



FOR SALE 100.58 ACRES

57 HEMLOCK RIDGE LANE

CATAWBA, VA 24070



THALHIMER

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PROPERTY OVERVIEW

57 HEMLOCK RIDGE LANE is a distinctive property nestled in the mountains of Craig County, Virginia. Encompassing 100.58 acres of pristine wilderness, this remarkable mountain retreat is currently home to Mountain Shepherd Adventure School.

Backing up to the Jefferson National Forest and the Appalachian Trail, the property features a 4,900 square-foot main lodge with an adjacent 1,900 square-foot dining hall featuring a commercial grade kitchen. Additionally, the property includes a rustic cabin, a large garage with an upstairs apartment, and an outdoor performance stage—all constructed with premium materials. A 1/4 acre spring feed pond and trails throughout the property further add to the appeal. Designed to accommodate large groups, the property comfortably sleeps up to 46 guests. This property is suited for a variety of uses, including a learning center, corporate retreat, summer camp, or a relaxing weekend getaway for schools, churches, and corporations. It could also remain in its current use as a wilderness education facility or, could, be transformed into an income-producing bed and breakfast.

This rural retreat offers peaceful seclusion while also conveniently located within 45 minutes of Roanoke and just 30 minutes from Blacksburg, VA.

PROPERTY SPECS

Address	57 Hemlock Ridge Lane, Catawba, VA 24070
Total Acreage	100.58 Acres
Tax# Parcel #	117 A 2 001129
Zoning	A-1 Agriculture
Buildings	Lodge, Cabin, Stage and Garage with Upstairs Apartment
Year Built	2009
Total Structure SF	8,889





THE LODGE

- 4,900 square feet accommodating up to 46 guests.
- Stunning great room with vaulted ceilings and a floor-to-ceiling fireplace, perfect for gatherings or conferences.
- 2,700 square-foot wraparound deck with views of the pond, cabin, and performance stage.
- 9 bedrooms and bunk rooms offering private and shared accommodations.



THE PITCHWOOD PUB

- A versatile event space with a commercial kitchen and dining area, seating up to 100 guests indoors.
- Includes outdoor screened in porch and garden patio, perfect for events or casual gatherings.
- Designed for hosting conferences, private events, or group activities.



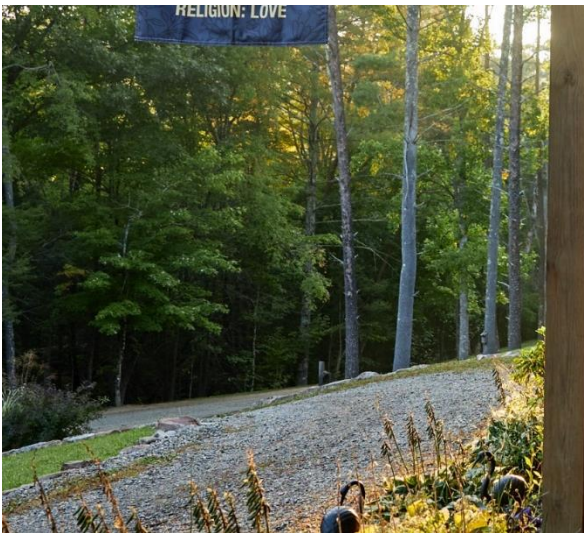
THE CABIN

- Originally built in 1990 , with a thoughtful expansion added in 2013.
- Cozy accommodations that can sleep up to 7-8 guests between the main level and upstairs.
- Equipped with modern amenities, including a bathroom, refrigerator, and gas fireplace.
- Features a wraparound porch with views overlooking the spring-fed pond.



THE STAGE

- Designed for live music, presentations, or community events.
- Located on a grassy lawn, making it ideal for outdoor concerts or private.
- Functions as a multi-use outdoor classroom for workshops or creative sessions during courses and events.





