



## **SOLD!! 265.92 ACRES OF TIMBER INVESTMENT, HUNTING, RECREATIONAL OR RESIDENTIAL LAND FOR SALE IN BUCKINGHAM COUNTY, VA!**

**SOLD**

**Pea Ridge consists of 197+/- acres of 12 year Loblolly Pine, 8+/- acres of 13 year Loblolly, over 4-miles of interior roads, & a tributary of Bryant Creek meandering through the property - this property offers endless recreational, residential, & hunting opportunities all while watching your investment grow!-**

As the exclusive listing agent, Mossy Oak Properties is pleased to offer you the opportunity to acquire property in the beautiful rolling hills of Buckingham, Virginia - part of the Piedmont region. Buckingham County is approximately 40-miles south of the Charlottesville, 70-miles west of the Richmond, and 20-miles north of Farmville, Virginia. It has a tributary of Bryant Creek running through the middle of the property, while Cooper Creek borders and intersects the southern property line.-

This unrestricted tract of land known as Pea Ridge will provide you and your friends many opportunities to chase the elusive spring gobbler or- that November buck that you've been seeing on trail camera photos!- With approximately 197+/- acres of standing 12 year old Loblolly Pine, approximately 49 acres that was clearcut in 2021 (replanted in 2022), 8+/- acres of 13 year old Loblolly and hardwood corridors with creek bottoms bisecting and bordering the property boundary - this property has endless opportunities to enjoy the great outdoors!-

Whether you are looking to camp, hike, ride ATVs, horseback ride, or simply hunt, this property may be all that you are looking for. With over 2 miles of established logging roads and approximately 60-acres of recent clearcut land that offers the best elevation for a home site or to establish food plots for deer and turkey or even a sunflower field to enjoy a sporty dove shoot with your closest friends and family. This investment in your future will provide you hours of outdoor enjoyment as you, your family and closest friends take advantage of all the possibilities it will offer. Sit at daybreak at the bottom of a mature Oak to call in a mature longbeard turkey as he struts around in search of his next mate - Or imagine being perched atop a sturdy hardwood along the creek late one winter afternoon - with the wind just right, the sun setting as you wait to hear the rustle of leaves as the perfect buck approaches.- Of course, if you're more the restless type, take the dog for a walk along the miles of roads, kick-up a rabbit or two and enjoy a healthy meal right from your own land! Your land, your choice, your adventure! Remember, land values do not depreciate, they appreciate, your investment already has a return!

If you desire the opportunity to acquire your own personal haven or if you simply want to invest in land that has the potential to only increase in value, then this is the property you are looking for!-

Buckingham County, lying south of the James River at the geographic center of the state, was established in 1761 from the southeastern portion of Albemarle County. The origin of the county name comes from the Duke of Buckingham (Buckinghamshire, England). This is the only Buckingham County in the United States. Large tracts of land are held by companies such as WestRock, which sell pulpwood and other timber products to the paper mills and wood product producers. It is still largely rural, with areas devoted to recreation such as fishing and hunting. The County is home to families who can trace their ancestry to the early colonial history of Virginia. Many families still live on tracts of land that were granted to their ancestors in that period.

There are various things to do in Buckingham County. Hatton Ferry is located here, a poled cable ferry located 5.5 miles west of Scottsville, Virginia on the James River. It is the last poled ferry in the United States. The ferry crosses the river upstream of Scottsville between Albemarle County and Buckingham County. Horsepen State Wildlife Management Area is a 2,910-acre Wildlife Management Area in Buckingham County, Virginia. It sits at

about 500 feet above sea level on the southeastern part of the drainage area of the Slate River. The area includes small streams, beaver ponds, and forests of pine, oak, and hickory. The 18-acre Horsepen Lake is also located on the property. Horsepen Lake Wildlife Management Area is owned and maintained by the Virginia Department of Game and Inland Fisheries. The area is open to the public for hunting, trapping, fishing, hiking, horseback riding, boating, and primitive camping. Improvements include numerous parking areas, a boat launch, and a picnic shelter. Holiday Lake is where you can rent jon boats, paddle boats and canoes to go fishing or boating. Cumberland State Forest isn't far away. Cumberland State Forest is a Virginia state forest located in the piedmont of the state, in Cumberland County. The 16,233-acre forest borders the Willis River. Within its confines may be found Bear Creek Lake State Park.

Farmville – home to both Longwood University and Hampden-Sydney College – is a distinctive place where college town vibe meets small town charm. The result is a friendly, welcoming atmosphere with unique shopping and dining opportunities and a vibrant arts and culture scene. It's also a popular destination for outdoor enthusiasts and history buffs alike. In other words, a wonderful place to come and spend some time.

The area is also great for history buffs and outdoor enthusiasts. High Bridge Trail State Park and Sailor's Creek Battlefield Historical State Park commemorate two of the final battles of the Civil War. The R.R. Moton Museum tells the story of a 1951 student strike that helped ignite the Civil Rights era. And the many nearby lakes, rivers, trails and state parks beckon lovers of outdoor fun and adventure.

#### Links of interest:

Buckingham County - <http://www.buckinghamcountyva.org/>

Prince Edward - <http://www.co.prince-edward.va.us/>

Albemarle County - <https://www.albemarle.org/>

Briery Creek Lake - <https://www.dgif.virginia.gov/waterbody/briery-creek-lake/>

<http://www.virginia.org/listings/OutdoorsAndSports/BrieryCreekLake/>

Hardware River WMA - <https://dwr.virginia.gov/vbwt/sites/hardware-river-wildlife-management-area/>

Horsepen Lake WMA - <https://dwr.virginia.gov/wma/horsepen-lake/>

## MORE DETAILS

#### Address:

Off Rt 665  
Buckingham, VA 23921

**Acreage:** 265.9 acres

**County:** Buckingham

**MOPLS ID:** 30139

#### GPS Location:

37.534900 x -78.519500

**PRICE: \$599,000**

## CONTACT AGENT



**JACOB OLIVER**

**BROKER IN CHARGE**

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