



## 126 ACRES OF RESIDENTIAL OR RECREATIONAL LAND FOR SALE IN PITTSYLVANIA COUNTY, VA!

### WITHDRAWN

For immediate assistance on this listing, call Chris Collins at 336-552-3666.

**Two Perk Sites, with 5 acres of wetlands, a pond, timber, and open land this property has it all! Call Chris Collins at 336-552-3666 to schedule a showing today!**

Are you an outdoorsman looking for your dream property but also want the convenience of being close to amenities? This property is the one for you! This +-126-acre tract has tons to offer including 2 perk sites ready for your new home! This property can be accessed by Walnut Creek Lane or Azalea Lane. The 2 perk sites are located just off of the end on Azalea Lane in a mixture of open area and planted pines. Walking into this property you will find a good stand of planted pines separating you from your neighbors year-round as well as providing great habitat for whitetail and turkeys. There is approximately 26 acres of planted pines, and the remainder of the property is a mixture of small fields and hardwoods. This property also has an old homesite with towering trees and an old well that would make a great place to build your dream home overlooking the half acre spring fed pond! Imagine sitting out on your new back deck overlooking your pond and watching the sun set over your beautiful property. Take a walk down to the southwest side of the property and on your way, you will find a series of small open fields great for food plots. There is also approximately 5 acres of wetlands that hold 1 to 2 feet of water creating a great duck hunting impoundment fed by a small tributary. Sandy Creek also flows the entire length of the property on the southwestern edge. While touring this beautiful property tons of deer sign was found along with ducks and geese in the pond and impoundment area. This property has it all for the avid outdoorsman. You can hunt ducks, turkey, whitetail deer all and fish in your pond on all without leaving your property!

If this parcel is too large for you it can be split into a +-33 acre parcel which contains both perk sites or a +-93 acre parcel that has the pond and wetland area.

Another great part about this tract of land is it is located just 7 minutes from the heart of Danville, VA! Danville has everything you could need from grocery stores, movie theatres, tons of restaurants and bars, shopping, and a casino coming soon. You no longer have to dread making that 30-minute drive to get to town for dinner or shopping!

If Danville isn't enough this property is only 50 mins from Greensboro NC, 1hr and 30 mins from Raleigh NC, 45 mins from South Boston VA, 1hr and 15 mins from Lynchburg VA and 1hr and 30 mins from Roanoke VA. Making travel anywhere a breeze!

### MORE DETAILS

**Address:**

Off Walnut Creek Lane  
Danville, VA 24540

**Acreage:** 126.0 acres

**County:** Pittsylvania

**MOPLS ID:** 36026

**GPS Location:**

36.623800 x -79.428472

**PRICE: \$394,900**

### CONTACT AGENT



**CHRIS COLLINS**

AGENT

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