



## SOLD!! 98 ACRES OF TIMBER AND HUNTING LAND FOR SALE IN KING AND QUEEN CO. VA!

### SOLD

98 Acre Timber Investment - Stream Hunting

98 acres in King and Queen Co. VA! This acreage lies off Rt 617, Carltons Corner Rd. in the heart of the county. This parcel, aka the WH Holmes tract, contains mostly re-planted loblolly pines that are 9 years in age and some remaining native hardwoods.

This parcel is a natural habitat for a variety of wildlife, and hunting possibilities are favorable with a local club retaining the current lease. The lot has a slightly irregular shape, as the western boundary line borders and follows a tributary of Courthouse Creek. A small stream off this tributary bisects the land toward the front portion of the parcel. The frontage off Rt. 617 is just over 400ft with a utility easement that parallels the road.

This property is located on the Middle Peninsula, just outside West Point. It is sandwiched between the York and Rappahannock Rivers that flow into the Chesapeake Bay. The amenities of Tappahannock are nearby. Approximately 30 minute drive to Williamsburg, 1 hour to Richmond and 2.5 hours to Washington D.C. This area provides all the rural beauty of the quaint, quiet countryside without being too far removed from the major metropolitan areas!

King and Queen County was established in 1691. It was named after King William III and Queen Mary II of England. Rich in history, President James Madison resided here in 1762 where he attended school at the Innes Plantation.

Tremendous potential for ROI! Take advantage of the extremely low interest rates and invest in your future with this large tract of land! This property can be sold in conjunction with the 98-acre tract that lies directly across the road, with an acceptable offer on both. Tanner Hunt Club will entertain a continuation lease with new owner(s), if they so choose.

### MORE DETAILS

#### Address:

Off Carltons Corner Rd  
Stevensville, VA 23161

**Acreage:** 98.0 acres

**County:** King and Queen

**MOPLS ID:** 51588

#### GPS Location:

37.704200 x -76.845500

**PRICE: \$249,900**

### CONTACT AGENT



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AGENT

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