



SOLD!! 150 DEEDED ACRES OF HUNTING / TIMBER & INVESTMENT LAND FOR SALE IN SUSSEX COUNTY VA!

SOLD

For immediate assistance with this listing call Chris Howell at 757-651-8872.

Immerse yourself right in the heart of the big buck country of historic Sussex County! This hunters paradise offers merchantable timber in various stages of growth. The diversity of habitat here is a rare treat and is accessed by a well maintained road system! Call Chris Howell at 757-651-8872 to schedule a showing today!

Excellent opportunity to own 150 deeded acres of wildlife, timber, recreational, and investment property! Located just minutes from I-95 and Rt. 460, this property offers an oasis far away from the city lights, yet plenty accessible via popular travel routes. Deer and turkey sign is very abundant on this property. All of the standing timber is of merchantable size and no timber harvesting has taken place in over 20 years. At last harvest, most of the timber was just select cut, leaving an incredible mix of timber at various stages of growth. The amount of mature, mast producing hardwood trees, will have you itching to make several pre-dawn trips into your perfectly placed stands. Soil maps are also indicative of well drained soils. Be sure and check out the eastern most portion of the tract where you will find over 1000' of frontage on the Assamoosic Swamp. There are places of open water along the swamp run that are just begging waterfowl to make a dive bomb down through the cypress, ash, and tupelo trees. The well-maintained road system starts with a right of way easement from the state road and is sure to please as you navigate this dream of a property.

Make your way to the center of the property and you will find where historic character meets modern day charm. Allow your mind to drift back to simpler times as you admire the old homesite. Bring the family and enjoy relic hunting all around the early 20th century homestead. While you're at it, rake up a few buckets of muscadine grapes and try your luck to create a concoction that would have the old homesteaders teeming with envy!

This property is shown by appointment only. Serious inquiries only. Please schedule showings at least 24 hours in advance with the listing agent.

MORE DETAILS

Address:

Off Newville Road
Waverly, VA 23890

Acreage: 150.0 acres

County: Sussex

MOPLS ID: 45379

GPS Location:

36.973388 x -77.187594

PRICE: \$299,900

CONTACT AGENT



CHRIS HOWELL

AGENT

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