



## 25 DEEDED ACRES OF TIMBERLAND FOR SALE IN SUSSEX COUNTY VA!

### ACTIVE

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

**Come check out this 20 year old stand of well managed pine trees. -Watch your investment grow as you hunt the big bucks of Sussex County!-Call Chris Howell at 757-651-8872 to schedule a showing today!**

Excellent opportunity to own 25 deeded acres of wildlife, timber, and investment property! -Located just 7 miles from I-95 and 8 miles from Rt. 460 (41 miles to Richmond and 34 miles to Emporia), this property offers convenience along with the much needed peace and quiet that Sussex County has to offer! -Cash in now, manage with thinning, or just watch them grow as they are! -You have options with this stand of very well managed pines. -These trees are 20 years old and average approximately 105 tons per acre. -The moderately-well drained soils allow great access with harvesting equipment while providing excellent growing conditions that will fit nicely into your timber management plan! -Check out the photos and pull out your topo maps for a glimpse at some of the elevation changes on the property. -This is a much welcomed attribute in an area that would otherwise be described as "flat land." -The local wildlife have been known to enjoy it! Deer and turkey signs are already abundant on this property, but just imagine how great it could be with your uniquely designed food plots. -With 25 deeded acres you are sure to find the perfect spot for your tree stands and hunting blinds. -The back half of the property is home to an overhead transmission line that bisects the property. -This is what we like to refer to as a "necessary blessing," as the already cleared area provides space for food plots and an extended line of sight! Give me a call today to schedule a showing. You do not want to miss this one!

Links of Interest:

<https://dwr.virginia.gov/wma/big-woods/>

<https://dwr.virginia.gov/waterbody/lake-airfield/>

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 Baxter Road  
Disputanta, VA 23842

**Acreage:** 25.0 acres

**County:** Sussex

**MOPLS ID:** 45658

**GPS Location:**

37.024424 x -77.285219

**PRICE: \$105,000**

### CONTACT AGENT



**CHRIS HOWELL**

AGENT

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