

PRIVATE AIRSTRIP (VG-25) ON 55 ACRE FARM IN BEAUTIFUL SOUTHWEST VIRGINIA. LOCATED BETWEEN ROANOKE AND LYNCHBURG JUST A SHORT DRIVE FROM SMITH MOUNTAIN LAKE.

Rare opportunity to acquire a beautiful 55 acre farm with an FAA registered 2600' x 75' turf runway. It is VG25 on Cincinnati Sectional and was originally established in 1945. What makes this so rare is that the land has no home or hanger you have to buy. It is a clean sheet for you to build your dream home and hanger and not have to accept something you might not like just to have the airstrip. This would be a perfect equestrian set up or possibly a multi pilot group that could build multiple homes or vacation get away homes. We think it would make for a great B&B with the right investment.

This property lies along Rt 460 less than a mile west of the historic Town of Bedford, VA. You do not have to drive miles off the main road every time you need something from town. (less than 10 minutes away). You are located midway between Roanoke, VA and Lynchburg, VA (each about 30 min away). A real bonus is that you are also only about 25 minutes from Smith Mountain Lake, a gorgeous hydro dam lake that is a retiree mecca in the beautiful Blue Ridge Mountains (made famous in the 1990's film "What about Bob" starring Bill Murray).

20 min to the north is the Blue Ridge Parkway and the famous Peaks of Otter mountains. The property also has a beautiful 1 acre fresh water lake with many building site choices. It is all but impossible to find an established landing strip in this part of the state that is so perfectly located with no home or hanger to drive the cost up. Just locating suitable land with the right slopes and elevation with the length needed is very difficult, then getting it past the county government and neighbors is all but impossible. Thousands and thousands can be spent excavating and shaping rolling land to come up with a usable landing strip. This one is ready to go.

Owner purchased in 2008 but has decided to move out of state for family reasons and will not realize his dreams of building his retirement home here and is reluctantly selling it. A true bargain at \$ 625,000. Owner may be willing to do partial financing if favorable terms can be agreed on.

No bordering neighbors to complain. The entire farm has a 4 ft high agricultural fence around it.

At the foothills of the Blue Ridge Mountains, Bedford County has become a highly desirable location that has a perfect blend of rural living without being miles from more metropolitan access. Wonderful Universities and cities less than 30 minutes with truly stunning outdoor adventures just minutes away.

Either way, whether a vacation home or a retirement relocation, if a more rural setting with close by cities are appealing to you, please check this out.

We will be posting more photos and some drone videos in the near future.

Thanks for looking and call the owner at 540-537-2406 or email at jerry@commonwealthkinetics.com