



SOLD!! 98.41 ACRES OF HUNTING AND TIMBERLAND FOR SALE IN HALIFAX COUNTY VA!

SOLD

Established hunting ground with 1 room cabin, food plots, treestands, water sources and trail system throughout - income producing Loblolly timber - minutes from Roanoke River boat launch.

This 98+ acre property in Halifax County is set up for hunting and contains thriving populations of deer, bear, and turkeys ready for you to pursue. This property already has everything in place to provide you, your family and friends with your next outdoor adventure. There are many elements of this property that attract and hold wildlife. The majority of this property is comprised of planted Loblolly Pines that provide perfect thermal cover, bedding areas and roosting trees while giving wildlife the protection they need to stay on the property. There are several strong streams and springs throughout that provide great water sources for wildlife as well as mature hardwood bottoms loaded with Oak trees. These Oak bottoms provide great natural food sources and travel corridors for wildlife. There are numerous established areas cleared for food plots that will enable you to provide year round food for wildlife as well. The ladder stands located around these food plots and creek bottoms are conveying, so you will have places to sit and enjoy the upcoming hunting season. There is also a one room rustic cabin located on the property providing you with a place to sleep, store gear and get out of bad weather if you need to. There are also multiple places to park RVs and tent camp if more room is needed. This property is also ideal for target shooting, sporting clay shoots and ATV riding. This is a great getaway where hunting and outdoor recreation can be enjoyed with family and friends for years to come.

This is not just a hunting property, it can be used for multiple purposes. If you have been looking for a quiet country property to build on, this one will meet your needs. There are multiple sites that would be great for building a secluded home with scenic views. Overhead electric is available on the property and there is over 1000 feet of frontage on Hog Wallow road allowing for easy access. If you are a horse enthusiast there is plenty of ground here for stables and established trails for riding. There is also plenty of space and water on this property if you are interested in starting a hobby farm or homesteading. The acres of Loblolly Pines are in different stages of growth and will provide income producing timber investment for the future.

This property already provides great outdoor recreation opportunities, but its location provides additional opportunities for outdoor recreation enjoyment that are close by. There is a Department of Wildlife Resources public boat launch on the Staunton River just 2 miles away. This is a popular river for swimming, floating, fishing and waterfowl hunting. If you enjoy kayaking or canoeing you can take in the views of the water and wildlife while enjoying some Class II and III rapids on the sections of river near this property. If you are just looking to relax and wet a line there are some great fishing opportunities on this river as well. Some species you can expect to catch are Sunfish, Rock Bass, Smallmouth Bass, Flathead Catfish, Largemouth Bass, Walleye, and Striper. There is even an annual Striper Tournament on this section of river.

Even though this property is very rural it is still close to town amenities. The town of Brookneal is only a couple of minutes away just across the river and can supply all your daily needs. The larger town of South Boston is 35 minutes away and the city of Lynchburg is 45 minutes away. Opportunities to enjoy history, shopping, movies, concerts, sporting events, wineries, breweries and unlimited dining can all be found here.

Don't miss out on this unique opportunity to invest in a multi-use property that is already set up for hunting and outdoor recreation that can be enjoyed now and for years to come, while also providing you the potential for a future timber income.

<https://www.townofbrookneal.com>

<https://dwr.virginia.gov/waterbody/staunton-river/>

MORE DETAILS

Address:

Off Hog Wallow Road
Nathalie, VA 24577

Acreage: 98.4 acres

County: Halifax

MOPLS ID: 26112

GPS Location:

37.022063 x -78.943084

PRICE: \$246,500

CONTACT AGENT



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