



## SOLD!! 152.9 ACRES OF HUNTING AND RECREATIONAL LAND FOR SALE IN LUNENBURG COUNTY VA!

**SOLD**

**Secluded- great hunting- make it your own hunting paradise**

152.9 acres of hunting and recreational land For for Sale in Lunenburg County VA! This parcel lies just outside Victoria in the locality known as Nutbush. The land is located off of a 30 ft deeded easement. The timber was cut about two years ago and the property was not replanted. There is a small spring fed creek that runs through the middle of the property with a border of mature trees creating a great water and food source for the wildlife. With the border of trees left running along the creek, this creates a great travel corridor. This could be a possible pond site as well.

Being that the timber was cut two years ago there are endless possibilities to turn the property in to what you want. You could plant the land back in pines, create food plots, create pasture land and let some just grow back naturally creating a great safe haven for the wildlife. There is an abundance of wildlife from white tail deer, turkey, black bear and small game.

The property could be a great hunting, recreational or home site track. An old single wide is on the property. There is an old well and septic site. Electricity is also on the property.

The quaint town of Victoria is about 5 minutes away. In the Town of Victoria, we are defined less by boundaries on a map than by the sense of shared values our residents hold dear. Small town values, guided growth, preservation of historical, cultural, and natural heritage are just a few of the core principles that makes Town of Victoria a wonderful place to call home.

Located in the beautiful countryside of South Central Virginia, historic Lunenburg County meets all with a warm, friendly welcome.

Family and community are central to the everyday lifestyle in Lunenburg County. Our purpose is to develop and maintain a society where we can enjoy our families, employment and retirement. Lunenburg County strives to provide a peaceful, safe atmosphere with plenty of family-friendly activities. Our County works together to offer business and employment opportunities, friendly service from local citizens in area businesses and various recreational attractions. We have an accredited school system, youth sports, two municipal parks, community events, low tax rates, beautiful countryside, quaint communities and friendly people.

Whether you want to make Lunenburg your home, locate your business here, or spend some time visiting -- you'll be glad you came!

For a short video of the property click the link below or copy and paste to your browser:

[https://youtu.be/wN\\_TpcGiR-4](https://youtu.be/wN_TpcGiR-4)

The property is shown by appointment only. Please contact Johnny Seamster to schedule a showing.

### MORE DETAILS

**Address:**

Off Nutbush Road  
Victoria, VA 23974

**Acreage:** 152.9 acres

**County:** Lunenburg

**MOPLS ID:** 25332

**GPS Location:**

37.032764 x -78.276431

**PRICE: \$239,900**

### CONTACT AGENT

