



## SOLD!! 6 ACRES OF INVESTMENT PROPERTY IN SOUTHAMPTON COUNTY, VIRGINIA!

**SOLD**

**Great opportunity just off of major primary highway for commercial or industrial enterprise! Call Danny Graham to schedule a showing at 757-613-6059.**

Great opportunity between the City of Franklin and the Town of Courtland. Easily in sight of Rte. 58 with 20,000 vehicles a day passing by. It has 600 feet of paved state road frontage and is only a 1/2 mile to Rte. 58. Presently zoned AG with well drained soil. The tract that is next door has industrial/commercial zoning and that would be this tract's highest and best use as well. After re-zoning you will have instant equity. Great for storage units, mechanical shop, industrial warehouse for equipment and lay-down yard. Sale subject to existing farm lease. Priced to sell!

Since the first settlers landed at Jamestown over 400 years ago and planted crops to sustain themselves through the winters, agriculture has been at the heart of Virginia and Southampton County. Founded in 1749, Southampton County, owes its rich heritage to agriculture and forestry. Southampton County is home to the Nottoway River, 86 of Virginia's Century Farms and miles of sprawling landscape for hunting excursions and kayaking adventures.

A sprawling landscape boasts small towns waiting to be explored and more Century Farms than any other Virginia county. Numerous boat landings welcome casual boaters and fishermen. Hunters find abundant game and local outfitters who offer guides and comfortable lodges. Homes from the 1800's surround the classic courthouse and Courtland's quaint business district. The Rawls Museum Marts, part of the Virginia Museum of Fine Art, exhibits work by local, regional and nationally known artists. The gift shop features the work of local artisans-jewelry, pottery, glass, paintings and fine crafts.

On VA 58, set in some of Southampton County's lushest farmland, Capron is home to the Nottoway Indian Tribe of Virginia's new museum, housed in a vintage Masonic Hall. Newsoms, a farming community and home of the giant peanuts, is also home for 130 exotic animals at Bart Path Acres Zoo and Animal Education Center. Meet Lenny the ring-tailed Lemur, Hug, the brown bear, and others at the learning center.

### MORE DETAILS

**Address:**  
Off Newmarket Road  
Courtland, VA 23837

**Acreage:** 6.0 acres

**County:** Southampton

**MOPLS ID:** 30919

**GPS Location:**  
36.680995 x -77.002259

**PRICE: \$98,900**

### CONTACT AGENT



**DANNY GRAHAM**  
AGENT

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