



## SOLD!! GREAT OPPORTUNITY IN THE COUNTRYSIDE OF SOUTHAMPTON COUNTY, VA!

### SOLD

For immediate assistance with this listing, please contact Danny Graham at 757-613-6059.

**82 acre farm in Big Buck Country! Productive farm land along with managed timber where wildlife is plentiful. Call Danny Graham at 757-613-6059 to schedule a showing today!**

Great investment and recreational opportunity for a working farm in the quiet countryside of Southampton Co! Come build your custom home or just use as weekend getaway. You can hunt, shoot, camp, 4 wheel, or anything else the country allows. 53 acres of well drained, income producing cropland, approx. 25 acres of 9-year-old replanted pines, and a few acres left of tall timber. Soil maps indicate good for conventional home-sites. County ordinance allows for 2 building lots to be created which can help with the investment if you choose to. Over 2,000 of state road frontage on 2 paved roads. This farm is in the Big Buck country of Southampton Co! This is where wildlife abounds! Sale subject to farm lease.-

Since the first settlers landed at Jamestown over 400 years ago and planted crops to sustain themselves through the winters, agriculture has been at the heart of Virginia and Southampton County. Founded in 1749, Southampton County, owes its rich heritage to agriculture and forestry. Southampton County is home to the Nottoway River, 86 of Virginia's Century Farms and miles of sprawling landscape for hunting excursions and kayaking adventures.

A sprawling landscape boasts small towns waiting to be explored and more Century Farms than any other Virginia county. Numerous boat landings welcome casual boaters and fishermen. Hunters find abundant game and local outfitters who offer guides and comfortable lodges. Homes from the 1800's surround the classic courthouse and Courtland's quaint business district. The Rawls Museum Marts, part of the Virginia Museum of Fine Art, exhibits work by local, regional and nationally known artists. The gift shop features the work of local artisans-jewelry, pottery, glass, paintings and fine crafts.

On VA 58, set in some of Southampton County's lushest farmland, Capron is home to the Nottoway Indian Tribe of Virginia's new museum, housed in a vintage Masonic Hall. Newsoms, a farming community and home of the giant peanuts, is also home for 130 exotic animals at Bart Path Acres Zoo and Animal Education Center. Meet Lenny the ring-tailed Lemur, Hug, the brown bear, and others at the learning center.

### MORE DETAILS

**Address:**

Off Horse Pen Rd  
Courtland, VA 23878

**Acreage:** 81.8 acres

**County:** Southampton

**MOPLS ID:** 36835

**GPS Location:**

36.826944 x -77.044481

**PRICE: \$315,000**

### CONTACT AGENT



**DANNY GRAHAM**

AGENT

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