



HIGH MOUNTAIN CAMP
ELK CREEK, VIRGINIA





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\$9,500,000 | 350± ACRES



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TRUSTED *by* GENERATIONS, *for* GENERATIONS

Land... that's where it all begins. Whether it is ranch land or family retreats, working cattle ranches, plantations, farms, estancias, timber or recreational ranches for sale, it all starts with the land.

Since 1946, Hall and Hall has specialized in serving the owners and prospective owners of quality rural real estate by providing mortgage loans, appraisals, land management, auction and brokerage services within a unique, integrated partnership structure.

Our business began by cultivating long-term relationships built upon personal service and expert counsel. We have continued to grow today by being client-focused and results-oriented—because while it all starts with the land, we know it ends with you.

WITH OFFICES IN:

DENVER, COLORADO	BOZEMAN, MONTANA
EATON, COLORADO	MISSOULA, MONTANA
STEAMBOAT SPRINGS, COLORADO	VALENTINE, NEBRASKA
SUN VALLEY, IDAHO	COLLEGE STATION, TEXAS
TETON VALLEY, IDAHO	LAREDO, TEXAS
HUTCHINSON, KANSAS	LUBBOCK, TEXAS
SHERIDAN, WYOMING	WEATHERFORD, TEXAS
BILLINGS, MONTANA	CHARLOTTESVILLE, VIRGINIA

SALES | AUCTIONS | FINANCE | APPRAISALS | MANAGEMENT



EXECUTIVE SUMMARY

In real estate, the term “retreat” is often an overreach. Not with High Mountain Camp. It is private, scenic, remote, and totally self-contained. It lies at the end of the road, on top of a mountain, deep in the Blue Ridge Mountains of southwest Virginia. The property was designed to be entirely self-contained and features off-the-grid capabilities with redundant solar, wind, propane, and wood burning systems. The infrastructure has been designed with sustainability, security, and independence in mind.

For all its privacy, however, High Mountain Camp remains accessible. Multiple cities and metro areas can be reached in under two-and-a-half hours, including Roanoke, Winston-Salem, and Charlotte, one of the Southeast’s most vibrant cities. Accessibility is further enhanced by a helipad and 900-foot grass runway. Other improvements include three fully furnished cabins with spectacular views, numerous outbuildings, a hangar, and equipment shop.

High Mountain Camp’s multiple dwellings and well-developed infrastructure make it an ideal family compound, perfect for hosting multiple generations. The property is being offered turnkey with all furnishings and farm equipment, making it ready for use on day one of ownership.

LOCATION

High Mountain Camp is located in southwest Virginia, 45 minutes from Wytheville, which is the nearest large town. The property's location is one of its defining features, and it is remote but accessible. When you're at the property you are a world away from everyday life, yet Charlotte, one of the Southeast's most dynamic business centers, can be reached in just two hours and fifteen minutes by car. Independence is the nearest town and is only 14 miles to the southeast. Distances to regional cities are:

Winston-Salem, NC	1 hour 45 minutes
Roanoke, VA	2 hours
Greensboro, NC.....	2 hours 10 minutes
Charlotte, NC.....	2 hours 20 minutes
Raleigh, NC.....	3 hours 20 minutes
Washington, D.C.	5 hours





LOCALE

This part of Virginia is known for its rugged scenery and rural character. The Blue Ridge Mountains create a stunning backdrop, and the mountains here routinely top 4,000 feet, making them some of the highest in Virginia. The Jefferson National Forest borders the property, and the sprawling 690,000-acre complex of protected lands can be immediately accessed out of High Mountain Camp's back door.



Within striking distance of the property are numerous trout-filled creeks and endless trails for mountain biking, hiking, and horseback riding. The well-known Mount Rogers National Recreation Area is less than 30 minutes from the property and contains four wilderness areas, 500± miles of trails, and Virginia's highest peak, Mt. Rogers (5,729 feet). The Appalachian Trail, Virginia Creeper National Recreation Trail, and the Johns Mountain Trail traverse the areas near High Mountain Camp.

In recent years southwest Virginia has become rightfully recognized for its outdoor recreational resources, and year-round activities include hiking, mountain biking, horseback riding, fishing, paddling, and cross-country skiing.

