



## SOLD!! 101.29 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.

**With 34+ acres of tillable land, 50+ acres of mixed timber, a small creek and pond, and only minutes away from the town of Smithfield, this property offers endless opportunities for a new farm or home with all the room for your recreational and hunting needs in Isle of Wight County, 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 101.29 acres of prime Agricultural, Hunting, Recreational, Residential and Timber Land in Isle of Wight County, Virginia!

This 101.29 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 sits mostly level from east to west with a gentle roll on the western side that leads to the small stream and pond. The 34+ acres of prime cropland is perfect for your new home location and offers all the space you need for farming, gardening, or new pastureland for your livestock. In addition, the cropland provides an immediate income source with a current lease for 2024 along with a standing offer to continue the lease with the current tenant.

The 37 +/- acres of maturing pine and mixed timber along the northern side of the property is a haven for whitetail deer and turkey, plenty of space for ATV/UTV trails for recreation, and an additional future revenue source if you choose to sell the timber. On the western side of the property, a small stream and pond surrounded by mixed timber offers water and cover for the abundance of wildlife sign and plenty of places for some food plots and stand locations.

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, Virginia: <https://www.smithfieldva.gov/>

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

Hog Island Wildlife Management Area: <https://dwr.virginia.gov/wma/hog-island/>

Big Woods Wildlife Management Area: <https://dwr.virginia.gov/wma/big-woods/>

Check out the interactive Land ID map below the listing for geolocated views of the property!

### MORE DETAILS

**Address:**

Off Burwells Bay Rd  
Smithfield, VA 23430

**Acreage:** 101.3 acres

**County:** Isle of Wight

**MOPLS ID:** 48982

**GPS Location:**

37.056148 x -76.687031

**PRICE: \$457,500**

### CONTACT AGENT



**CALEB HOOKER**

AGENT

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