

# LAND AUCTION



## 315.35 AC± | 1 TRACT | BATH CO, VA

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 11/8/25 **AUCTION TIME:** 11 AM ET

**AUCTION HELD AT:** ON-SITE, 2430 BIG BACK CREEK RD, WARM SPRINGS, VA 24484

**PROPERTY PREVIEW:** BY APPOINTMENT

Nestled in the heart of Bath County, VA, this exceptional farm offers a rare combination of natural beauty, abundant water frontage, and unmatched recreational opportunities. Resting in the peaceful valley between High Top Mountain and Flag Knob, the property spans across level to gently sloping terrain, making it both highly usable and incredibly scenic.

With approximately 1.8± miles of frontage along Back Creek—most of it on both sides—this property is a fly fisherman's dream. Back Creek is well-known as a phenomenal trout stream, providing endless opportunities for anglers. Adding to its allure, the property shares 2.7± miles of boundary with the George Washington National Forest, creating direct access to tens of thousands of acres of preserved land. The result is exceptional privacy and a true sportsman's paradise, offering outstanding hunting for whitetail deer, wild turkey, and black bear.

Of the total acreage, about 125± acres are open pastures and fields, perfect for livestock or farming, while the balance consists of gently sloping mature hardwoods with trails meandering throughout. Several mountain springs feed the land, adding to its natural richness.

A collection of homes and structures reflects the property's heritage and functionality. Three farmhouses—including the original built in 1850—are complemented by a hunting cabin, two barns, workshops, storage buildings, chicken coops, and other useful outbuildings. The mix of historic charm and working infrastructure offers endless possibilities, whether as a legacy farm, family retreat, or recreational estate.

While this property provides all the seclusion one could wish for, it is also ideally situated near many of the region's most cherished attractions. A short drive takes you to The Omni Homestead Resort with its world-class golf and spa, Lake Moomaw for boating and fishing, Back Creek Recreational Area, the renowned Jackson River, and cultural treasures such as the Garth Newel Music Center. The Rimel Wildlife Area and nearby towns of Warm Springs and Hot Springs offer additional opportunities for dining, shopping, and recreation.

This Bath County treasure is a rare offering—a working farm, sportsman's retreat, and family getaway all in one—set in an idyllic mountain valley with water, wildlife, and history at its heart.



<b>Deeded Acres:</b>	315.35± acres
<b>Soil Types:</b>	Cottonbend silt loam, Wolfgap loam, Gladehill loam
<b>Soil PI/NCCPI/CSR2:</b>	NCCPI 60.54
<b>CRP Acres/Payment:</b>	No CRP
<b>Taxes:</b>	\$1750.80
<b>Lease Status:</b>	Open Tenancy for 2026 crop year
<b>Possession:</b>	Immediate possession subject to the current tenant's rights for 2025
<b>Survey Needed?:</b>	No survey needed
<b>Brief Legal:</b>	Back Creek North Of Mountain Grove, 3231 Big Back Creek Rd, Warm Springs, VA
<b>PIDs:</b>	29-6, 29-7, 29-8, 29-29, 29-30, 29-31, 29-32
<b>Lat/Lon:</b>	38.13657, -79.85561
<b>Zip Code:</b>	24484