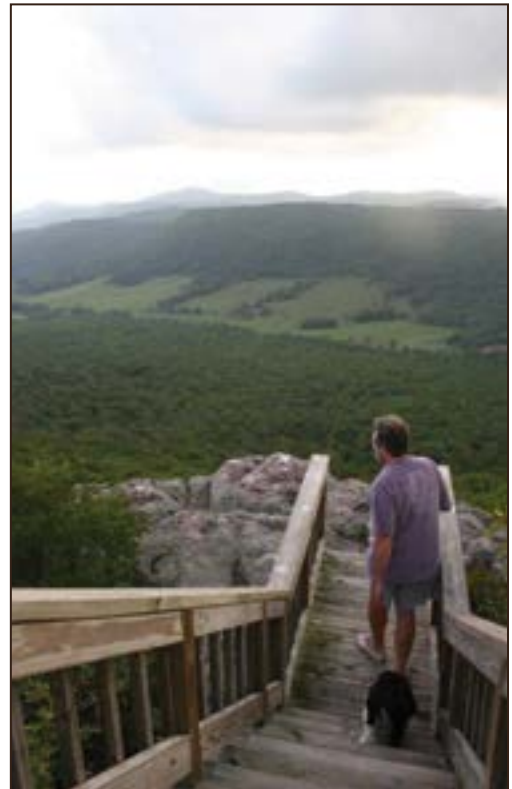
GENERAL DESCRIPTION

High Mountain Camp runs the length of Bald Rock Ridge, and the mountaintop property has an average elevation of 4,000 feet. The driveway enters the property through a pair of discreet stone pillars and quickly gains elevation as the private, well-maintained driveway weaves through a towering hardwood forest and thick understory of native rhododendron and mountain laurel.

At the top of the driveway, you are greeted by the South Cabin, which is entirely off-the-grid with redundant systems that ensure total energy independence and security. The cabin overlooks a three-quarter acre, stocked pond and is thoughtfully appointed with two bedrooms and a modern, well-equipped kitchen. To the north of the South Cabin are the Middle and North Cabins, which together offer an additional seven bedrooms. All three of the cabins offer sweeping vistas of the surrounding mountains and valleys below.

At the southern end of the property is the equipment shop and aviation facility. High Mountain Camp is a pilot's dream, and adjacent to the 3,000± square foot hangar there is a 3,400± square foot helipad and a 900-foot grass landing strip, created with STOL aircraft in mind. The aviation components vastly increase the property's accessibility, and the current owner can reach High Mountain Camp in under 45 minutes from the Charlotte metro area via helicopter.

Because of its location, High Mountain Camp has 360-degree views. There are two observation decks on the western edge of the ridge overlooking Robert's Cove, and Virginia's highest mountain, Mt. Rogers (5,729 feet), is visible in the distance. The property's northern boundary is shared with the Jefferson National Forest.





ACREAGE

The property is primarily hardwood forest, with approximately 40 open acres in the center of the property along the top of the ridge. Within the open acreage, adjacent to the South Cabin and pond, are two fenced paddocks that total around five acres. The runway and helipad are sited at the southern end of the property.



IMPROVEMENTS



SOUTH CABIN

The South Cabin is a traditional, 1,200± square foot Appalachian-style cabin that has been thoughtfully positioned to take advantage of the views to the east, the pond, and the wide valley below. It has one main bedroom and a sleeping loft, as well as a comfortable living room, well-appointed kitchen, and wraparound porch. Adjacent to the cabin is a 1,350± square foot garage with three bays. The cabin is fully off-the-grid, with redundant systems, including:

- Solar panel array (10-KW)
- Bergey wind-driven power generator (10-KW)
- Full battery storage with components to store and distribute power
- Backup propane generator (20-KW) with large capacity tank
- Backup propane generator (20-KW) with large capacity tank
- Wood-fired furnace





MIDDLE CABIN

The Middle Cabin sits on the brow of Bald Rock Ridge and takes advantage of the views to both the east and west. It has four bedrooms, two full bathrooms, and an attached two-car garage. It also has a propane backup generator with a large capacity tank.





NORTH CABIN

The North Cabin is the largest of the cabins and measures 2,600± square feet. It has four bedrooms, two-and-a-half bathrooms, a large equipment garage, and adjacent storage barn. It also has a propane backup generator with a large capacity tank.



HANGAR

The 3,000± square foot hangar is located south of the cabins. It is in immaculate condition and features an automated overhead hangar door that opens onto the helipad.



