



## **SOLD!! 678.61 ACRES OF RECREATIONAL AND HUNTING LAND FOR SALE IN SURRY COUNTY, VA!**

**SOLD**

**678+ acres of Sunken Meadows Pond and surrounding hardwood timber! A unique opportunity to own this one of a kind property in eastern Virginia! Offering first class waterfowl, whitetail deer, and turkey hunting and over 170+ acres of pond for fishing! Call Caleb Hooker at 757-810-5303 to schedule a showing today!**

Mossy Oak Properties is pleased to present to you this exceptional opportunity to own the unique, one of a kind, 678.61-acre tract of Sunken Meadow Pond along with the exceptional waterfowl and upland game hunting, fishing, and excellent hardwood timber offered by this property in Surry County, Virginia.

Located just south of the banks of the James River, the property is located just east of Claremont, Virginia and features a fishing camp at the head of the pond located at 648 Sunken Meadow Rd, Spring Grove, VA 23881.- The pond is the central piece to this unique property, being rare to find such a large body of water on a single parcel. The pond encompasses over 170+ acres of the property and is fed by Sunken Meadow Creek at its southern end along with surrounding drainages and by several artesian wells below the pond surface. Any day of the week you will count 100s of ducks and geese that call this water home along with swans that frequent the pond during migration. The multitude of fingers running off the pond offer plenty of access points and blind locations along the shoreline and plenty of habitat under the water's surface for some monster bass and crappie waiting to be caught. The pond level is controlled by gates located along State Route 609 which are state maintained.-

This property features a very mature stand of hardwood timber mixed in with patches of mature pine all along the ridge lines that surround the pond. These ridge lines along with the road frontage offer multiple access points for hunting locations for you and all of your family and friends. In addition to the great stand of mature timber, there is a 11+ acre tillable field on the southern side of the property along Beaverdam Road offering plenty of room for managing an upland bird program or food plots for the abundance of deer and turkey found throughout the property.

If this isn't enough for you, the property also offers over 1.84 miles of road frontage along two state-maintained roads. In the northeast, the property boundary fronts the southwest side of State Route 609 (Sunken Meadow Road) for approximately 1525 feet.- In the southwest, the property has frontage on both the northeast and southwest sides of State Route 626 (Beaverdam Road) for approximately 4,085 feet. Zoned as Agriculture-Rural by Surry County, the road frontage opens up countless sites for building your dream home or hunting lodge getaway overlooking the pond and being surrounded by nature!

Imagine having all of this at your fingertips while being only 20 minutes from the Jamestown-Scotland Ferry and access to Williamsburg, Newport News, and Hampton on the north side of the James River.- On the south side, the scenic drive through the country can have you in downtown Petersburg in just 45 minutes to the west or Smithfield to the east in just under 40 minutes.

### **Links of Interest:**

Surry County: <https://www.surrycountyva.gov/>-

Sunken Meadow Pond (Waterfowl Information):- <https://birdingvirginia.org/surry/hotspots/sunken-meadow-pond->

Smithfield, Virginia: <https://www.smithfieldva.gov/>

If you are looking for one of the most unique properties offering some of the best waterfowl, deer and turkey hunting, fishing, and amazing timber then this property is for you. These unique properties rarely come

available to purchase with an opportunity to create your own hunting retreat.- The location, size, and diversity of uses offers you a once in a lifetime chance to own one of the best opportunities you will find in eastern Virginia. Shown by appointment only to qualified buyers.

## MORE DETAILS

**Address:**

Off Sunken Meadow Road  
Spring Grove, VA 23881

**Acreage:** 678.6 acres

**County:** Surry

**MOPLS ID:** 32763

**GPS Location:**

37.218312 x -76.935463

**PRICE: \$3,333,000**

## CONTACT AGENT



**CALEB HOOKER**

AGENT

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