



## 35 ACRES OF HUNTING AND RECREATIONAL LAND FOR SALE IN ISLE OF WIGHT COUNTY, VA!

### EXPIRED

A unique parcel of land just outside the City of Franklin in Isle of Wight County. Great road frontage on two roads surrounded by light industrial / commercial land.

Thirty-five acres of hunting and recreational land just outside the City of Franklin in Isle of Wight County. The property has great road frontage on Carver Rd and Lees Mill Rd surrounded by light industrial / commercial land. This land could be rezoned for light industry or commercial use. The land is currently being used to hunt and for recreational purposes. There are approximately 22 open tillable acres and 12 wooded acres. The cropland is being planted with corn, soybeans and food plots. The wooded land holds the wildlife. There are numerous game trails though out the whole property.

Franklin is the southwestern most independent city in Hampton Roads, Commonwealth of Virginia. As of the 2010 census, the population was 8,582. The Bureau of Economic Analysis combines the city of Franklin with Southampton County for statistical purposes.

Modern Franklin has two major industrial sectors: agriculture and manufacturing. Franklin is listed as being the 13th-most profitable and 12th-largest farming community in the state. The neighboring areas of Southampton and Isle of Wight counties, along with the city of Suffolk, are all ranked in the 20 most profitable farming counties, with Southampton County being the eighth-largest in the state.

With the high agricultural profile of Franklin and the surrounding areas, it was only with the opening of the Camp Lumber Mill in 1887 that the manufacturing sector began to expand. The Camp Lumber Mill became the Union Camp Corporation, which was eventually bought by International Paper. Today, the International Paper mill, located on the eastern boundary of the city, beside the Blackwater River, produces lumber, pulp and paper products and other chemical by-products.

Isle of Wight County is one of the oldest county governments in the United States of America. Nestled on the shores of Virginias James River, Isle of Wights residents enjoy the rural nature of the County coupled with the quaint atmosphere of the two incorporated Towns, Smithfield and Windsor.

Links of Interest:

City of Franklin: <https://www.franklinva.com>

Isle of Wight County: [https://www.co.isle-of-wight.va.us/our\\_community/about\\_iow\\_county/index.php](https://www.co.isle-of-wight.va.us/our_community/about_iow_county/index.php)

### MORE DETAILS

#### Address:

Off Carver Rd  
Franklin, VA 23851

**Acreage:** 35.0 acres

**County:** Isle of Wight

**MOPLS ID:** 56489

#### GPS Location:

36.684200 x -76.900800

**PRICE: \$299,000**

### CONTACT AGENT

