



## SOLD!! 253.51 ACRES OF RESIDENTIAL/ HUNTING/ FARMLAND FOR SALE IN HALIFAX COUNTY VA!

**SOLD**

**2 bed/1 bath cabin, extensive trail system, farm income, and a pond this is a hunters paradise!-**

If you are looking for a new place to call home, a hunting camp, or a great investment property here it is. Located at the end of a dead-end road, The Coon Farm located in South Boston, VA boasts a 2 bed/1 bath cabin that totals 896 sq/ft with a 580 sq/ft attached garage. The cabin has a rustic feel to fit right in with deer camp. The cabin features 2 good size bedrooms, living room, one bath, and a large kitchen as well. The washer and dryer hookups are located just outside the door in the garage. The back of the cabin features a spacious screened in porch with a million-dollar view overlooking the fertile crop fields and the 1.5-acre pond below. The cabin is serviced by a well and septic system. It also has dish network television and century link cable internet. The farm is also protected by a security system. Out back the property also has a 32x48' pole barn. This features 2 large bay doors, concrete flooring, and a full-length lean-to off the back for additional equipment storage. The shop also has electricity ran to it. If you are looking for a spot with tons of privacy but still want the amenities like TV and high-speed internet this farm is for you.-

This expansive farm boasts a total of 253.5 acres. The property has approximately 65 acres of crop land currently being planted in soybeans with the remaining 188 acres being made up of varying ages of timber. The timberland is primarily made up of hardwood timber with some pine along the Birch Elmo Road frontage. Weaving throughout this beautiful farm is over 3 miles of established trail systems giving you access to anywhere you want to go. This doesn't include all the extra areas surrounding the field edges where you can travel. The property lays very well with gentle rolling topography throughout. The layout of the fields and timber allow for tons of pinch points and travel corridors for wildlife to travel and for you to hunt. While most of the open land is currently farmed there are a few smaller field areas that have historically been used as food plots for the wildlife and can easily be replanted in time for the season this year. The western boundary of the property follows Birch Creek which is fed by the many other streams flowing throughout the property. The creek bottoms boast big hardwoods and per the seller there are a good amount of Paw Paw trees there as well. The 1.5-acre pond appears to be spring fed and contains a healthy ecosystem of cattails and lily pads which lets us know that it stays full of water year-round. Farms of this size with hardwoods, a pond, fertile farmland, a cabin, and a shop are few and far between in today's market so be sure to come take a look at this beautiful farm.-

This farm is conveniently located just 30 mins from both Danville and South Boston VA, an hour from Greensboro NC, and just shy of 2 hours from Raleigh, NC.

### MORE DETAILS

**Address:**

1074 Coon Trail  
South Boston, VA 24592

**Acreage:** 253.0 acres

**County:** Halifax

**MOPLS ID:** 30152

**GPS Location:**

36.702600 x -79.149100

**PRICE: \$899,900**

### CONTACT AGENT



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**AGENT**

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