



## SOLD!! 15 ACRES OF TIMBERLAND FOR SALE IN SUSSEX COUNTY VA!

### SOLD

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

**Ducks in the morning and bucks in the evening! This little 15 acre tract is a sight to behold! Call Chris Howell at 757-651-8872 to schedule a showing today!**

Honey hole and affordability typically don't go together. Let's break that mold for a minute as we introduce to you a real hunter's dream! This little property brings opportunities rarely found in much larger parcels. Just 15 deeded acres, but how about some ducks in the morning and bucks in the evening? Are you kidding me?! Wildlife sign is all around on this tract and so are well managed pine trees. This stand of pines is approximately 20 years old and soil maps are indicative of moderately-well drained soils. Keep your eye out for the mast producing trees that are scattered about on the property as well! Located just 8 miles from I-95 and 7 miles from Rt. 460 (42 miles to Richmond and 35 miles to Emporia), this property offers convenience along with the much needed peace and serenity that Sussex County is known for. Slip down to the beaver pond and take in the beauty that nature provides. Don't forget your duck call! As the day progresses take a stroll out to the utility easement and scan that perfect food plot that you are sure to build. Big mossy horn finds them so hard to resist! This utility easement is another one of those "necessary blessings" as the already cleared area provides space for foot plots and an extended line of sight! Give me a call today to schedule a showing. You'll be glad that you did.

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 Cabin Point Road  
Disputanta, VA 23842

**Acreage:** 15.0 acres

**County:** Sussex

**MOPLS ID:** 46121

**GPS Location:**

37.033474 x -77.256516

**PRICE: \$55,000**

### CONTACT AGENT



**CHRIS HOWELL**

AGENT

**(757) 651-8872**

**(844) 480-5263 (LAND)**

chris@mossyoakproperties.com

