427 Mini Horse Drive, Gate City, VA 24251

$549,900 · MLS #10000498 · 1 bed / 1 bath · brphomes.com/mls/10000498



1	1	480	2003	136
BEDS	BATHS	SQ FT	YEAR BUILT	ACRES

Property Facts

Property Type: Residential
Sub Type: Single Family Residence
Status: Active
Year Built: 2003
Lot Acreage: 136
Above Grade Sq Ft: 480
Lot Dimensions: 136 Acres

City Taxes: $0
County Taxes: $783.09
Basement Sq Ft: 0
Garage Sq Ft: 0
Elementary School: Shoemaker
Middle School: Gate City
High School: Gate City

Listing courtesy of Blue Ridge Properties · MLS #10000498 · Generated November 4, 2026
Information deemed reliable but not guaranteed.

Description

136± ACRES | TWO CABINS | CLINCH RIVER FRONTAGE | OFF-GRID CAPABILITY
Rare opportunity to own approximately 136 acres of private mountain and rolling terrain featuring two cabins, approximately 1,200 feet of Clinch River frontage, two spring-fed ponds, extensive water infrastructure, solar power, multiple mountain-view homesites, hunting areas, and approximately 3 miles of private roads and trails.

Cabin #1, located near the property entrance at 427 Mini Horse Drive, offers 1 bedroom and 1 bath with sleeping accommodations for up to four. The cabin has electric service through AEP, spring-fed water, and septic.

Cabin #2, located approximately one mile from the first cabin at 875 Mini Horse Drive, offers a secluded retreat with a loft bedroom featuring a queen bed, downstairs bunk beds, and a sleeper sofa. The cabin is designed for independent living with a Bluetti solar power system, 8 bifacial solar panels providing approximately 6.4 kW, AC500 battery/inverter system, and 3.3 kW Generac backup generator. The solar system has expansion capability. Heating and cooling include propane heat, wood stove, and two window A/C units. Approximately two winters' worth of firewood is already cut.

A spring-fed water system serves the property. Water is pumped approximately 900 feet from the spring to a 2,500-gallon storage tank, with automatic pumping and distribution throughout the property. Approximately 5,000 feet of 1-inch water line supplies the cabins, apple orchard, two ponds, storage building, and other locations.

The property includes two spring-fed ponds stocked with bluegill and koi, an apple orchard, multiple potential mountain-view homesites, numerous camping locations, abundant timber, and extensive trails suitable for ATV riding, hiking, mountain biking, hunting, and recreation.

Approximately 1,200 feet of Clinch River frontage is accessed through a historic railroad tunnel constructed in 1929. The river offers excellent recreational and fishing opportunities.

For the outdoor enthusiast, the property includes four hunting stands and two rifle ranges--approximately 120 yards and 90 yards. Wildlife includes deer, bear, turkey, coyote, squirrels, rabbits, groundhogs, and other native species.

The property offers tremendous potential for a private estate, recreational retreat, hunting property, family compound, homestead, or off-grid mountain getaway. There is plenty of timber for potential future cabin construction and numerous areas to explore throughout the property.

Equipment may be available separately by negotiation, including a 2006 New Holland 555E diesel 4WD backhoe, 1974 Ford F-750 dump truck, Kubota diesel ATV, 2006 Jeep Commander 5.7L, and additional tools/equipment.

A truly unique Virginia property combining mountain privacy, river frontage, water resources, recreational opportunities, cabins, and off-grid infrastructure.

Buyer to independently verify acreage, boundaries, improvements, utilities, water systems, septic systems, building sites, river frontage, permits, and all other information. Cabin #2 currently uses a composting toilet/in-ground sump; a 1,500-gallon septic tank is on site for planned septic installation. Equipment and personal property are negotiable separately.

Includes Parcel ID's 102 A 31,102 A 30 and 102 A 29

Features & Amenities

INTERIOR

Crawl Space Foundation • Double Pane Windows • Electric Heating • Electric Range • Laminate Flooring • Microwave • One-Level • Open Floorplan • Paneling Walls • Refrigerator • Window Unit(s) • Wood Burning Stove Fireplace

EXTERIOR

Barn(s) • Block Foundation • Cabin • Covered Porch/Patio • Creek/Stream View • Farm Pond Lot • Frame Exterior • Metal Roof •

Mountain(s) View • Mountainous Lot • Outbuilding • Porch • River Front • Rolling Slope Lot • Second Residence • Shed(s) • Water View • Wooded Lot

OTHER

Average Condition • Electricity Connected • Septic Tank Sewer • Spring Water



LISTED BY

Colette George

Blue Ridge Properties

423-534-3063 · 423-392-4800

colette@brphomes.com

SCAN TO VIEW ONLINE
brphomes.com/mls/10000498