EQUIPMENT SHOP

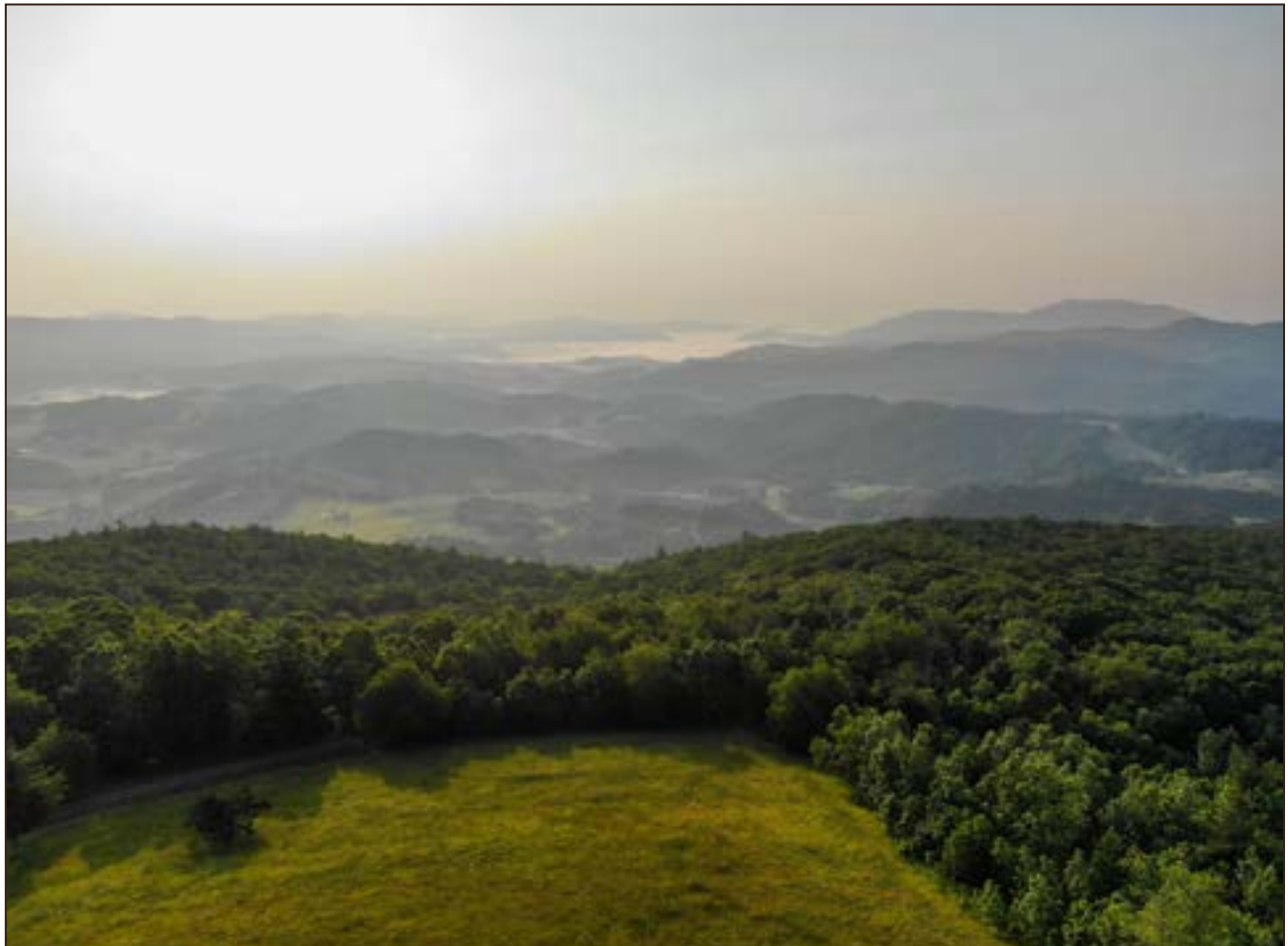
The equipment shop has 1,275± square feet of conditioned storage and workshop space and includes a full bathroom. All equipment and tools on the farm will convey with the property.





CLIMATE

High Mountain Camp enjoys a true four-season climate. Summertime temperatures are in the 70s and low 80s, and the high elevation means there are consistent, pleasant breezes and minimal humidity – a welcome respite from the typical Southeastern summer. The spring and fall seasons feature high temperatures that range from the 50s to the low 70s, while winters at High Mountain Camp can be cold and snowy, with average high temperatures in the 30s and low 40s. Average precipitation in the area is 41 inches per year. Average snowfall in the area is 17 inches per year, although snowfall at High Mountain Camp is frequently much higher due to its elevation.





