



SOLD!! 19.25 ACRES OF RECREATIONAL, HUNTING, OR RESIDENTIAL LAND FOR SALE IN KING AND QUEEN COUNTY VA!

SOLD

7 acres of cleared tillable land - 12 acres of preplanned/prepaid resow of loblolly pine - Strategically placed 2-3 year old acorn, persimmon, and apple trees - ATV trails - adjacent to the Dragon Run State Forest.

Mossy Oak Properties is pleased to present you an amazing opportunity to acquire property in King and Queen County, Virginia, near the County Seat of King and Queen Courthouse, Virginia. This 19.25 acre parcel located approximately 30-minutes from West Point, VA to the southeast, and approximately 30-minutes to Tappahannock, VA to the northwest offers a premium recreational, hunting, or future residential location!

This 19.25-acre parcel of land boasts over 1300' of road frontage along Liberty Hall Road, providing multiple options for access and potential for a future home site. If you are looking for a ready to go recreational getaway, the location and current management of the property provide everything you need for a turn-key purchase! The property has multiple ATV trails throughout and a cleared and sprayed firebreak around the perimeter offering access to the entire property. Along the firebreak you will find strategically placed 2+ year old Chestnut, Pecan, American Persimmon, and Sawtooth Oaks as well as 3+ year old Liberty Apple, Cobbler Crab Apple, Deer Candy Persimmon, and Deer Magnet Persimmon trees offering exceptional attractant for whitetail deer as they mature.

The western side of the property lies mostly flat, rolling gently toward the southwestern back side of the property and consist of approximately 7 acres of tillable and recently mulched ground ready for planting. Moving toward the east, at the edge of the tillable area, regeneration brush covers approximately 12 acres, with gently rolling hills moving toward the lower eastern side of the property. This area provides perfect cover for game birds and whitetail deer, evidence you will find scattered throughout the entire property and along the firebreak that borders the property edge. Near the center of the field and along the edge of the regrow you will find a constructed trellis with young muscadines beginning to grow.

If you enjoy bird hunting, the approximately 4 acres of cleared tillable land has been planted in rotation over the past three years in brown top millet and wheat, attracting game birds and wildlife. The owners have had exceptional dove hunting on the property for the past three years! In addition to the cleared tillable land, 2 to 3 acres of land have been recently mulched and sown this past year with brown top millet. The possibilities are endless on food plots as you will find a current plot planted along the back firebreak of the property. With so much area, additional food plots or that big garden area you have been dreaming about can easily be placed! In addition to these amazing features, the property comes with a PREPAID planned resowing of approximately 12 acres. These 12 acres are currently in low regeneration growth but has been prepared for a resow of loblolly pine in February 2022.

To top off this amazing property, you will not find greater access to adjacent hunting or recreational land than at this location. This property offers premier access to the Dragon Run State Forest which borders the property on three sides and sits adjacent to the largest continuous section of the State Forest at over 5,000 acres. Dragon Run State Forest offers over 9,500 acres of premier public hunting opportunities with a valid State Forest Use Permit and valid hunting license in accordance with state regulations and King and Queen County firearms regulations.

With over 19-acres this property offers endless possibilities. If you want ready to go recreational or hunting land, a place to build your forever home, and future timber to sell, this property may be just what you are looking for! And if you like to get out and enjoy the culture and entertainment of the city, both Richmond and Williamsburg, Virginia are located approximately an hour away, while allowing you the tranquility of your getaway to be close by.

If you are interested in obtaining more information on this listing or other land for sale in Southeast Virginia or the Eastern Shore of Virginia, contact Caleb Hooker by way of phone at 757-810-5303 or email at chooker@mossyoakproperties.com. Please feel free to visit our website-[Land & Farms Realty](http://Land&FarmsRealty.com)-for additional details and other land offerings you may be interested in.

MORE DETAILS

Address:

Off Liberty Hall Road
King and Queen Courthouse, VA
23085

Acreage: 19.3 acres

County: King and Queen

MOPLS ID: 24106

GPS Location:

37.707700 x -76.796100

PRICE: \$91,500

CONTACT AGENT



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AGENT

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