



## UNDER CONTRACT!! 10.68 ACRES OF HUNTING, RECREATIONAL, OR RESIDENTIAL LAND FOR SALE IN ISLE OF WIGHT COUNTY VA!

### PENDING

For immediate assistance on this listing, call Caleb Hooker at 757-810-5303.

**Enjoy over 10+ acres of beautiful recreational, hunting, and residential land filled with hardwoods on these two ridge top parcels just minutes from downtown Smithfield in Isle of Wight County! Call Caleb Hooker at 757-810-5303 to schedule a showing today.**

Mossy Oak Properties is pleased to present to you an excellent opportunity to own 10.68 acres of hardwood covered property, consisting of two parcels off Bethel Church Lane situated just outside of Smithfield, in Isle of Wight County, Virginia. These two adjoining parcels offer everything you are looking for in a rural, secluded feeling that keeps you just minutes from the amenities of town. These two adjoining parcels sit on multiple ridge top fingers sloping gently downward from Bethel Church Lane. Both parcels offer flat ridge top potential building sites. One parcel has a positive percolation test for a conventional system while the other shares the same soil type. These wooded parcels afford you the opportunity to keep the trees and vegetation you want for privacy while still offering options for the layout of your new home and any additional buildings!

The property is accessed via a deeded/recorded 50-foot-wide easement for ingress/egress/utilities off Bethel Church Lane complete with a road maintenance agreement with the adjoining parcels for the future driveway. Situated at the back of the property, these lots will offer no through traffic to your new home, recreational, or hunting track, all while offering the security of neighbors and maintaining the seclusion and privacy you have been looking for. The two parcels slope downward from the flat ridgetops through the hardwoods to a small creek running along the southern border of the property that feeds out to Blairs Creek and the Pagan River.

If you are looking for that quick and easily accessed hunting property, this property is perfect for that early morning start or late afternoon after work trip to the stand. Tucked away off the main highways through town, the property's mix of hardwoods, drainages and creek offers great travel corridors for whitetail deer and turkey traversing the area to the adjoining crop fields and cutover bedding areas of the adjoining parcels.

Looking for a night out of fine dining or entertainment from your new home site, or leaving the deer stand or turkey blind hungry, head to downtown Smithfield which is home to multiple locations for great local dining, along with a brewery and a distillery all within 15 minutes of this parcel! Looking for more options, Newport News and Hampton, Virginia are a quick 30 minutes away across the James River Bridge, while Norfolk and Virginia Beach are within 45 minutes to an hour drive away.

### Links of Interest:

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

Isle of Wight County, Virginia: <https://www.co.isle-of-wight.va.us/>

### MORE DETAILS

#### Address:

Off Bethel Church Lane  
Smithfield, VA 23430

**Acreage:** 10.7 acres

**County:** Isle of Wight

**MOPLS ID:** 33822

#### GPS Location:

36.983900 x -76.671900

**PRICE: \$160,000**

### CONTACT AGENT



**CALEB HOOKER**

AGENT

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