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

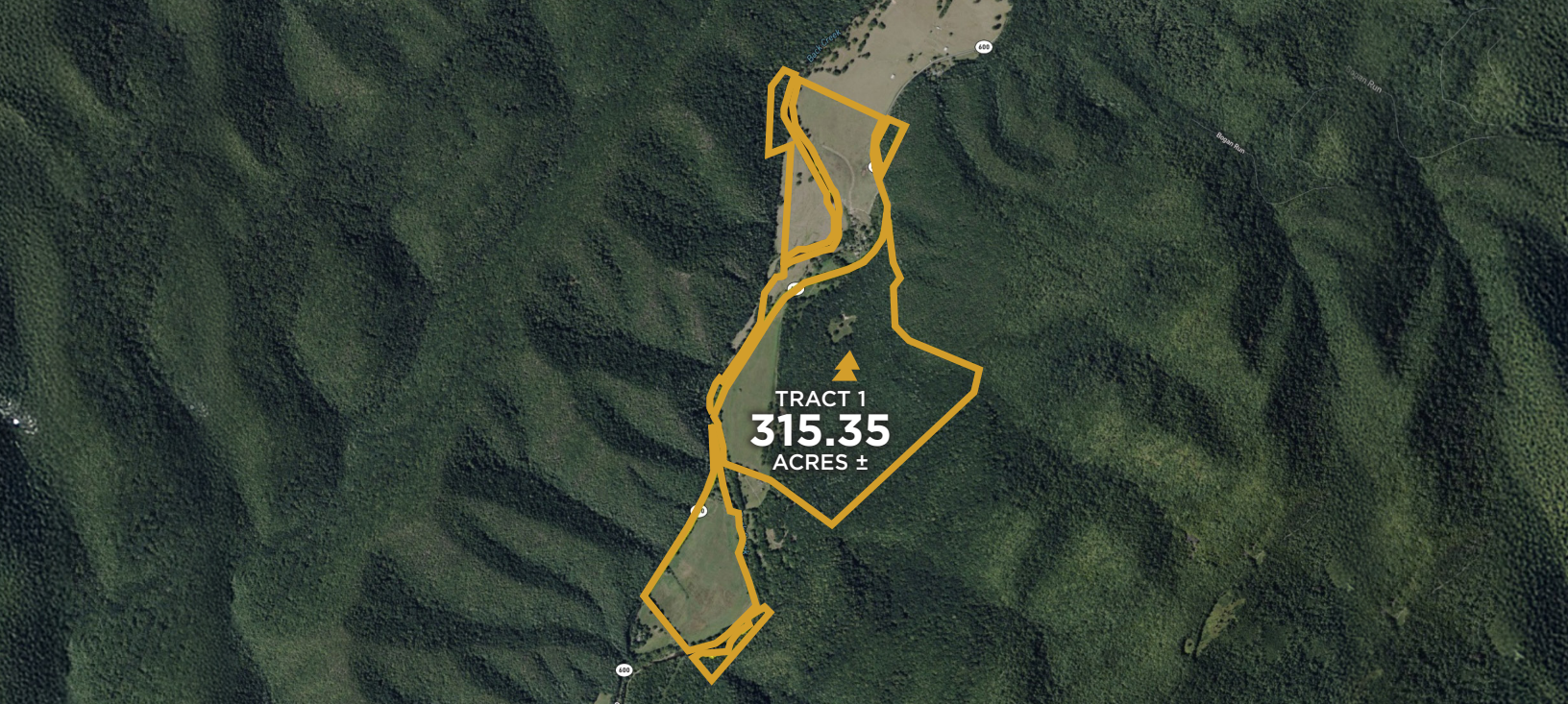
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GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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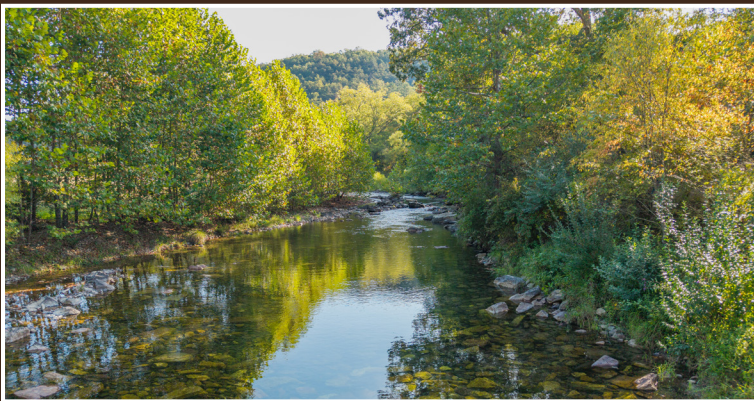
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