



SOLD!! 93.79 ACRES OF HUNTING, RECREATIONAL, AND TIMBER LAND FOR SALE IN NORTHUMBERLAND COUNTY VA!

SOLD

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

Two parcels with over 93 acres for recreational and hunting uses along with future timber investment just minutes from Heathsville in Northumberland County!—Call Caleb Hooker at 757-810-5303 to schedule a showing today!

Mossy Oak Properties is pleased to present to you an exceptional opportunity to own this 93.794-acre property in Northumberland County, Virginia. This property is prime for the hunters and outdoor enthusiasts alike! Located just 10 minutes outside of Heathsville, VA, this property keeps you near town while offering plenty of room for all your outdoor activities!

The property, consisting of two parcels, is oriented north to south.—Along the eastern boundary the property features over 1500 feet of frontage along Bunker Hill Road with easy access points along the road where logging road entrances were established. On the western boundary, a creek flows from the southwest to the northeast for over 3600 feet through the property, offering plenty of open and wide pools of standing water for the waterfowl enthusiasts!—

The property features rolling terrain, from the highpoints on the ridge tops on the eastern side the property rolls downward to the creek and drainage bottoms full of hardwoods offering plenty of forage for the abundant wildlife sign! The property has 58 +/- acres of replanted and sprayed 4+ year-old loblolly pine making for a great future investment property.—The condition of the property makes it a perfect time for hunting now or picking out your perfect areas for creating some food plots and cover fields for those upland game birds!—

The northern parcel is 22.579 acres and zoned for single family residential use with plenty of space atop the ridge lines to place a home or hunting cabin with amazing views of the creek bottoms and the rest of the property. The southern parcel is 71.215 acres and holds the bulk of the 4+ year old replanted loblolly pine.—This parcel does have a conservation easement on it that spreads to the surrounding parcels that will keep this area in the natural rural setting for the future!

With easy access to the towns of Kilmarnock and Warsaw just 25 minutes east or west, this property offers a great location to have your perfect hunting getaway and the rural living atmosphere while keeping amenities close by! If you are looking for more adventures, the property is situated close to Bush Mill Stream Natural Area Preserve, Chilton Woods State Forest, Belle Isle State Park, and the Rappahannock River Valley National Wildlife Refuge, all offering plenty of areas to get out and enjoy nature! If you love the water, this property is centrally located in Northumberland County offering plenty of easy driving to the Rappahannock River to the south, Potomac River to the north and Chesapeake Bay to the east.

Links of Interest:

Northumberland County, Virginia: <https://www.co.northumberland.va.us/>

Chilton Woods State Forest: <https://dof.virginia.gov/education-and-recreation/state-forests/virginia-state-forests/chilton-woods-state-forest/>

Rappahannock River Valley National Wildlife Refuge: <https://www.fws.gov/refuge/rappahannock-river-valley->

MORE DETAILS

Address:

Off Bunker Hill Road
Heathsville, VA 22473

Acreage: 93.8 acres

County: Northumberland

MOPLS ID: 34799

GPS Location:

37.851300 x -76.495000

PRICE: \$165,000

CONTACT AGENT



CALEB HOOKER

AGENT

(757) 810-5303

(844) 480-5263 (LAND)

chooker@mossyoakproperties.com

