

Property Information Packet



18+/- acres

Tax Map #

25.3(000)000/148

25.3(000)000/148A

25.3(000)000/148B

25.3(000)000/295



Virginia Realty

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Property Information



One of the most breathtaking getaways in the region. Tucked away off of Big Mama Ln, this unique property spans over 18 acres across 4 separate tracts. It offers a rare blend of natural beauty, historical charm, & rustic comfort. At the heart of the property is a 24' x 36' log cabin, once part of a historic Boy Scout camp. The cabin features two fireplaces, a bathroom, and is equipped with public water, sewer, and electricity. Just steps from the cabin, enjoy a serene .5 acre pond with dock—perfect for quiet mornings or evening relaxation. Nature lovers will be captivated by the property's 1,300+ feet of frontage along Blackberry Creek, highlighted by a stunning 20-foot waterfall. Professionally maintained & mulched trails wind throughout, leading to specially built viewing areas offering panoramic sights from both the top and base of the falls. Access is convenient from both Big Mama Ln & Hales Fish Pond Rd. This land is steeped in history, once home to the Hollandsworth Mill—a mill operated by the same family for 5 generations since the late 1700s. Remnants of the mill remain, a testament to nearly 250 years of heritage. The Waterfalls of Blackberry Creek is truly a rare find.



