



## 17.21 ACRES OF RECREATIONAL LAND FOR SALE IN PRINCE EDWARD COUNTY VA!

### WITHDRAWN

*For immediate assistance on this listing, call Johnny Seamster at 434-294-6714.*

**Rural setting - great fishing nearby - 6000 acre plus State Forest just minutes away. Call Johnny Seamster at 434-294-6714 to schedule a showing today!**

17.21 Acres of Recreational Land For Sale in Prince Edward County, VA! The property is located on Hicks Lane in beautiful Southside VA. There are several different fruit trees that have been planted and are growing ranging from apple, pear, nectarine and a small line of grape vines. The large timber has been cut and it's growing back in a natural state. If you wanted to clear a few acres for home site, it's at the right stage to do so. The property's growth stage make great bedding and browsing areas for the wildlife. So if you're looking for that country getaway for recreation, hunting or possible homesite don't let this slip by.

If you like to fish, Sandy River Reservoir is located just minutes away. Sandy River Reservoir is a 740-acre water supply impoundment located slightly east of the town of Farmville in Prince Edward County. Sandy River Reservoir is one of the newest lakes in Virginia with construction completed in 1994 and fishing opened in 1996. The reservoir was built and is owned by the county of Prince Edward with fisheries management responsibilities belonging to the Virginia Department of Wildlife Resources.

Sandy River Reservoir is a beautiful resource located in the rolling hills of the piedmont in southside Virginia. Two large areas of standing timber were left in the lake at construction to provide fish habitat structure. These areas are located at the upper end of Sandy River and the upper end of Marrowbone Creek.

This reservoir boasts some of the best sportfishing opportunities in the region. The lake supports excellent fisheries for largemouth bass, black crappie, redear sunfish, and channel catfish. Other species to note include bluegill and chain pickerel.

If you like to hunt, hike, canoe, or kayak, Prince Edward-Gallion State Forest is just a few minutes away. Located in Prince Edward County, the 6,491-acre Prince Edward-Gallion State Forest was Virginia's first state forest. It features diverse pine and hardwood stands managed for multiple uses. The Sandy River and Little Sandy River flow through the property. Twin Lakes State Park is located within the forest.

In the heart of central Virginia, this 548-acre, historic park offers many cultural, environmental and recreational activities. Overnight accommodations include a 33-site campground and 11 climate-controlled cabins. Visitors enjoy swimming, fishing, hiking, boating and lakeside picnicking. The Cedar Crest Conference Center on Prince Edward Lake is available for weddings, family gatherings, retreats and business meetings.

### MORE DETAILS

**Address:**

Off Hicks Lane  
Rice, VA 23966

**Acreage:** 17.2 acres

**County:** Prince Edward

**MOPLS ID:** 33992

**GPS Location:**

37.248549 x -78.295518

**PRICE: \$54,900**

### CONTACT AGENT

