



SOLD!! 140 ACRES OF RESIDENTIAL, RECREATIONAL, TIMBERLAND AND FARM LAND FOR SALE IN SOUTHAMPTON COUNTY, VA!

SOLD

THE KEMP FARM of historic Southampton County!!! Call Frankie Falk at [757-478-7185](tel:757-478-7185) to schedule a showing!

As the exclusive listing agent, Mossy Oak Properties is pleased to present you the opportunity to acquire the one and only KEMP FARM of Southampton County, Virginia, a Coastal Plain region, supported by the Nottoway River. Southampton County is an hour southeast of the capital city of Richmond, an hour east of the Hampton Roads region of Virginia, and an hour Northwest of Elizabeth City, North Carolina. The local economy is based on Agriculture, Healthcare and Social Assistance, Manufacturing, and Public Administration.

This unrestricted, 3-parcel, approximate 140-acres of managed hunting land has the potential to provide you an immediate return on your investment now, and for years to come. With 1,600+ sqft. of living space boasting a remodeled kitchen, updated baths, as well as numerous other updates, this slice of heaven will not disappoint. This home sits on 2.76 acres, with a newly drilled well, with four (4) additional homesites that can be developed, and 33-acres of crop in rotation with an approximate \$3K in annual revenue generating leases primed to make you a return on your investment immediately. Also, did I fail to mention, there is a 10x12 shed, a 10x20 shed and a 20x34 pole barn you can store all your lawn, garden, farming, hunting and pleasure equipment in? If I didn't, there is!!!

With small game, trophy sized deer, and turkey a plenty, you will never miss a chance to provide for your family. With thirty (30) tree-stands throughout, enjoying the sport you love became that much easier and you can do it now! Hunting season is quite literally right around the corner, and with this amazingly planned and managed farm all you need to do scout, find the perfect tree-stand, and wait for your fall harvest to come to you. Also, as an added bonus, there is over 100-acres of money growing in value each day...right here and right now, and it can be all yours.

Did you know according to the Realtors® Land Institute, historically, timber returns have compared favorably with stocks, but with far less risk and volatility. Also, another favorable characteristic of Timberland is 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. With 82-acres of managed pine plantation and 22-acres of natural, volunteer growth 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 hike, hunt, ride all-terrain vehicles, horseback ride, or the like, you can do so on the over 7-miles of rideable trail amongst the sawtooth, white oak, persimmons, apple, and peach trees, and 1/4-acre pond these parcels have to offer. This investment is right for YOU!!! What are you waiting for?

If you desire the opportunity to invest in land that has the potential to not only increase in value, continue to generate an income stream, and provide you hours of enjoyment, then I have just what you are looking for. Come take a look, enjoy some peanuts while in the peanut capital of Virginia, and let me show you around this managed deer hunting mecca, THE KEMP FARM.

****Owner financing is available for a portion of the full list price. Shown by appointment only. Pre-qualification letter required****

MORE DETAILS

Address:
12171 Old Belfield Road
Capron, VA 23829

Acreage: 140.0 acres

County: Southampton

MOPLS ID: 31994

GPS Location:
36.718800 x -77.293700

PRICE: \$769,900

CONTACT AGENT



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AGENT

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