



## **SOLD!! 36.7 ACRES OF RESIDENTIAL / RECREATIONAL & HUNTING LAND FOR SALE IN CAROLINE COUNTY VA!**

**SOLD**

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

**Bring your building plans, as the seller has already done the work for you! This property features deeded access, in ground electric, 3-bedroom perc test (Feb.2023), an established trail system, a 24'x12' shed with electric, 3,500+ feet of frontage on the South River, a 50+ foot hand-stacked, stone gristmill wall, and plenty of wildlife - all within minutes of I-95 providing easy access! 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 36.7 acres of residential, hunting, and recreational land in Caroline County, VA! This property is accessed via a deeded easement from Clifton Rd - a state maintained gravel road, offering privacy and seclusion- all within 45 minutes of Richmond & 35 minutes of Fredericksburg. The seller has prepared everything for your to begin building your dream home or weekend get-away. The property features in-ground electric to the cleared home-site that has perc'd for a 3 bedroom single family home with 200amp electrical service, an established trail system, 3,500+ feet of the hardwood lined South River bottom, 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 favorite hunting location. The property consists of varying ages of timber, consisting of pine, mast producing white oak, hickory, and plenty of black walnuts grow along the banks of the South River. The South River is a 16.9-mile long tributary of the Mattaponi River and runs along the entire southern property line - providing a year round water source. From the cleared home-site, the property gently rolls down to the 3,500+ feet of frontage on the South River which offers a tranquil setting for a picnic, campsite, fire pit area, and an ideal wildlife travel corridor. An old gristmill with a hand-stacked stone wall would provide a historic and stunning location for a campsite or fire pit area along the rivers edge. The time and dedication of craftsmanship needed to build the stone wall will surely impress you and any guests you show it to. This property is loaded with deer and turkey sign and with little to no hunting pressure on adjoining properties, 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 & Oakley Forest Wildlife Management Areas. Whether you are looking to build your country home, hunting cabin, recreate in the country, or have an easy commute to hunt the rut- then schedule your showing today!

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  
Beaverdam, VA 23015

**Acreage:** 36.7 acres

**County:** Caroline

**MOPLS ID:** 42737

**GPS Location:**

38.047100 x -77.496600

**PRICE: \$349,999**

## CONTACT AGENT



**JACOB OLIVER**

**BROKER IN CHARGE**

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