ACTIVITIES

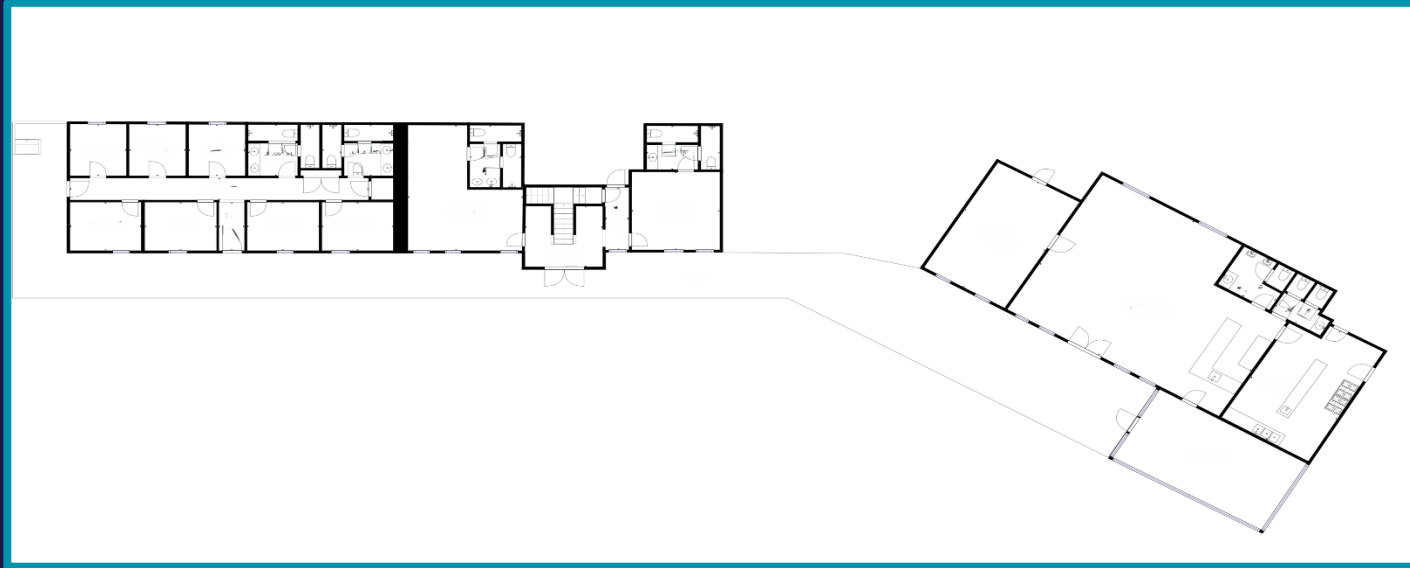
- 4 Miles of trails that wind along the streams flowing down from Sinking Creek Mountain.
- A newly added 2-mile disc golf course that take you on a 2-mile walk throughout the property.
- 1/4-acre spring-fed pond, redesigned in 2023.
- Two designated campfire areas—one near the cabin and lodge, and another by the pond.

LOCATION

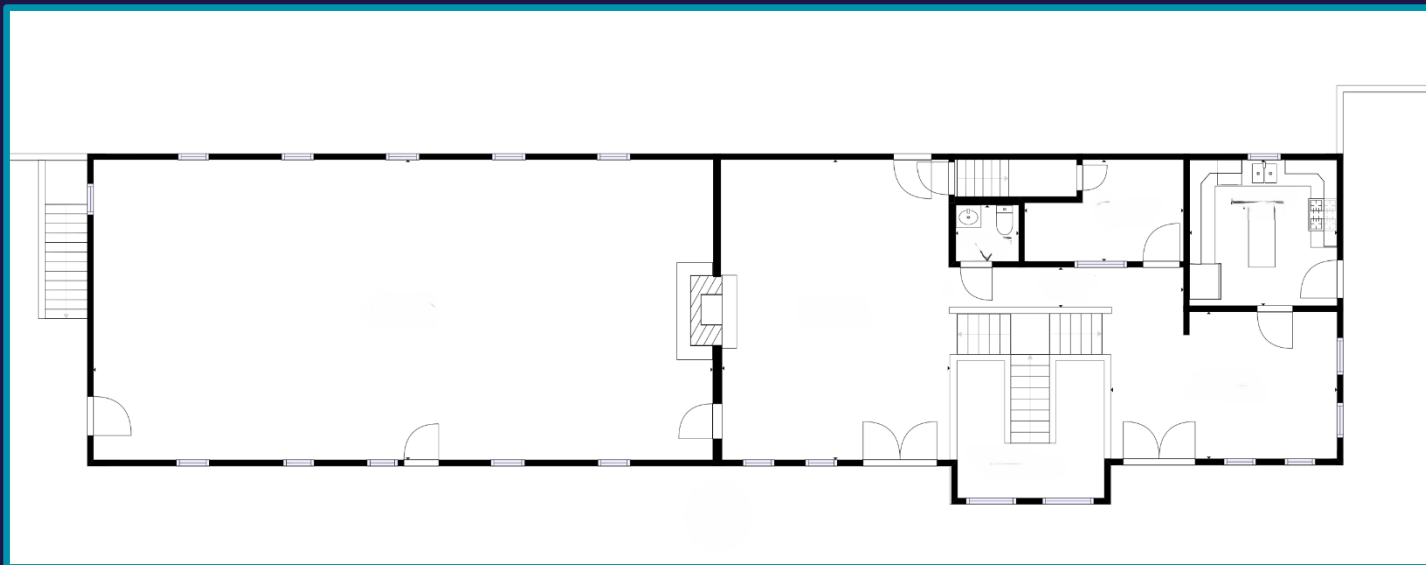
- 57 Hemlock Ridge Lane, while rural, is within 45 minutes of Roanoke and 30-minute of Blacksburg, VA.
- Property borders the expansive Jefferson National Forest.
- Provides direct access to hiking, wildlife observation and more.

