



## SOLD!! 40 ACRES OF RESIDENTIAL / AGRICULTURAL / RECREATIONAL / AND TIMBER LAND FOR SALE IN BRUNSWICK COUNTY VA!

**SOLD**

For immediate assistance with this listing call Jacob Oliver at 804-380-6224.

**With 11.53 acres of tillable land, 28+ acres of 35 year old timber, two creeks, road frontage, and easy access to power, this property is great for a new home, starter farm, and plenty of BIG buck hunting in Brunswick County, Virginia! Call Jacob Oliver at 804-380-6224 to schedule a showing today!-**

Mossy Oak Properties is pleased to present to you a great opportunity to own this 40-acre property located about 10 minutes outside of the Town of Lawrenceville, VA! - The property features 400+ feet of road frontage along Route 670 (Western Mill Road) making plenty of space for your own private driveway. -The property is partially bordered by a tributary of Stevens Branch along the southern property line. At the back of the property, Stevens Branch flows through a hardwood lined bottom, providing plenty of secluded habitat for deer and turkeys. In addition, the property features easy access to the power, as a power line runs through the front portion of the agricultural field and high-speed internet coming to the area. This makes this property a prime location for your new home site!

The property has 11.53+ acres of open tillable cropland along Western Mill Road, bordered by a small block of pines and then opens back up to a 7+ acre agricultural field that is on an annual crop rotation with a yearly lease. You literally can have a farmer pay you to plant the fields full of food to draw in the deer and turkeys. This cropland offers the ability to start your own farm, turn into pastureland for livestock, convert the fields into food plots or continue a farm lease for immediate income!

Property is subject to a current crop lease through December 31st, 2023. The backside of the property features 28+ acres of 35 year old pine and hardwoods for a future timber investment while offering a great hunting location now. And if you like hunting, the landowner has harvested GIANTS that filter out of the timber to feed in the agricultural fields. The property is 15 minutes from Great Creek State Park, 40 minutes from Lake Gaston, and just 45 minutes from Fort Pickett Military Reservation, providing plenty of hunting and recreational opportunities!

If you are looking for a property offering all the above with easy access to the I-95 and I-85, you will be hard pressed to find a better property!

Links of Interest

Fort Pickett Military Reservation: <https://dwr.virginia.gov/hunting/regulations/publiclands/#militaryareas>

Great Creek State Park:

[https://www.brunswickco.com/government/departments/facilities\\_\\_grounds/great\\_creek\\_watershed\\_\\_park](https://www.brunswickco.com/government/departments/facilities__grounds/great_creek_watershed__park)

Tobacco Heritage Trail - Evans Creek Road Trailhead

Brunswick County, VA: <https://www.brunswickco.com/>

### MORE DETAILS

**Address:**

OFF Western Mill Road  
Lawrenceville, VA 23868

**Acreage:** 40.0 acres

**County:** Brunswick

**MOPLS ID:** 37628

**GPS Location:**

36.754600 x -77.783700

**PRICE: \$175,000**

### CONTACT AGENT



**JACOB OLIVER**

**BROKER IN CHARGE**

**(804) 380-6224**

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