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Property Location



Located in Henry County, VA 5 miles
from Basset, VA

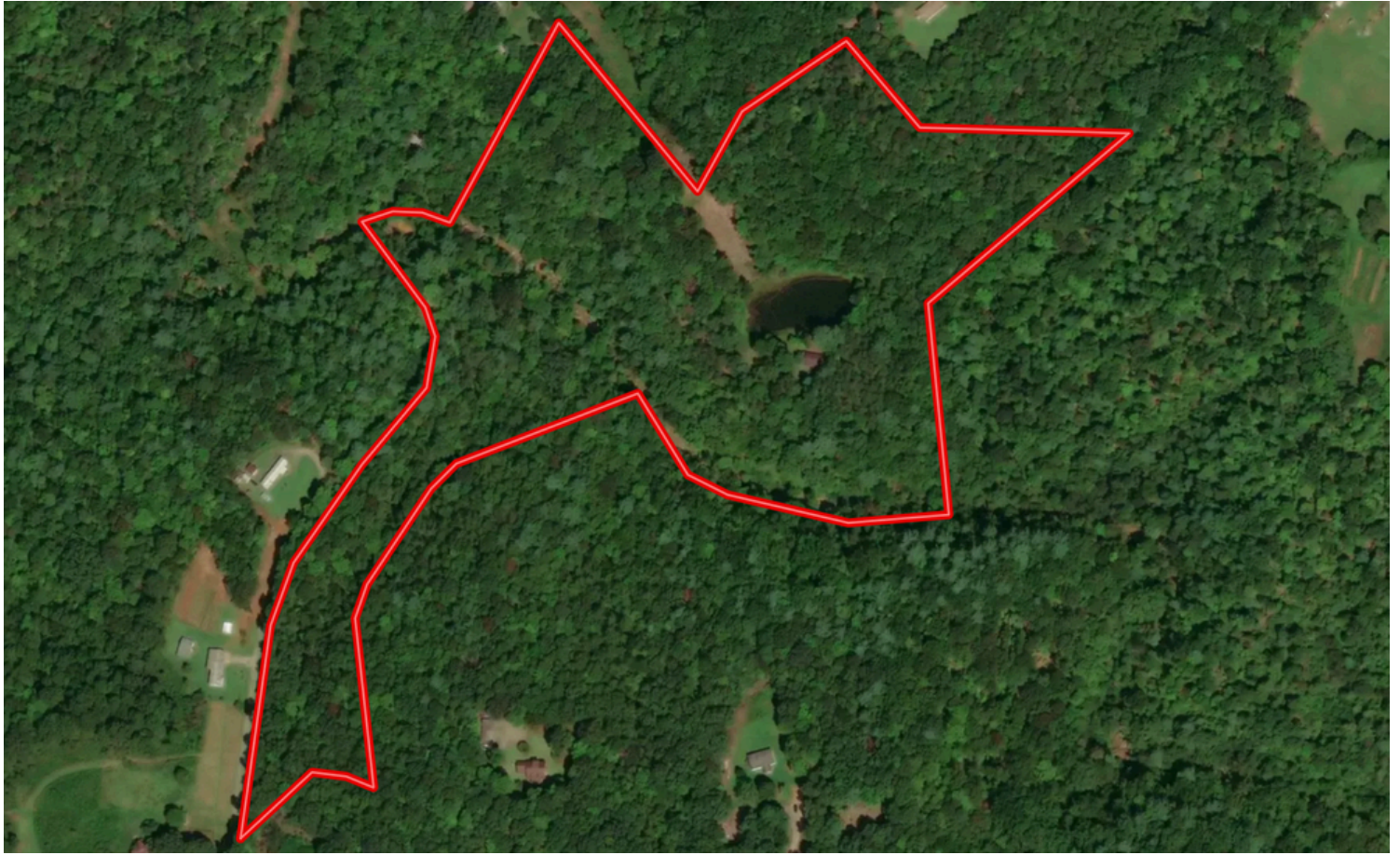


Property Location



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Property Overview



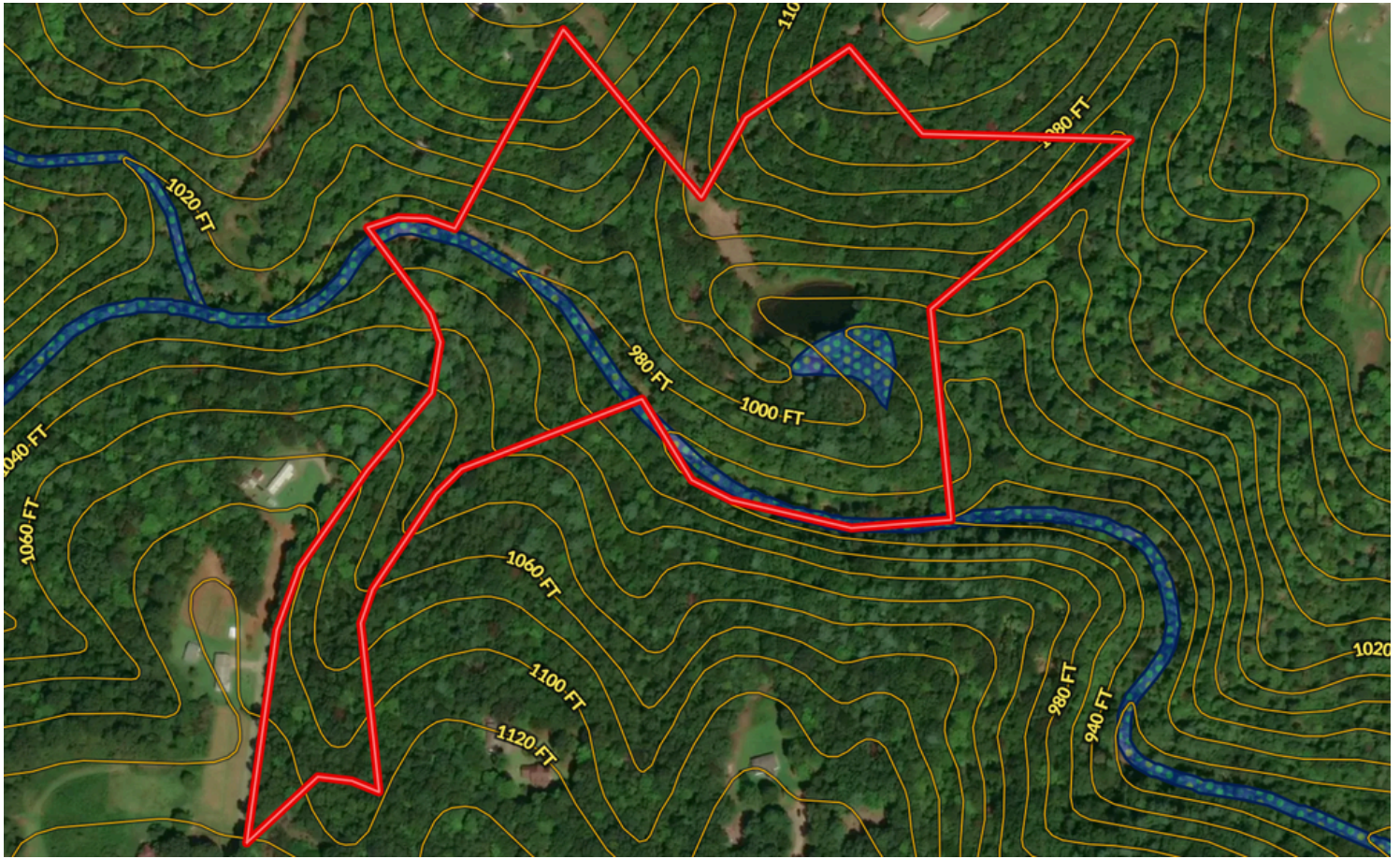
- **\$285,000**
- **18+ acres**
- **Access from Big Mama Ln & Hales Fish Pond Rd**
- **1300'+ of Blackberry Creek frontage**
- **10-15' waterfall**
- **Manicured walking trails, parking area, and viewing areas of waterfall**
- **Electric, sewer and water on site**
- **½ acre pond & dock**
- **24x36' Boy Scout Log Cabin**

