



## SOLD!! 18.5 ACRES OF HUNTING / RECREATIONAL / AND TIMBER LAND FOR SALE IN MECKLENBURG COUNTY VA!

### SOLD

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

**1100+ feet of Creek Frontage, Mature Hardwoods and Pine, Easy Access Along Old Logging Roads, and Abundant Wildlife all within 20 minutes of I-85 and Kerr Reservoir! Call Caleb Hooker at 757-810-5303 to schedule a showing today!**

Mossy Oak Properties is pleased to present to you a great opportunity to own this 18.5-acre tract of prime hunting, mature timber, and great recreational property located near Boydton in Mecklenburg County, Virginia.

Located along Easters Road just minutes off US-58 outside of the city of Boydton, this property has all the great features you have been looking for in your next hunting and recreational property. The property features over 1100 feet of beautiful creek frontage on Allen Creek with plenty of and spring fed tributaries providing sources of food for a lazy afternoon sitting along its banks with your children or grandchildren. Along the creek bottom areas of flooded timber in the wet season offers great locations for potential duck hunting and great places for those fall or spring setups on turkey!

Out of the creek bottom, the property climbs up two ridge lines with two smaller spring fed tributaries running the bottom of the hollows winding through the mature oak and hickory trees. Game paths meander throughout the woods and whitetail deer rubs and scraps are abundant along the more than 3900 feet of old logging roads that make accessing this property easy. With little work, these old roadbeds could provide hours of fun for all the ATV/UTV riders in your group!

Along the two ridge tops are multiple sites for blinds or stands giving you excellent views of the ridgelines and hallows. The property is centrally located just 18 minutes west of South Hill, Virginia and I-85 or the same distance east of Clarksville, Virginia. This location makes accessing the multiple boat ramps and camping opportunities along the 50,000-acre John H. Kerr Reservoir a breeze! If you are looking for a great place to enjoy the outdoors for an amazing price then look no further than this parcel.

#### Links of Interest:

John H. Kerr Reservoir (Buggs Island Lake): <https://www.saw.usace.army.mil/Locations/District-Lakes-and-Dams/John-H-Kerr/>

Clarksville, Virginia: <https://clarksvilleva.org/#/>

South Hill, Virginia: <https://www.southhillva.org/>

### MORE DETAILS

#### Address:

Off Easters Road  
Boydton, VA 23917

**Acreage:** 18.5 acres

**County:** Mecklenburg

**MOPLS ID:** 39193

#### GPS Location:

36.691600 x -78.341400

**PRICE: \$37,000**

### CONTACT AGENT



**CALEB HOOKER**

AGENT

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