

ADJOINING NATIONAL FOREST - 54.5 ACRE OFF-GRID MOUNTAIN RETREAT W/ CABIN
tbd Criders Road, Bergton, VA 22811



OFFERING SUMMARY

Sale Price:	\$380,000
Lot Size:	54.5 Acres
Utilities:	No Septic Space heat (Wood Stove)
Zoning:	A2
MLS#:	679349

PROPERTY OVERVIEW

54.5 contiguous acres of mountain land along Criders Road in Bergton, offering a turnkey off-grid basecamp tailored for hunters, outdoor enthusiasts, or a weekend getaway. The acreage adjoins the National Forest and features three distinct ridges, small ponds, and abundant wildlife, with consistent trail camera data showing deer, black bear, turkey, coyotes, and fox. The property includes a highly functional, low-maintenance 520 SF cabin (built 1962) optimized for immediate remote use. The off-grid infrastructure is completely set up: a small solar system charges a deep-cycle battery bank to power LED ceiling lights across three rooms, supplemented by three propane mantle lights. Zoned heating is handled via a heavy-duty wood stove in the bunk room and a portable kerosene heater. Water is managed via an efficient, gravity-fed internal system—simply pump hauled water into the elevated ceiling reservoir. The cabin includes an interior Porta-Potti, with a traditional exterior outhouse. Logistical access is excellent, featuring a direct grass driveway from Criders Road. Trails run through the property, providing clear transit for hiking or ATV/UTV use. Completely private mountain retreat ready for the upcoming season!

LOCATION OVERVIEW

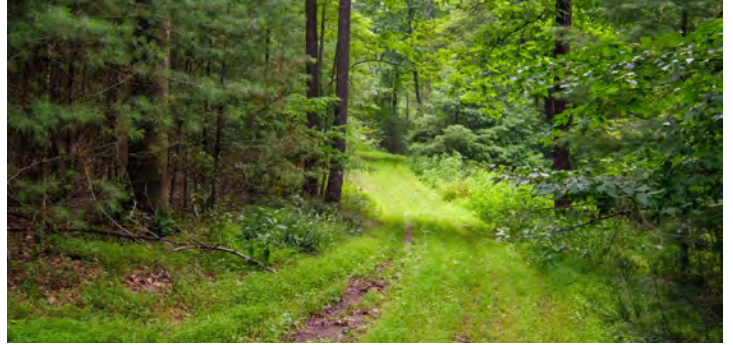
Once you pass the Bergton Community Center, continue on Criders Road 2/10 of a mile, cross the bridge, and the property will be on the left side.

For More Information:

Keith May 540.820.7008 keith.may@cottonwood.com	Zack Smith 540.649.7284 zack.smith@cottonwood.com
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Additional Photos

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Location Map

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