FLOORPLANS

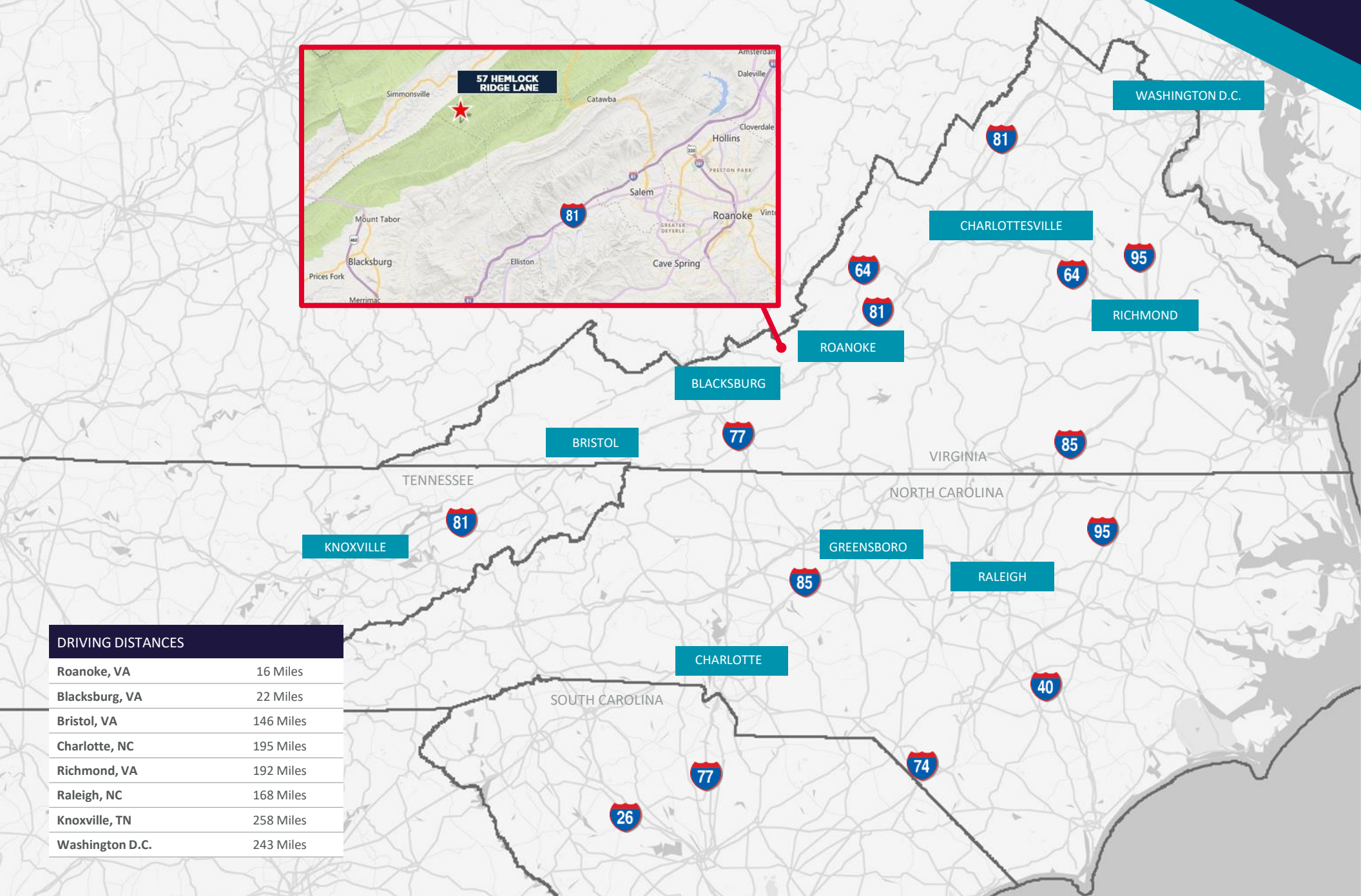
FIRST FLOOR LODGE & "THE PITCHWOOD PUB"



SECOND FLOOR LODGE



LOCATION OVERVIEW



57 HEMLOCK RIDGE LANE

WASHINGTON D.C.

