



## SOLD!! 85.04 ACRES OF RECREATIONAL LAND FOR SALE IN GREENSVILLE COUNTY, VA

### SOLD

For immediate assistance with this listing, please contact Kimberly Edwards at 757-630-8462.

**85.04 acres of outdoor recreational and agricultural property. Great hunting location with rustic cabin, 17 ladder style stands and 3 elevated blinds, numerous walking/ATV trails throughout. Area of flooded timber at the rear. Perfect property for hunting deer, turkey, and waterfowl. Call Kimberly Edwards at 757-630-8462 to schedule a showing today!**

STOP! -This 84+ acre rural retreat in Emporia, Virginia could be yours today!!

As the exclusive listing agent, Mossy Oak Properties is pleased to present you the opportunity to acquire property in the third-least populous city in the Commonwealth of Virginia. -Emporia, Virginia located approximately 65 miles south of Richmond, about 80 miles west of Norfolk, and 60 miles north of Rocky Mount, North Carolina will provide you the opportunity to experience the charm of small-town living in a State known for its military might, industrial expansion, and continuous economic growth.

This 84.09-acre parcel has the potential to provide you a lifetime of memories whether you're hunting its 45+ acres of woodland, cultivating its 30 acres of farmland, or simply enjoying the 9+ acres of lowland swamp along the rear boundary of the property for birdwatching or duck hunting, it all can be yours!

Can you imagine yourself transforming the 1800 era home that resides on this spacious parcel into your own personal and secluded hunters' cabin or converting it into the home of your dreams while keeping the historic feel and charm of a time gone by? -Better yet, can you imagine yourself sitting in one of the 20 deer-stands, three of which are elevated blinds, hunting deer or simply taking in the sounds and views of nature that simply cannot be found in the urban setting? -With deer, turkey, and waterfowl a plenty, not to mention the numerous ATV trails scattered amongst the hardwood mix and mature pine, you will never have to wonder what the peace of nature and fresh air can do to sooth one's soul. - Early morning or late afternoon hunts. -Walking your fields and woods by yourself, family, or friends; or simply growing your own food and raising your own livestock can, should be and are what dreams are made of. -If this sounds like your slice of heaven, this property may be just for you.

If you're an outdoor enthusiast, and if you appreciate the appeal that rural living offers, and the splendor of nature's tranquility then this amazing hunter paradise could be yours. -If you're someone looking to invest, now is the time to jump in. -Did you know the average price of land parcels and ranches in Virginia is over \$509K? -Do not pass this opportunity by!-

### MORE DETAILS

**Address:**

1520 Fiddlers Rd  
Emporia, VA 23841

**Acreage:** 85.1 acres

**County:** Greenville

**MOPLS ID:** 36834

**GPS Location:**

36.615100 x -77.475100

**PRICE: \$379,500**

### CONTACT AGENT