RECREATIONAL CONSIDERATIONS

Recreation and enjoyment of the outdoors are at the heart of High Mountain Camp. On-site, there is a pond stocked with bass and trout and a thorough road and trail system. For those looking to explore further afield, the property has direct access to the Jefferson National Forest, making it an ideal launching point to explore tens of thousands of acres of protected lands.

Hunting is not currently a focus on the property, but the property has strong populations of whitetail deer and eastern wild turkey. Additional wildlife includes black bears, bobcats, and a wide variety of bird species. All benefit from the surrounding rural lands and national forest.

For the recreational or backcountry pilot, it doesn't get much better than High Mountain Camp. Few properties offer the ability to wake up, walk to your hangar, and take flight. Even fewer offer such a spectacular backdrop.

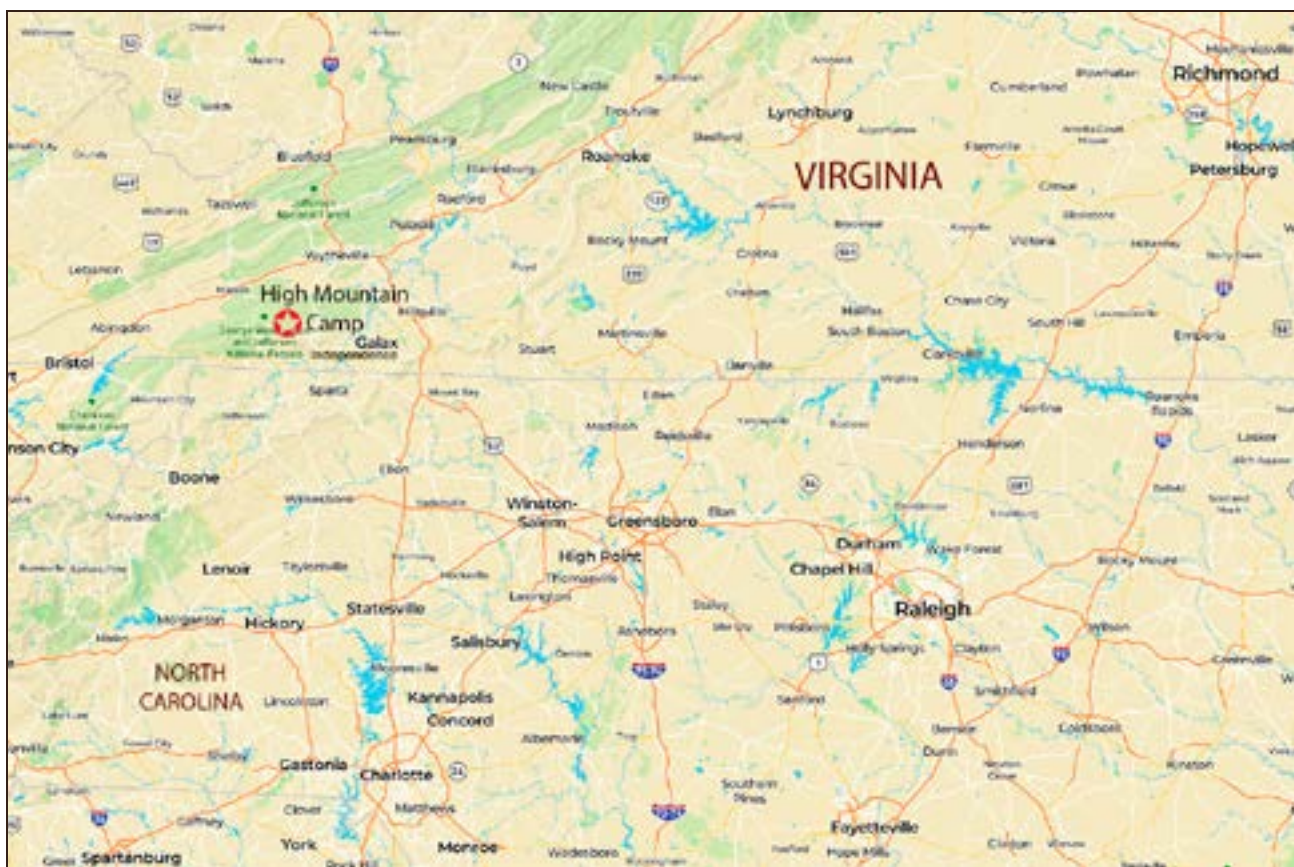
TAXES

Annual property taxes were approximately \$12,877 in 2022.

