



302 + / - ACRES OF HUNTING AND TIMBERLAND FOR SALE IN SUSSEX COUNTY VA!

ACTIVE

Fantastic Turn Key Hunting, Timber, and Residential property! Perfect for your next investment and also the perfect getaway! With 70 acres of 12 year old planted pine, 61.8 acres of 17 year old planted pine, 29.3 acres of 5 year old planted pine, and 112 acres of Hardwood swamp, this is a perfect investment with money growing right in front of you! Great place to hunt and escape the chaos of life while you wait on your investment to be cashed in!

302+/- acres of Hunting and Timberland for Sale in Sussex County VA! This is about as ready to go as possible! This property is already in prime position to get a solid harvest income several times within the next 5-10 years! As you can see from the staggered timber ages, this property is set up for a new timber harvest to be possible every 5-10 years and then replant after harvest to keep the cycle going. While you wait on the timber markets to rise and the trees to mature you can spend your time getting lost in the beautiful woods while listening to turkeys gobble and bucks fighting! All you need to do is take a short walk to find tons of big buck rubs and trails and turkey scratchings all throughout the property! Suddenly the thought of hunting every day for the next 5 years until it's time to cut the next section of timber sounds fantastic doesn't it!?

Great Trail system throughout the property giving you access from the farm path at the end of Champion Rd all the way to the edge of the property line in several areas along the swamp. Once you access the gate, you have more than 2 miles of paths accessible by both trucks and ATVs. Easy access for timber management and hunting as well as trail riding and hiking! Sussex county is slammed full of big bucks and plenty of turkeys and even some bear! No shortage of small game either in this hunter's paradise! Just a stone's throw away from the Nottoway River, you can expand your outdoor adventures to waterfowl and fishing as well!

Only 25 miles from Emporia VA and interstate 95, you can get to and from your home or workplace with ease! Don't live local? Only 30 minutes from multiple hotels in Emporia or Franklin VA. Or, consider staying the night in the hunting cabin or pulling up your RV?! Only 1.5 hrs from Norfolk VA and Williamsburg, you can have any relaxing road trip or have a Great place to take the kids for a field trip! You can be in Petersburg in 40 minutes and in Richmond within an hour. This is the perfect distance for a hunting getaway commute and absolutely perfect for an investment that you can swing by and check on from time to time to watch the trees grow!

For a Birds Eye View of the property, simply copy and paste this mapright link into your browser and click around and enjoy the mapping features to see water features, soils, contour lines and more!

<https://mapright.com/ranching/maps/1a08ce69b1a1a37d3cc834011162088f/share>

MORE DETAILS

Address:

Off Champion Rd
Yale, VA 23897

Acreage: 302.0 acres

County: Sussex

MOPLS ID: 55387

GPS Location:

36.796600 x -77.257600

PRICE: \$795,042

CONTACT AGENT

