

Bedrooms: 5  
Bathrooms: 3.00  
Lot Size: 569.0 Acre  
County: Alleghany  
Listing #: 45069-24445

### KEY FEATURES

- VA Hunting Property For Sale
- Mountain Land for Sale in VA
- VA Recreational Land for Sale
- VA Hunting Property for Sale
  - VA Horse Property for Sale
  - VA Timberland For Sale
- VA Wooded Retreat for Sale
  - VA Land for Sale

Hunting, Recreational & Mountain Property for Sale in VA

### Hunting, Recreational and Mountain Property for Sale in Hot Springs Virginia

**Location:** Serenity Mountain is ideally located in the prestigious Falling Spring Valley of northern Alleghany County Virginia. Situated between Hot Springs, VA to the North and Covington VA to the south. The paved drive to the property directly accesses Rt 220 and is 20 minutes north of Interstate 64, providing an uncomplicated drive to major metropolitan areas.

A short 15-minute drive into Hot Springs and you will find a variety of charming restaurants, shops, boutique spas and a local craft brewery, cidery and winery. The icing on the cake is that you are also 15 minutes away from the Omni Homestead Resort, one of America's premier mountain resorts with fine dining, championship golf courses, Skeet and Trap courses, fly fishing, skiing, tennis and an amazing spa that takes advantage of the thermal waters for which the area is so well known. If the Omni Homestead is not enough, the Greenbrier Resort and Casino is 30 minutes away. Serenity Mountain's location is just one of the features that makes it a very special property for a family or corporate mountain retreat.

**Overview:** Encompassing 569 acres, this mountain property occupies the western flank of Warm Springs Mountain and has been carefully managed to enhance the natural beauty and natural resources of the Alleghany Highland environs. The one-mile paved drive brings you to mountain meadow at an elevation of 2,600ft and to the improvements on the property. The views of the valley and mountains in every direction are breathtaking, looking west you have a commanding view of 5 mountain ranges. The property continues to climb in elevation to 3,200ft, the highest point in Alleghany Co, VA. Surrounded by large parcels and sharing a border with the George Washington National Forest, this Virginia recreational and hunting property offers privacy and protection from the outside world. Falling Springs Run that forms the northern boundary of this property is the source of water for the spectacular 70 ft Falling Spring Falls that is located across Rt 220 a few steps from the eastern corner of Serenity Mountain. The most extraordinary feature of this Virginia mountain property is that it includes a unique Warm River cave, the second largest warm water cave in the world and the largest of its type in the United States.

**Improvements:** The main house was built in 1973, and has a fabulous story behind it's design and construction, and it certainly takes advantage of the commanding views, but as the case of many custom homes, it's a bit eccentric and suffers from deferred maintenance. It is currently the largest, most comfortable deer blind that I have ever seen. To renovate or remove will be the next owner's decision.

There are other options while you make a decision on the main house. The climate controlled, 3 bay, 10 car garage has an attached 2 bedroom 1 bath apartment with full kitchen, laundry, and family. There is a guest cottage that has 2 separate units each with 2 bedrooms, a bath, kitchen, and family room. The caretakers house is the first residence you reach coming up the paved drive has 3 bedrooms and 2 baths, it is the newest structure on the property, completed in 2020. All the dependencies were recently upgraded to board and batten siding with metal roofs and new HVAC systems.

If hunting and hiking on this lovely Mountain property doesn't provide enough recreational activity there is an oversized indoor pool, clay tennis court and a hot tub. For the horses there is a 5-stall barn with hay storage and paddocks with run-in sheds and automatic heated waterers in each field.

Located in the eastern corner, at the back entrance to the property, just off Rt 220 is an additional three-sided 80x24x18 storage barn, with an attached, 72x32x18 enclosed garage for recreational vehicles. There is a 500 gallon diesel tank with pump at this location for easy refueling of farm and recreational vehicles. This is also the back entrance to the main house from this part of the property.