BROKER'S COMMENTS

High Mountain Camp is a true mountain retreat in the Blue Ridge Mountains. Its privacy, self-sufficiency, and scenery are unmatched, rivaled only by the convenience to some of North Carolina's largest metro areas.

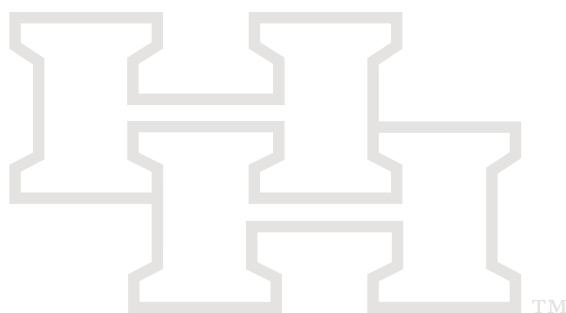




Click on map above for link to MapRight map of property.

PRICE

\$9,500,000.00



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

ADDITIONAL SERVICES OFFERED BY HALL AND HALL

- 1. MANAGEMENT SERVICES** – Hall and Hall's Management Division has a very clear mission—to represent the owner and to ensure that his or her experience is a positive one. Services are customized to suit the owner's needs. They often begin with the recruiting and hiring of a suitable ranch manager or caretaker and are followed by the development of a management or operating plan along with appropriate budgets. Ongoing services include bill paying, ranch oversight, and consulting services as needed. Even the most sophisticated and experienced ranch owners appreciate the value of a management firm representing them and providing advice on local area practices and costs. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 2. RESOURCE ENHANCEMENT SERVICES** – Increasingly the value of a ranch is measured by the quality of each and every one of its resources. Coincidentally, the enhancement of a ranch's resources also increases the pleasure that one derives from the ownership of a ranch. Our management services have included the assessment of everything from wildlife habitat to bird habitat to water resources and fisheries and the subsequent oversight of the process involved with the enhancement of these resources. [Jerome Chvilicek](#) or [Dan Bergstrom](#) at (406) 656-7500, [Jim Fryer](#) at (406) 587-3090, or [Brant Marsh](#) at (406) 596-2111 are available to describe and discuss these services in detail and welcome your call.
- 3. AUCTIONS** - Hall and Hall Auctions offer “Another Solution” to create liquidity for the owners of Investment-Quality Rural Real Estate. Our auction team has experience in marketing farmland, ranchland, timberland and recreational properties throughout the nation. Extreme attention to detail and complete transparency coupled with Hall and Hall's “Rolodex” of more than 40,000 targeted owners and buyers of rural real estate help assure that there are multiple bidders at each auction. In addition, the unique Hall and Hall partnership model creates a teamwork approach that helps to assure that we realize true market value on auction day. For more information on our auction services contact [Scott Shuman](#) at (800) 829-8747.
- 4. APPRAISALS** - Staying abreast of ancillary market influences in ever-changing economic conditions requires a broad professional network to tap into. Finding an appraiser who not only understands the numbers but also the differences in value from one area to another is a critical part of making an informed decision. The appraisal team at Hall and Hall, formed entirely of Accredited Members of the American Society of Farm Managers and Rural Appraisers (ASFMRA), has that critical network of brokers and lending professionals. This professional network coupled with diverse experience across multiple regions and market segments allows our appraisal team to deliver a quality product in a reasonable timeframe. [J.T. Holt](#) at (806) 698-6882 is available to describe and discuss these services in detail and welcomes your call.
- 5. SPECIALIZED LENDING** - Since 1946 Hall and Hall has created a legacy by efficiently providing capital to landowners. In addition to traditional farm and ranch loans, we specialize in understanding the unique aspects of placing loans on ranches where value may be influenced by recreational features, location and improvements and repayment may come from outside sources. Our extensive experience and efficient processing allows us to quickly tell you whether we can provide the required financing.

