



## Timber & Recreation Parcel with trails

227.8 +/- Acres | Buckingham County, VA | \$490,000



### ADDRESS

438 Mountain Top Road  
New Canton, VA 23123

### LOCATION

From Cartersville Rd (610), turn onto Mountain Top Rd and follow it back past the homes until you see the For Sale Sign marking the beginning of the parcel. Park up or walk/ATV through the parcel along the main trail.

### PROPERTY SUMMARY

This beautiful 227.8 acre recreation/timber parcel is stunning in the Spring and Fall. Follow the established trails south through the approx. 12 year old (mostly) hardwoods and descend a gentle slope. Explore the land to your left and discover, a small, seasonal creek. With robust deer and turkey populations you will be sure to see these and other wildlife as you discover all the land has to offer.

Visualize the location of your dream home or farmstead nestled in the woods. Conceptualize where you would add new hunt stands or cut new ATV/bike trails to access your favorite locations on the parcel. Consider working with a forester to develop a timber management plan and maximize your timber investment. Zoned A1 Agriculture, there are many additional uses you can consider. No soil work. Looking for <450 acres? Additionally buy the adjacent 221.2 acres (MLS: 2530132).

[nationalland.com/listing/timber-recreation-parcel-with-trails](https://nationalland.com/listing/timber-recreation-parcel-with-trails)



**National Land Realty**  
2920 West Broad Street  
Richmond, VA 23230  
[NationalLand.com](https://NationalLand.com)



**Claire Dee**  
Office: 804-808-1447  
Cell: 804-999-6166  
Fax: 864-331-1610  
[CDee@NationalLand.com](mailto:CDee@NationalLand.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.