

Hardy Rd

\$195,000

Hardy, VA 24101



Lot Size: 5.77 Acre
Listing #: 45091-28115
County: Franklin

[Lakefront Lot in Hardy VA on Smith Mountain Lake!](#)

This beautiful 5.77 acre wooded property has over 400 ft of lakefrontage on Smith Mountain Lake. Road frontage and lake access on Hardy Road as well.

[Within commuting distance of Roanoke, VA and Rocky Mount, VA.](#)

The property is within commuting distance of both Roanoke, VA and Rocky Mount, VA. Close to many attractions including restaurants, shops, and entertainment. Liberty University is also within commuting distance of this property. Attend LU athletic events or visit the the Snowflex Centre to ski or snowboard!

[Vacation home or camp site for your Summer getaway!](#)

The perfect setting for a summer getaway where you can kick back and relax. Spend your weekends here camping or build the vacation home you have always dreamed of!

Directions: From Roanoke 581 Elm Ave Exit, Hwy 24 (Highland Ave SE) towards Vinton, follow 24 across Blue Ridge Parkway, merge right on Rt 634 (Hardy Rd), property on the left.

United Country Blue Ridge Land & Auction specializes in the sale of Homes, Land and Farms in the Roanoke Valley and New River Valley. For more information on this property, please contact Matt Gallimore, Real Estate Broker and Auctioneer at 540-239-2585 or email gallimore.matt@gmail.com

Key Features

- Waterfront Land for Sale
- Recreational Land for Sale
- Waterfront Property for Sale
- Lakefront Property for Sale
- Land near Smith Mountain Lake
- Land near Roanoke, VA for Sale
- Land near Rocky Mount, VA
- Call Matt 540-239-2585



**Matthew
Gallimore**

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Cell:(540) 239-2585

Thank you for reviewing the Property Information Pack.

I wanted to introduce myself and explain a very valuable service I can provide for you. United Country[®] Real Estate is the nation's leading lake property marketing company that specializes in lake and related properties like lakefront homes, waterfront lots, marinas and lakefront businesses, as well as fishing, boating and recreational property. Our broad marketing strategies attract buyers not just locally, but regionally and nationally on a consistent basis. Since 1925 we have specialized in marketing lake and lifestyle property and today sell more than any other group.

We uniquely own and operate the highest ranked and multiple lake specific websites, offer the largest national lake property buyer database, publish and distribute national United Country Real Estate property catalogs, advertise in numerous leading lake property 3rd party websites, magazines and newspapers across the country and offer additional lake specialty marketing programs. United Country also offers a world class lake property marketing consulting team that has a long history in the marketing and sales of lake and recreational real estate.

Our company is specifically focused on lake property in this area. I have over 10 years working closely with local lake and recreational property owners. This experience has provided me expertise in lake property valuation, marketing, buyer networks and sales strategies which I believe can be extremely valuable to you when considering selling or buying property. Combined with the unique lake marketing tools provided by United Country, my goal is to help you get the maximum value of your assets in an efficient timeframe.

Some of the unique lake specific tools I will put to work for your property include:

- Page #1 Lake, Waterfront and Recreation Property Specific Websites
- Lake Property Advertising in National Magazines (ex: Ducks Unlimited, Robb Report, etc.)
- Access to Thousands of Lake, Waterfront and Recreational Buyers in our Private Database
- Property / Listing Specific Top Ranked Websites
- 3rd Party Leading Lake, Waterfront and Recreational Property Websites
- Print, Digital and Direct Marketing to Local, Regional and National Buyers
- The Nation's Largest Auction Services Team (if Desired)
- E-marketing Programs to Targeted Potential Buyers
- Access to United Country's Lake and Recreation Consulting and Marketing Team
- And more...

For over 90 years, United Country has been in the business of helping people achieve their real estate goals, which is my focus. I am confident I can provide unsurpassed services to you when needed. Please call me today to discuss your real estate questions or needs.

Sincerely,

*Matt Gallimore – Broker / Auctioneer / Appraiser / MBA
United Country –Blue Ridge Land and Auction
540-239-2585; gallimore.matt@gmail.com
www.blueridgelandandauction.com*

Howard

Franklin County, Virginia, 5.8 AC +/-



Boundary

Map data ©2016 Google Imagery ©2016 CAPCOG, DigitalGlobe, Texas Orthoreimagery Program, U.S. Geological Survey, USDA Farm Serv/oa Agency

MATT GALLIMORE
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102 South Locust Street; Floyd VA 24091



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