Competitive Pricing | Flexible Terms | Efficient Processing

[Tina Hamm](#) or [Scott Moran](#) • (406) 656-7500

[Adam Deakin](#) • (970) 716-2120

[Monte Lyons](#) • (806) 438-0582

[J.T. Holt](#) or [Alex Leamon](#) • (806) 698-6882

VIRGINIA DISCLOSURE OF BROKERAGE RELATIONSHIP EXPLANATION TO CONSUMERS

Upon having a substantive discussion about a specific property or properties with an actual or prospective buyer or seller who is not the client of the licensee and who is not represented by another licensee, a licensee shall disclose any broker relationship the licensee has with another party to the transaction. Further, except as provided in Virginia Code § 54.1-2139, 54.1-2139.1, 54.1-2139.2, or 54.1-2139.3, such disclosure shall be made in writing at the earliest practical time, but in no event later than the time when specific real estate assistance is first provided. Such disclosure may be given in combination with other disclosures or provided with other information, but if so, the disclosure must be conspicuous, printed in bold lettering, all capitals, underlined, or within a separate box. Real estate licensees in Virginia are required by law to make prompt written disclosure of any brokerage relationship to members of the public who are unrepresented. Licensees must also make written disclosures and obtain timely written consents from their clients before entering into other brokerage relationships. If a licensee's relationship to a client or customer changes, the licensee shall disclose that fact in writing to all clients and customers already involved in the specific contemplated transaction. Copies of any disclosures relative to fully executed purchase contracts shall be kept by the licensee for a period of three years as proof of having made such disclosure, whether or not such disclosure is acknowledged in writing by the party to whom such disclosure was shown or given.

Definitions:

"Brokerage relationship" means the contractual relationship between a client and a real estate licensee who has been engaged by such client for the purpose of procuring a seller, buyer, option, tenant, or landlord ready, able, and willing to sell, buy, option, exchange or rent real estate on behalf of a client.

"Client" means a person who has entered into a brokerage relationship with a licensee.

"Customer" means a person who has not entered into a brokerage relationship with a licensee but for whom a licensee performs ministerial acts in a real estate transaction. Unless a licensee enters into a brokerage relationship with such person, it shall be presumed that such person is a customer of the licensee rather than a client.

"Ministerial acts" means those routine acts, which a licensee can perform for a person, which do not involve discretion or the exercise of the licensee's own judgment.

Forms of Client Representation:

"Standard agent" means a licensee who acts for or represents a client in an agency relationship. A standard agent shall have certain obligations to his client and any additional obligations agreed to by the parties in the brokerage agreement. A standard agent must disclose his client relationship whenever dealing with an unrepresented party. A standard agent is also allowed to assist an unrepresented party with ministerial duties.

"Limited-service agent" performs limited services, which include only those services requested by the client. In effect, it's taking the list of everything a Standard agent does and subtracting duties that the client isn't interested in. It requires a written brokerage agreement that meets the following criteria: (1) It discloses that the licensee is acting as a limited services representative; (2) It provides a list of the specific services that the licensee will provide to the client; (3) It provides a list of the specific statutory duties of a standard agent that the limited-services representative will not provide the client; (4) It includes this language (or its equivalent): By entering into this brokerage agreement, the undersigned do hereby acknowledge their informed consent to the limited service representation by the licensee and do further acknowledge that neither the other party to the transaction nor any real estate licensee representing the other party is under any legal obligation to assist the undersigned with the performance of any duties and responsibilities of the undersigned not performed by the limited service representative.

"Independent contractor" (also known as non-agent) is created by a written brokerage agreement that specifically states that the real estate licensee is acting as an independent contractor and not as an agent. The agreement

must also state the obligations an independent contractor has, and which have been agreed to by the parties. An independent contractor relationship is entered into when a licensee is acting as either a designated agent or a dual agent. A “designated agency” is when a principal or supervising broker assigns different licensees within the firm to represent exclusively the seller and buyer. A “dual agent” is a licensee who has a brokerage relationship with both seller and buyer in the same real estate transaction. Dual agency comes with significant limitations to the services a licensee is legally allowed to provide either client. Licensees must provide clients with new, specific language that clearly explains these limitations. These limitations are called “enhanced disclosures.” For example, dual agents are prohibited from advising either party as to the merits of specific terms, offers, or counteroffers; dual agents can’t advise a buyer client about the suitability of the property or its condition (except the disclosures required by law for seller representatives); and dual agents can’t advise either party in any dispute that might later arise relating to the transaction. In dual agency both clients receive a reduced service level.

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This map is for visual aid
only and the accuracy
is not guaranteed.



Lina Rocks

A L F O R E S T

High Knob

North

Branch

Cove

Fox
Creek

RIDGE

ROCK

BALD

Bald Rock

Carico

Branch

Elk



Cem

Branch

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