



## REDUCED!! 6.771 ACRES OF WATERFRONT HUNTING, RESIDENTIAL AND RECREATIONAL LAND FOR SALE IN POWHATAN COUNTY VA!

### WITHDRAWN

**A Secluded, Waterfront 6.7+ Acre Tract with Hardwoods, a Creek, and Adjacent to Powhatan WMA and Powhatan Lakes, Great For a Hunting, Recreational, or a Quiet Home Site in a Rural Setting in Powhatan County!**

Mossy Oak Properties is pleased to present to you a fantastic opportunity to own 6.771 acres of beautiful hunting, recreational, or residential land in Powhatan County, Virginia. This property offers you a chance to own a private, waterfront lot adjacent to Powhatan Lake and the Powhatan Wildlife Management Area (WMA). This property features everything you are looking for in a hunting, recreational, or secluded residential lot. The property offers plenty of privacy, a large running branch of Setegers Creek, a small spring emerging from the ridge line, mature hardwoods mixed with some pine, and plenty of hunting, fishing, and outdoor enjoyment!

This property, tucked away just off Route 60, offers access of Bell Rd (VA 684) with a 20-foot deeded easement from Bell Road while offering easy connectivity to electricity with the established power lines available halfway down the deeded access. From the access point, the property slopes down toward the branch of Stegers Creek which flows from its spring fed source just to the south and crosses over the front side of the property. The property rises from the creek running along a hardwood covered ridgeline before slopping gently toward the edge of the lake where an old access trail still runs a portion of the property. The property features plenty of room for potential building sites along the ridge with the potential for a walk out basement! At the lake, the property has over 200 feet of water frontage, and offers easy access for fishing and the potential for keeping your small boat at the water!

Conveniently located just minutes from the Village of Powhatan Courthouse and just over 40 minutes from downtown Richmond out Route 60, the location, topography, and surrounding environment make this perfect for any outdoor enthusiasts or those looking for a rural retreat. Hunters will enjoy the abundance of whitetail deer and turkey sign found throughout the property, not to mention the amazing access it offers to more public access. If you are looking for more great hunting opportunities, Powhatan WMA includes Powhatan Lakes which borders the back side of this property and multiple access points to the WMA are just minutes away. Powhatan WMA offers access to 4,462 acres of old fields, cultivated areas for habitat enhancement, wood lots and lakes providing amazing access to a diversity of wildlife species. If fishing your passion, the Beaumont VDWR Boat Ramp in Maidens provides easy access to the James River and is located just 11 miles away off Route 522. Powhatan State Park is located near the boat ramp and offers over 1,500 acres of outdoor entertainment!

This property offers a great opportunity if you are looking for a weekend recreational or hunting opportunity or a nice rural retreat! Located just over 40 minutes from downtown Richmond and Chester out U.S. Route 60, this property is a great location for access to all Central Virginia! Regardless of your passion, come see this awesome secluded gem of a property and start living your dreams today!

#### Links of Interest:

Powhatan Wildlife Management Area (WMA): <https://dwr.virginia.gov/wma/powhatan/>

Beaumont VDWR Boat Ramp: [https://dwr.virginia.gov/boating/access/?find\\_by\\_locality=553](https://dwr.virginia.gov/boating/access/?find_by_locality=553)

Powhatan State Park: <https://www.dcr.virginia.gov/state-parks/powhatan>

Powhatan County: <http://www.powhatanva.gov/>

#### MORE DETAILS

**Address:**

Off Bell Road  
Powhatan, VA 23139

**Acreage:** 6.8 acres

**County:** Powhatan

**MOPLS ID:** 28773

**GPS Location:**

37.576700 x -77.980900

**PRICE: \$49,500**

#### CONTACT AGENT



**CALEB HOOKER**

**AGENT**

**(757) 810-5303**

**(844) 480-5263 (LAND)**

[chooker@mossyoakproperties.com](mailto:chooker@mossyoakproperties.com)

