



## SOLD!! 48.679 ACRES OF HUNTING / RECREATION LAND FOR SALE IN AMHERST COUNTY VA!

### SOLD

This Wooded Tract Contains Long Creek Frontage, Plenty of Game Sign and Would be Perfect for a Secluded County Home or Your Next Hunting Ground!

Are you looking for a quiet place in the country to get away from the hustle and bustle of everyday life? This secluded 48+ acre property in Amherst County, Virginia will provide you with a place that you can breathe, unwind and get revived.

This all wooded tract is located 10 minutes from the town of Amherst, Virginia, but is very secluded and provides a peaceful setting that would be perfect for a country home, a family getaway, or a managed hunting ground. There are multiple ridge tops and bottoms on the property with timber consisting of medium aged oaks, mixed hardwoods and pines and some more mature oaks scattered throughout the property all of which produce habitat, mast crops and browse that hold wildlife. There are numerous buck rubs and turkey sign scattered throughout the property providing evidence that game is plentiful. Water is another key element for wildlife and this property has plenty of it. There is approximately 1/4 mile of frontage on Allens Creek on the southeast border of the property and several feeder springs originate on this property. These creek bottoms contain some laurel thickets that are perfect cover for wildlife and are also nice travel corridors that wildlife use frequently and would be perfect stand sites for hunting.

There are also numerous outdoor recreational opportunities within a short drive of this property that you could take advantage of. The Appomattox-Buckingham State Forest is nearby and contains nearly 20,000 acres of hunting, fishing, hiking, wildlife watching, biking, horseback riding, and picnicking. If you are looking to do some camping this forest also surrounds the 560 acre Holiday Lake State Park which contains the 119 acre Holiday Lake. This State Park has campgrounds, cabins, picnic areas, swimming, and it also holds many events throughout the year. If you prefer river fishing and activities heading just a few miles northeast of this property you will find the James River and the James River State Park where you can enjoy some of the best float trips and Small Mouth fishing around. This 1500 acre park is nestled in the foothills of the Blue Ridge Mountains and features rolling grasslands, quiet forests and beautiful views, as well as 3 miles of shoreline along the James River. Visitors can hike, bike, canoe, kayak, fish or tent camp on the banks of the historic river.

Town amenities are also close by in Amherst and Lynchburg where you can enjoy movies, concerts, sporting events, wineries, breweries and unlimited dining opportunities.

Whether you are looking for your next hunting camp or a secluded property to build your country home this unique property has it all and is a must see! If you would like to view this property please contact Joel Hoeffner at 540-494-4070, by email at [jhoeffner@mossyoakproperties.com](mailto:jhoeffner@mossyoakproperties.com), or visit our website at [www.mopva.com](http://www.mopva.com).

<https://www.dcr.virginia.gov/state-parks/james-river>

<https://thejamesriver.org/about-the-james-river/>

<https://www.virginia.org/cities/Amherst/>

<http://amherstva.gov>

<https://www.lynchburgvirginia.or>

### MORE DETAILS

#### Address:

Off Maddox Lane  
Gladstone, VA 24553

**Acreage:** 48.7 acres

**County:** Amherst

**MOPLS ID:** 55380

#### GPS Location:

37.552300 x -78.913300

**PRICE: \$155,000**

### CONTACT AGENT



**JOEL HOFFNER**

AGENT

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