



UNDER CONTRACT!! 48.8 ACRES OF RESIDENTIAL / RECREATIONAL / HUNTING AND TIMBER LAND FOR SALE IN ISLE OF WIGHT COUNTY VA!

PENDING

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

Unique Opportunity to Own this 48.801 total acres of lakefront property being offered in entirety or as two individual 24+/- acre parcels! -Property has over 5000 feet of waterfront on Lake Burnt Mills, filled with beautiful mature hardwoods and pine, abundant wildlife, and multiple building locations in Isle of Wight County, Virginia!-Call Caleb Hooker at 757-810-5303 to schedule a showing today!

Mossy Oak Properties is pleased to present to you an exceptional opportunity to own this 48.8 acres of lakefront property just outside of Windsor and Suffolk in Isle of Wight County, Virginia. Located off Murphy Mill Road, this lot offers everything you are looking for to build your dream waterfront home or retreat all while having the ability to have horses, a farmette, enjoy hunting and fishing, and keep the amenities of town close by!

The property is being offered for purchase in its entirety of 48.801 acres or the opportunity to purchase one of the two 24+/- acre parcels preliminary approved for subdivision. -This makes it a unique opportunity if you are looking for a location for you and your extended family to start your own retreat and family homestead! (*Seller is willing to work with purchasers on completion of subdivision requirements if parcels bought individually*).

This lakefront peninsula property offers over 5000 feet of shoreline on Lake Burnt Mills and sits on mostly flat plateau 20 feet above the flood plain. (*Parcel A offers over 3700+ feet of Lake Frontage and Parcel B offers over 1300+ feet of Lake Frontage*). The property rolls gently from the plateau down to the shoreline and has multiple small coves along the southern water frontage and a large cove on the northern side. The properties elevation and soil test confirm multiple locations along the waterfront and interior for home sites with conventional septic systems. -

The property is filled with 100+ year old mature mixed hardwood and pine which offers you the ability to keep the seclusion, privacy, and beauty of the trees with plenty of space and options to clear for a home, buildings, and agricultural or pastureland. -The property is accessed via a deeded easement off Murphy Mill Road and features over a mile of established access road and trail providing easy access to the entire property. (*Subdivision of the two parcels will be granted with deeded ingress/egress/utility easement to Parcel B across Parcel A – see image #3 below*).

The lakefront offers multiple locations for direct lake access for you to install a boat ramp (*allowed via permit from City of Norfolk*) and access the 36 miles of shoreline on Lake Burnt Mills. -Further access to the lake can be found just 6 minutes away at the Lake Burnt Mills Public Boat Ramp which offers a gravel ramp, with improved parking, located just north of the intersection off Everets Road and Kirk Road. City of Norfolk Boat permits are required, and gas motors (*up to 9.9 horsepower*) are allowed or boats with outboard motors larger than 9.9 horsepower may access the lake if the outboard is disabled. -

Check out the interactive MapRight map below the listing for panoramic views of the property!

If you are looking for a rural, retreat setting, tucked away off the main highways through town, this property offers everything you are looking for while keeping the amenities of town within a short distance. Access to US 460 and Suffolk is just over 5 miles away and historic downtown Smithfield home to multiple locations for great local dining, a brewery, and a distillery is just 20 minutes away. Looking for more options, Newport News and Hampton, Virginia are a quick 30 minutes away across the James River Bridge, while Norfolk and Virginia

Beach are within 45 minutes to an hour drive away.

Links of Interest:

Burnt Mills Reservoir: <https://dwr.virginia.gov/waterbody/burnt-mills-reservoir/>

Western Branch Reservoir: <https://dwr.virginia.gov/waterbody/western-branch-reservoir/>

Smithfield, Virginia: <https://www.smithfieldva.gov/>

Isle of Wight County, Virginia: <https://www.co.isle-of-wight.va.us/>

MORE DETAILS

Address:

Off Murphy Mill Road
Windsor, VA 23487

Acreage: 48.8 acres

County: Isle of Wight

MOPLS ID: 39361

GPS Location:

36.855800 x -76.661600

PRICE: \$751,500

CONTACT AGENT



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AGENT

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