



## UNDER CONTRACT!! 20.5 ACRES OF HUNTING LAND FOR SALE IN SOUTHAMPTON COUNTY VA!

### PENDING

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

**20.5 acres of diverse hunting ground! This property has wildlife sign everywhere! Call Chris Howell at 757-651-8872 to schedule a showing today!**

Hunter's Dream! Wildlife sign is all around on this 20.5 acre property. Southampton County is of course known for big bucks and this property is a testament to that. The diversity of habitat available on this property, along with the layout, will suit the hunter's eye and the location will certainly suit their travel plans. This one is located just 25 miles from Emporia and 32 miles from Suffolk. You also have road frontage on two roads here, Rt. 35 and Dickens Lane. The diverse habitat includes 5.2 acres of 8 year old field pines, 5 acres of 8 year old natural growth, 1 acre of 50+ year old hardwoods, and 9.3 acres of 6 year old planted pines. Note for the serious deer hunters: The layout of this property provides opportunities to hunt any wind direction. With access locations from the north and south, you will be sure to capitalize on your time spent in the woods.

As with most properties, you will have opportunities to make improvements here. That's right, you have a blank slate in the name of food plots! Now it's time to roll up those sleeves and come have some fun with wildlife trees and food plots!

Links of Interest:

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

<https://dwr.virginia.gov/waterbody/nottoway-river/>

At Mossy Oak Properties we understand your passion for the outdoors; it's our obsession. We believe in the heart of every human being is a desire and connection to the land that touches our souls in a way that binds us more deeply to God's great creation. That's what makes owning your own piece of ground so fulfilling.

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 Dickens Lane  
Capron, VA 23829

**Acreage:** 20.5 acres

**County:** Southampton

**MOPLS ID:** 46819

**GPS Location:**

36.673146 x -77.142098

**PRICE: \$129,000**

### CONTACT AGENT



**CHRIS HOWELL**

AGENT

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