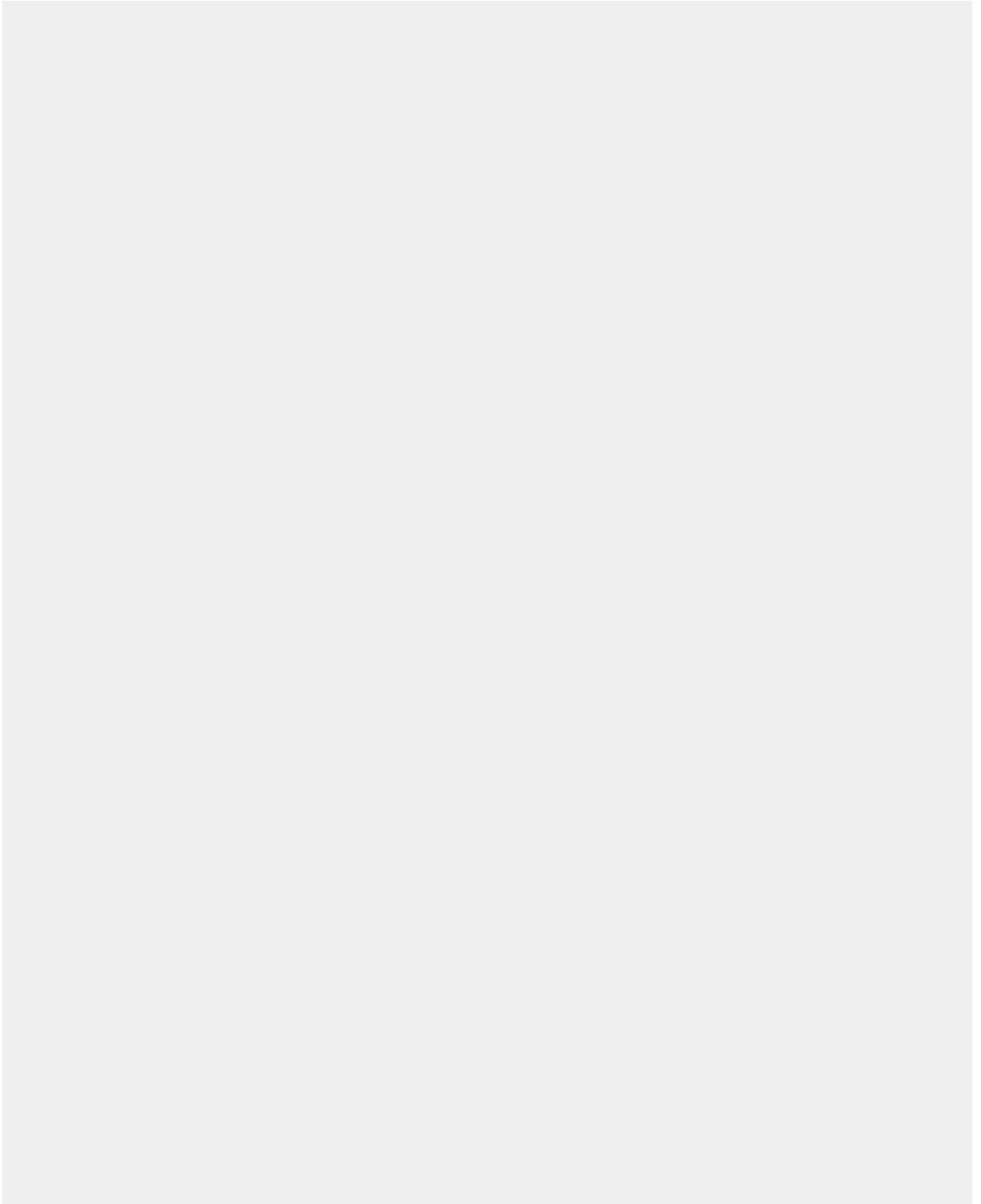
This Mountain property is designed to be self-sufficient and operate off the grid should the need arise. A 52 KW propane generator with two, 1,000 gallon propane tanks will operate the entire complex in the event of power loss. The water system includes three, 1,000 gallon reservoirs that are gravity flow. The water system is in a bunker that is also designed as a safe house or bomb shelter.

**Hunting:** Serenity Mountain has been carefully managed to enhance hunting opportunities. This property has always had unique attributes that made it an exceptional hunting property. It shares a border with the George Washington National Forest and has natural ponds and streams providing excellent natural habitat for white tail deer, bear, grouse and turkey. The current owner has enhanced those attributes with several food plots designed for habitat improvement, making this a top of the line Virginia hunting destination.

Other than the "main house" deer stand, there are 2 top of the line MB Ranch King elevated enclosed Hunting Blinds and one elevated tree house custom blind that is nicknamed the "Gentleman's Tree Stand" which includes fixed, easy to climb stairs and is wired for electricity. It has other unique custom features that all hunters will admire. In addition to the managed food plots, this Hunting property has several feeders to ensure good nutrition for maximum growth. The current owner strictly enforces a 10-point rule further enhancing your chances for that trophy buck. In the off season you can sharpen your skills at the 30, 50, 100 and 200-

yard shooting range.

**Warm River Cave** There is one feature on this property that is extraordinary-the Warm River Cave. Like no other in the United States, Warm River Cave has thermal water that ranges from 60-100 degrees. Scientists are unclear where the source of the water might be and James Madison University and the National Speleological Society continue to study and survey the already mapped 3 ½ miles of the cave. Work continues exploring the cave, and it is believed that when mapping is completed, the cave will be the largest of its type in the world.





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