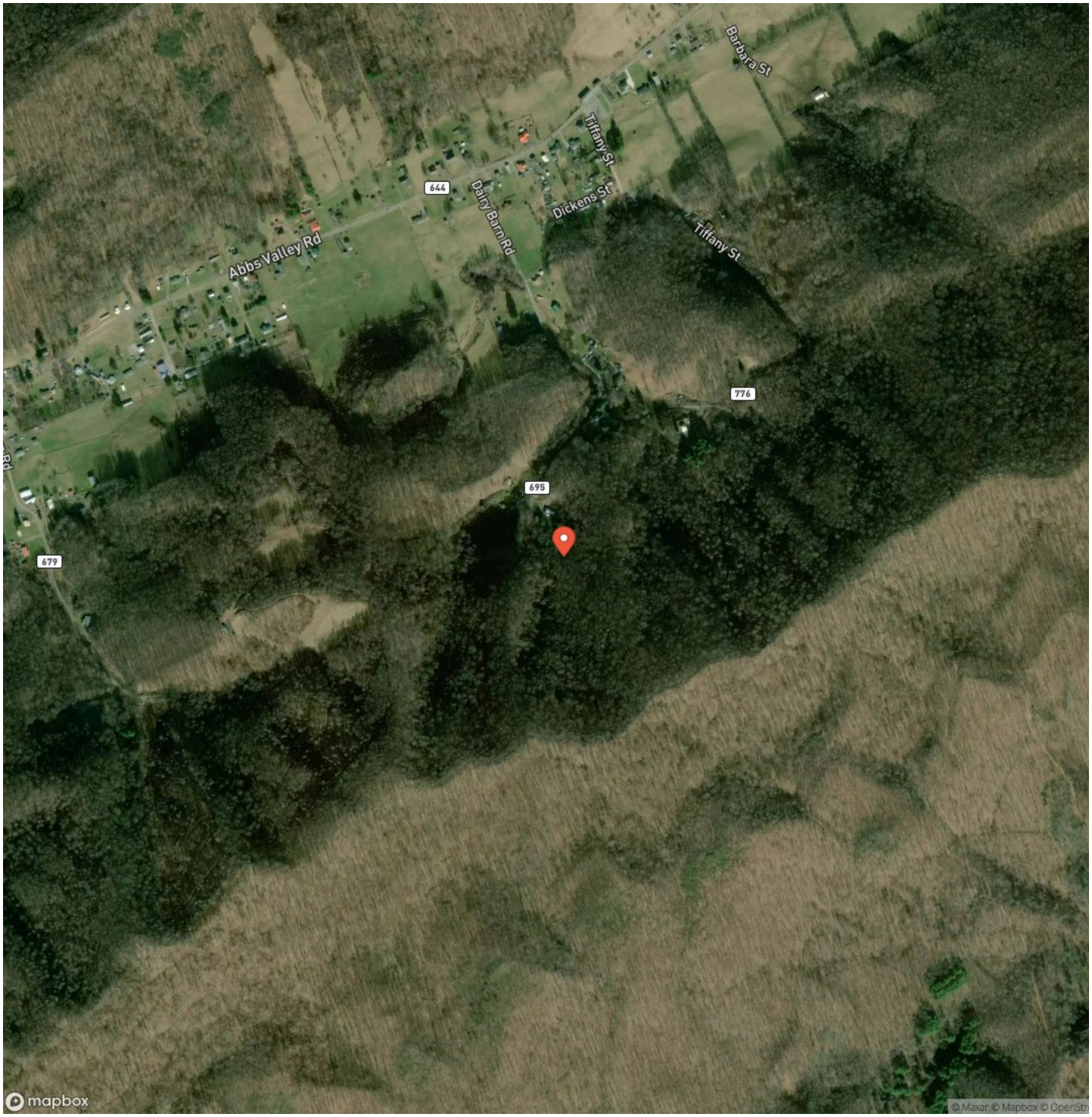
MORE INFO ONLINE:

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Locator Map


Huntington
Charleston
Hamlin
Wayne
Marmet
Summersville
Richwood
Marlinton
Montgomery
Louisa
Ansted
Madison
Fayetteville
Chapmanville
Oak Hill
Mount Hope
Inez
Logan
Paintsville
Beckley
Lewisburg
Mallory
Oceana
Sophia
Prestonsburg
Williamson
Hinton
Pineville
Mullens
Union
New Castle
Pikeville
Welch
Coalwood
Princeton
Wheelwright
Elkhorn City
Grundy
War
Bluewell
Bluefield
Pearisburg
Jefferson National Forest
Blacksburg
Jenkins
Clintwood
Whitesburg
Richlands
Tazewell
Christiansburg
Pulaski
Wise
Norton
Coeburn
Wytheville
Big Stone Gap
Castlewood
Lebanon
Saltville
Marion
Hillsville
Abingdon
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Independence
Stuart
Bristol
Kingsport
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Sparta
Mountain City
Jefferson
Dobson
Danbury
Johnson City
Boone
Greeneville
Erwin
Wilkesboro
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Satellite Map



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NOTES

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