



## SOLD!! 45 ACRES OF RECREATIONAL AND HUNTING LAND FOR SALE IN MECKLENBURG COUNTY VA!

### SOLD

Road frontage - Creek - Fully wooded

Forty-five acres located on Allgood Rd off Highway 92 west of Chase City. Most of the mature timber has been cut and is coming back in a natural growth. There is approximately a 50 ft border on the perimeter that was not cut. The land is mostly level with a gentle roll down to Otter Creek which is the north boundary line. Approximately 7 acres are in Mecklenburg and 36 acres are in Charlotte. There is good deer hunting with the Otter Creek providing a continuous water source, the few hardwood trees along the creek making a good food source and the natural growth coming back making excellent bedding and cover areas.

Chase City is located in Mecklenburg County, Virginia; formerly known as Christiansville, for generations Chase City was the largest and most prosperous town in Mecklenburg County. Chase City is located in beautiful rural Southern Virginia, only 1.5 hours from Richmond and Raleigh/Durham, North Carolina. Though we enjoy three distinct seasons, none are extreme.

Buggs Island Lake, Virginia's largest lake with 800 miles of shoreline, John H. Kerr Dam, and Lake Gaston are within minutes of the Town. Active garden clubs, a chapter of the Virginia museum of Fine Arts, the Archaeological Society of Virginia, Ruritans, Lions International, Masonic Lodges, Virginia Historical Society, and the Friends of the Library contribute to the enjoyable quality of life and the comfortable friendly atmosphere of Chase City.

Nearby Clarksville the only town on the 50,000-acre body of water named after an island upstream, Buggs Island Lake. The lake has drawn many visitors and tourists to the Clarksville area for camping, fishing, hunting, boating, swimming, skiing, and all other water sporting activities.

Today, Clarksville is a central gathering and staging point for dozens of fishing tournaments each year sometimes as many as four simultaneous tournaments in a single day! as well as a growing center of technology and business. The peaceful, small-town atmosphere combined with close proximity to both major vacation areas ( Virginia Beach area is within a 3-hour drive and the Appalachian Trail and Great Smoky Mountains are within a 4-6-hour drive) and to major urban centers such as Richmond Virginia, Washington DC, and the Triangle area of North Carolina (Raleigh, Durham, and Chapel Hill) makes Clarksville an ideal location for a sportsmans weekend, getaway vacation, or to relocate and build your company!

Chase City---<https://www.chasecity.org/home#/>

Clarksville-- <https://www.clarksvilleva.org/#/>

### MORE DETAILS

**Address:**

Off Allgood Road  
Chase City, VA 23924

**Acreage:** 45.0 acres

**County:** Mecklenburg

**MOPLS ID:** 54574

**GPS Location:**

36.806600 x -78.554700

**PRICE: \$84,900**

### CONTACT AGENT