Soil Report

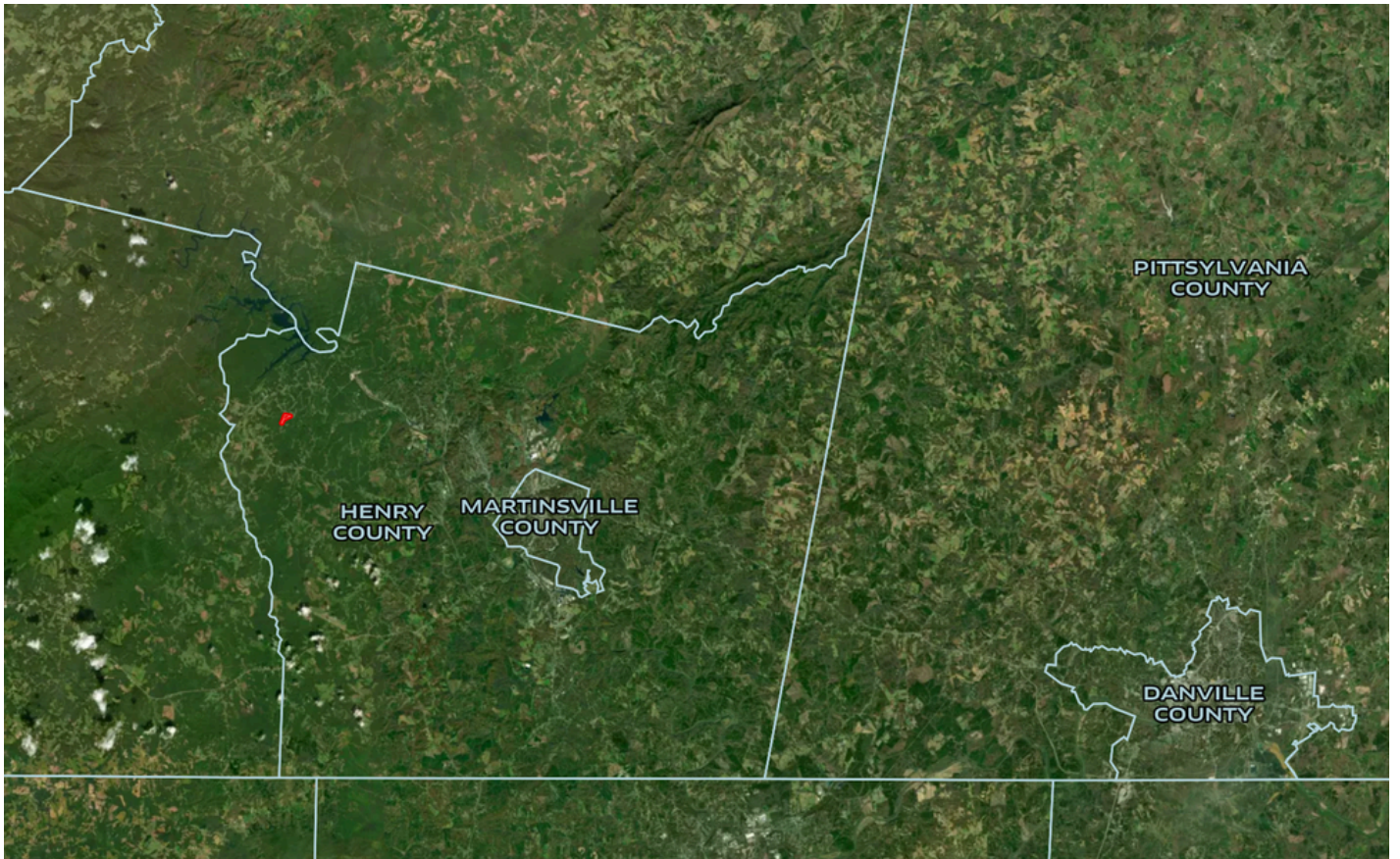
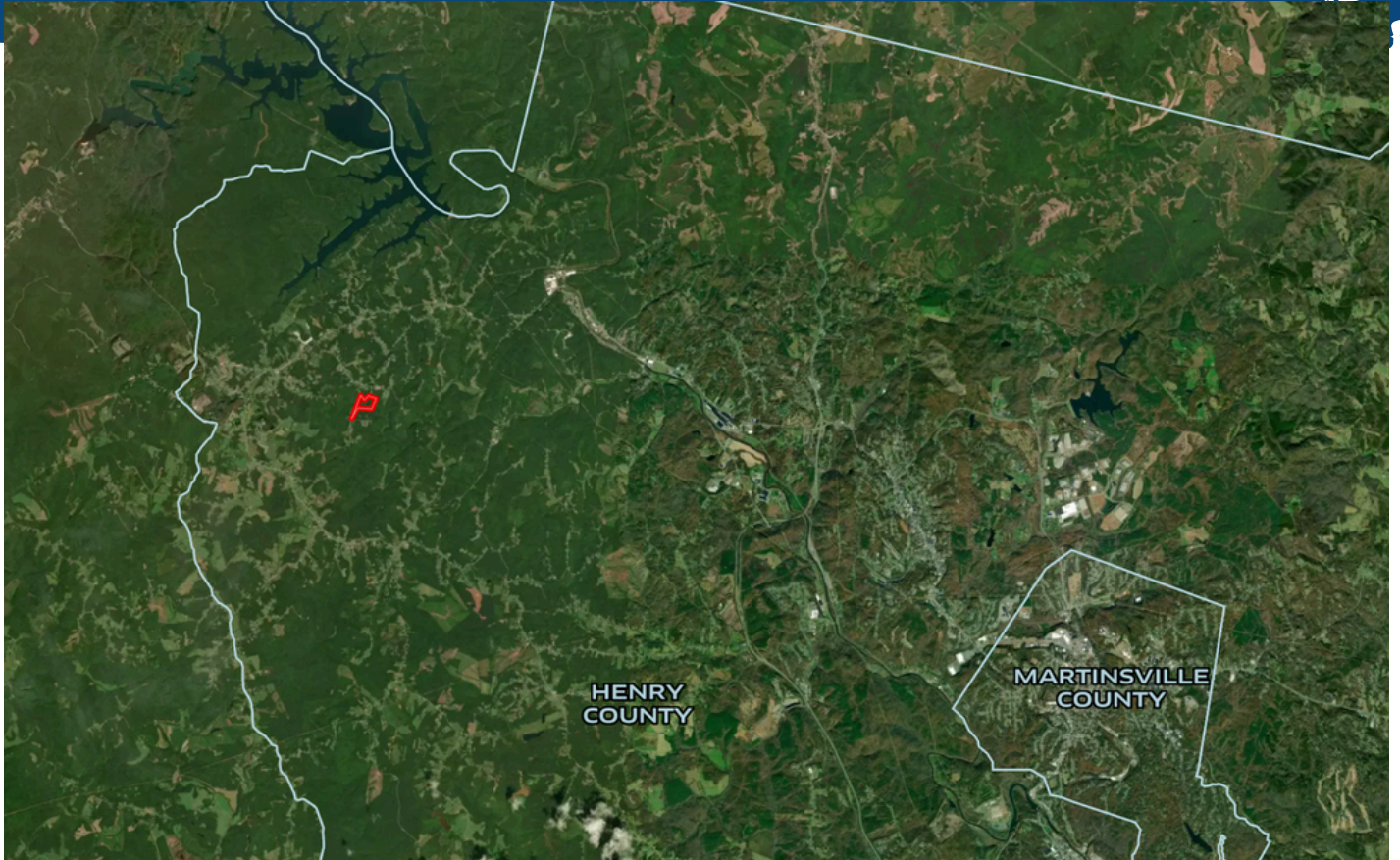


 Boundary: 21.37 ac							
Code	Description	Acres	%	CPI	NCCPI	CAP	?
21E	Woolwine-Clifford complex, 25 to 45 percent slopes	12.3	57.56%	-	11	7e	?
4E	Clifford sandy loam, 25 to 45 percent slopes	4.65	21.76%	-	14	7e	?
21C	Woolwine-Clifford complex, 7 to 15 percent slopes	4.16	19.47%	-	48	3e	?
4C	Clifford sandy loam, 7 to 15 percent slopes	0.27	1.26%	-	61	3e	?
Totals		21.37 ac		0 CPI	19.49 NCCPI	6.17 Cap.	
				Average	Average	Average	

Topography, Water Features, & Wetlands



Property Footage



Property Footage



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