



## SOLD!! 18.67 ACRES OF AGRICULTURAL / HUNTING / RECREATIONAL AND RESIDENTIAL LAND FOR SALE IN ISLE OF WIGHT COUNTY VA!

**SOLD**

For immediate assistance with this listing call Caleb Hooker at 757-810-5303.

**Great Opportunity to Own this 18.67 acre parcel perfect for a new home site or your own farmette just outside of Smithfield, Virginia! Call Caleb Hooker at 757-810-5303 to schedule a showing today!**

As the exclusive listing agent, Mossy Oak Properties is pleased to present you an exceptional opportunity to own this 18.67 acres of prime Agricultural, Hunting, Recreational, and Residential Land in Isle of Wight County, Virginia.

This 18.67 acres is in the beautiful countryside of Isle of Wight County just south of the Rushmere area and only 10 minutes down Route 10 from downtown Smithfield, Virginia. The property features 14+/- acres of prime tillable cropland offering you plenty of space for the home of your dreams while giving you exceptional opportunities to lay out your new pastures, barns, arenas, and more! The property has over 800 feet of frontage along Route 10 giving you abundant options for laying out your new access points to your home and buildings. The remaining 4+ acres along the back western side of the property features a mix of hardwood and pine timber providing ample shade options for your new farmette or stand locations for the hunter! The property has been fully surveyed with a completed wetland delineation and percolation test making this property primed and ready for your builder to start designing and submitting your building plans for permitting today!

This property gives you the ability to enjoy the country lifestyle all while keeping the amenities of town close by. Looking for a night out of dining or entertainment from your new home, head to downtown Smithfield which is home to multiple locations for great local dining, a brewery and distillery, and plenty of shopping all within 15 minutes of this parcel! Looking for more options, Newport News and Hampton, Virginia are a quick 30 minutes away across the James River Bridge, while Norfolk and Virginia Beach are within 45 minutes to an hour drive away.

Links of Interest:

Town of Smithfield: <https://www.smithfieldva.gov/>

Isle of Wight County, Virginia: <https://www.co.isle-of-wight.va.us/>

Check out the interactive Land ID map below the listing for geo-located views of the property!

### MORE DETAILS

**Address:**

Off Old Stage Hwy  
Smithfield, VA 23430

**Acreage:** 18.7 acres

**County:** Isle of Wight

**MOPLS ID:** 48980

**GPS Location:**

37.060695 x -76.677197

**PRICE: \$175,500**

### CONTACT AGENT



**CALEB HOOKER**

AGENT

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