



SOLD!! 128 ACRES OF RIVERFRONT HUNTING AND TIMBERLAND FOR SALE IN CAMPBELL COUNTY VA!

SOLD

1/2 Mile Frontage on Falling River - Income Producing Loblolly Timber - Great Hunting Tract With Plenty of Deer and Bear Sign!

This 128 +/- acre property located just north of Brookneal, Virginia provides income producing timber investment along with many outdoor recreational opportunities. Located on both sides of Lewis Ford Road, this property contains 1/2 mile of road frontage on the north side and 1/3 mile road frontage on the south side, making access for timber harvest, building, or recreation very easy. With the exception of the river and creek bottoms on the property, the majority of this property is planted to Loblolly Pine that is in different stages of growth and can provide timber harvest income now and in the future. There has been a recent timber harvest estimate done on 45 acres with an estimated pay out of \$37,000 to \$40,000. There is a 3.5 acre hay field that could be leased out for additional income as well. Currently the property is enrolled in the Campbell County Land Use Program that provides a tax deferral and keeps property taxes low and it is also enrolled in the United States Department of Agriculture Conservation Reserve Program that produces a small income as well.

Owning a property with income potential is a real benefit, but recreation and enjoyment of a property is just as, if not more important. This property contains some great outdoor recreation opportunities and is also located in an area that provides additional opportunities for recreation as well. With 1/2 mile of frontage on the Falling River you can enjoy fishing, hunting and camping along this beautiful river. There are plenty of good sites to pitch a tent along its banks and get away from it all for a while. This great hard wood river bottom is an unbelievable wildlife corridor that would be the perfect place to put up some tree stands for hunting. The river bottom contains plenty of Oaks and Paw Paw trees that provide a great food source for the wildlife that thrive there. Deer sign is heavy in this area and there was also some good bear sign along the river north of Lewis Ford Rd. If you enjoy fishing, kayaking or canoeing it would be hard to beat the opportunities that exist here. The Falling River is a tributary of the Roanoke River and feeds it just south of this property in Brookneal. Both of these rivers are popular water bodies for floating and fishing. Some species in the Falling River you could expect to catch are Sunfish, Rock Bass, Small Mouth Bass, Pickerel, Bullhead and Flathead Catfish. Along with these species the Roanoke River is also known for its Large Mouth Bass, Walleye, Striper, and Blue Catfish opportunities.

If you have been looking for a quiet country property to build on this would be perfect for that as well. The frontage on Lewis Ford road allow for easy access to the property. The 3.5 acre field would be perfect for building. If you are a horse enthusiast there is plenty of ground here for stables and riding. There is also plenty of space here if you are interested in starting a hobby farm. Even though this property is very rural, the towns of Brookneal and Rustburg are only 20 minutes away and Lynchburg and Altavista are 30 minutes away. Here you can enjoy history, shopping, movies, concerts, sporting events, wineries, breweries and unlimited dining opportunities.

This is a unique rural property with picturesque river frontage that offers great income potential along with numerous outdoor recreational opportunities and would be great for building a secluded country home. If you would be interested in viewing this property please contact the listing agent. -

<https://www.townofbrookneal.com>

<https://www.hookandbullet.com/fishing-falling-river-brookneal-va/>

<https://dwr.virginia.gov/waterbody/staunton-river/>

MORE DETAILS

Address:

Off Lewis Ford Road
Brookneal, VA 24528

Acreage: 128.4 acres

County: Campbell

MOPLS ID: 58562

GPS Location:

37.127186 x -78.954305

PRICE: \$269,000

CONTACT AGENT



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