CHARLOTTESVILLE

RICHMOND

ROANOKE

BLACKSBURG

BRISTOL

KNOXVILLE

GREENSBORO

RALEIGH

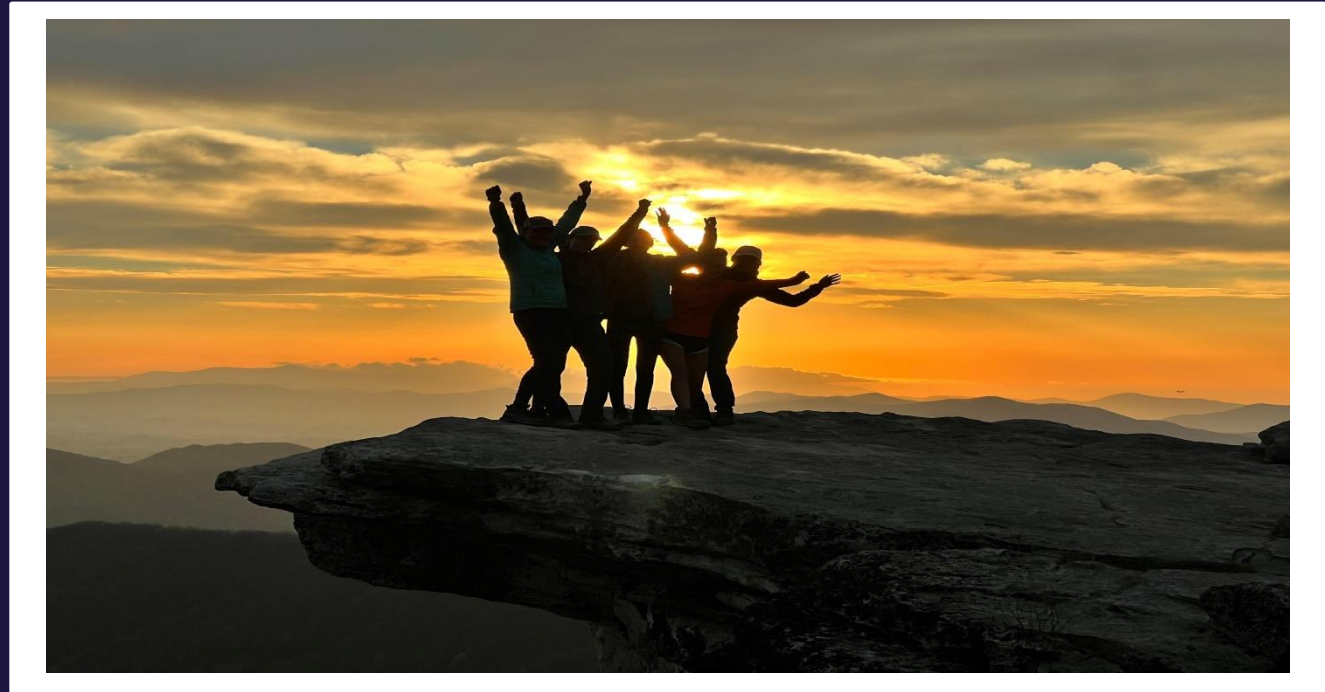
CHARLOTTE

DRIVING DISTANCES	
Roanoke, VA	16 Miles
Blacksburg, VA	22 Miles
Bristol, VA	146 Miles
Charlotte, NC	195 Miles
Richmond, VA	192 Miles
Raleigh, NC	168 Miles
Knoxville, TN	258 Miles
Washington D.C.	243 Miles

MOUNTAIN SHEPHERD ADVENTURE SHOOOL

57 HEMLOCK RIDGE
LANE
CATAWBA, VIRGINIA

Mountain Shepherd Adventure School is located in the Blue Ridge Mountains of Craig County, Virginia. The facility sits on a secluded 100 acres, bordering the Jefferson National Forest with the Appalachian Trail nearby. The property features a series of wooded trails that follow and cross the creeks and streams, several outdoor classrooms and campsites, and a spring-fed pond. Visitors and participants enjoy majestic mountain views and the silence of the backcountry.



- 100.58 ACRES
- HIKING TRAILS
- MODERN LODGE WITH AMENITIES



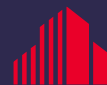
**MOUNTAIN SHEPHERD
ADVENTURE SCHOOL**



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