



## SOLD!! 44.91 ACRES OF HUNTING / RECREATIONAL & RESIDENTIAL LAND FOR SALE IN CAROLINE COUNTY VA!

**SOLD**

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

**Exactly what you have been looking for! Less than 1-hr from Richmond & Fredericksburg just off the Ladysmith exit, this beautiful property offers an established trail system, mixed stages of timber providing food & cover for wildlife & bordered by the Motto River to the north offering a tranquil setting & an excellent travel corridor for wildlife! Call Jacob Oliver at 804-380-6224 to schedule a showing today!**

Mossy Oak Properties is pleased to present to you an excellent opportunity to own over 44 acres of hunting, recreational, and residential land in Caroline County, VA. This property is located off Clifton Rd, a state maintained gravel road, offering privacy and seclusion, all within 45 minutes of Richmond & 35 minutes of Fredericksburg. This beautiful property features 2 parcels, totaling 44.91 acres of gently rolling terrain, an established trail system, a hardwood lined Motto River bottom that extends along the entire northern property line, hardwood ridges and tons of wildlife sign.

The owner has established miles of trails throughout the property for your mountain bikes, ATVs, horses or to sneak into your stand quick and quiet. The property consists of varying ages of timber, providing the wildlife plenty of food & cover throughout the year. From the clearing, the property gently rolls down to the Motto River which offers a tranquil setting for a picnic, campsite, fire pit area, and an ideal wildlife travel corridor. Multiple hardwood lined ridges would be an ideal location for a cabin or home site. This property is loaded with deer sign and with the surrounding farmland, this property offers a sanctuary for all sorts of wildlife.

Being a short drive off I-95, this property is close to other recreational opportunities at Fort A.P. Hill, fishing and boating on Lake Anna's 13,000 acre freshwater reservoir, and the Mattaponi and Oakley Forest Wildlife Management Areas. Whether you are looking to build your country home, recreate in the country, or have an easy commute to hunt the rut - then don't hesitate any longer! Give me a call today to schedule a showing!

Links of Interest:

Lake Anna State Park - <https://www.dcr.virginia.gov/state-parks/lake-anna>

The park has a beach on one of Virginia's most popular lakes, a fishing pond accessible to children and the disabled, a bathhouse-concessions complex and a boat launch. Overnight stays are made possible by camping, six camping cabins, two six-bedroom lodges and 10 two-bedroom cabins. Seven cabins and the lodges have views of the lake. With more than 15 miles of trails, the park offers many hiking, biking and horseback riding options. Visitor center exhibits trace the history of the area's gold mining and highlight the park's natural features. Nature and gold panning programs are popular, and the park offers guided tours of the Goodwin Gold Mine.

Oakley Forest Wildlife Management Area - <https://dwr.virginia.gov/wma/oakley-forest/> Pleasant Landing at Lake Anna - Beach

Mattaponi WMA - <https://dwr.virginia.gov/wma/mattaponi/>

Mattaponi Winery - <https://mattaponiwinery.com/>

Lake Anna Winery - <https://lawinery.com/>

### MORE DETAILS

**Address:**

Off Clifton Road  
Woodford, VA 22580

**Acreage:** 44.9 acres

**County:** Caroline

**MOPLS ID:** 41480

**GPS Location:**

38.053911 x -77.500728

**PRICE: \$275,000**

### CONTACT AGENT



**JACOB OLIVER**

**BROKER IN CHARGE**

**(804) 380-6224**

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