



SOLD!! 196.8 ACRES OF TIMBERLAND FOR SALE IN SUSSEX COUNTY, VA!

SOLD

YOU are just what this land needs!! 196+/- Acres of Land for Sale in the beautiful County of Sussex, VA.

As the exclusive listing agent, Mossy Oak Properties is pleased to present you the opportunity to acquire timberland in beautiful Sussex County, Virginia, a Coastal Plain region, which is supported by the Nottoway and Blackwater rivers and Stony Creek. Sussex County is approximately 45 miles southeast of the capital city of Richmond and 25-miles from the tri-cities area, which includes Petersburg and Hopewell, Virginia. The local economy is based on agriculture and agriculture-related manufacturing.

This unrestricted, approximate 196-acre parcel of land has the potential to provide you an immediate return on your investment now, and for years to come. With over 1.5 miles of road frontage this tract of land has the potential to serve as the site for your next new home or an industrial business venture drawing off the many resources found in the Virginia Capital Region.

Did you know according to the Realtors® Land Institute, historically, timber returns have compared favorably with stocks, but with much less risk and volatility. Also, another favorable characteristic of Timberland is that trees continue to grow in volume, and thus value, regardless of what is going on in the economy. As a result, if timber prices are unfavorable at a given point in time it can be stored on the stump and allowed to grow until prices become favorable once more. This cannot be said for most other crop or product. With 80 acres of 25-year-old plantation pine and approximately 106- acres of 16-year-old pine and hardwood mix the investment possibilities may be endless. Also, as an added benefit, timberland is a tangible asset that can be enjoyed while owned. Whether you are looking to camp, hike, hunt, ride all-terrain vehicles, horseback ride, or the like, you can do so on the paths you create and designed by you to enhance your outdoor experience.

Can you picture yourself investing in a renewable resource that will provide you a return on your investment now and in the future, while at the same time providing you the opportunity to enjoy the great outdoors and all the bounty it has to offer? With deer and turkey, a plenty you will never miss a chance to provide for your family while enjoying the sport you love. If so, this investment is right for YOU!!!

With 196+/- acres at a seldom heard of asking price of just under \$3K an acre the possibilities are endless and the return on your investment over the long term even more so. If you desire the opportunity to invest in land that has the potential to not only increase in value but provide you hours of enjoyment, then I have just what you're looking for.

MORE DETAILS

Address:

Off Cabin Point Road Route 602
Disputanta, VA 23842

Acreage: 196.8 acres

County: Sussex

MOPLS ID: 30491

GPS Location:

37.062000 x -77.202700

PRICE: \$569,900

CONTACT AGENT



FRANKIE FALK

AGENT

(757) 478-7185

(844) 480-5263 (LAND)

ffalk@mossyoakproperties.com

