



40 ACRES OF RESIDENTIAL / AGRICULTURAL / RECREATIONAL AND TIMBERLAND FOR SALE IN BRUNSWICK COUNTY VA!

WITHDRAWN

For immediate assistance with this listing call Matt Muehleck at 276-340-8538.

With 11.53 acres of tillable land, 28+ acres of 35 year old timber, two creeks, road frontage, easy access to power, and perk test on file, this property is great for a new home and plenty of BIG buck and turkey hunting in Brunswick County, Virginia! Call Matt Muehleck at 276-340-8538 to schedule a showing today!

Have you been looking for your own acreage to hunt, play, and build a home on? Then look no further. Here is a secluded, private, 40 acre, prime hunting, and agricultural property for sale in Lawrenceville VA! The property features 400+ feet of road frontage along Route 670 (Western Mill Road) making plenty of space for your own private driveway. With a perk test already established and on file, you would be just one step closer to building your dream home. Just imagine having spring strutting turkeys and fall monster Virginia whitetails right out your backdoor. This property is very attractive to all of Virginia's wildlife due to its yearly crop production, tree crop production, and native browse throughout its sandy creek bottoms. -The hard pan creek also provides a stealth deep woods entryway for the die hard bow or rifle hunter wanting to sneak into a dominant buck's bedroom undetected! -For many years this land has been managed to grow a healthy herd of mature big racked bucks, long spurred turkeys, and an abundance of small game. It's turnkey and ready to hunt with two new double ladder stands optimally positioned to hunt any wind condition. -The backside of the property features 28+ acres of 35 year old pine and hardwoods for a future timber investment while offering a great hunting location. Also, the property entrance is only one mile from a public fishing area with boat access for all the freshwater fishing fanatics. In addition, the property features easy access to power, as a power line runs through the front portion of the agricultural field and high-speed internet coming to the area. This makes this property a prime location for your new home site!

The property has a total of 11.53+ acres of open tillable cropland. Featuring a smaller agricultural field at the front of the property along the road and a larger field in the middle of the property. The larger 7+ acre agricultural field that is surrounded by sections of hardwoods and pines is on an annual crop rotation which makes it a destination point for all wildlife in the area. This land is a blank canvas. Keep the property natural, keep the crop production instilled for yearly income, turn the crop fields into grazing pastures for livestock or however you see it best. You name it, it can be done!

Other local attractions include boating, fishing, hiking trails, historical sights, and plenty of other recreational opportunities. The property is less than 5 minutes from the Meherrin River, 15 minutes from Great Creek State Park, 40 minutes from Lake Gaston, and just 45 minutes from Fort Pickett Military Reservation.

Links of Interest:

Fort Pickett Military Reservation: <https://dwr.virginia.gov/hunting/regulations/publiclands/#militaryareas>

MORE DETAILS

Address:

Off Western Mill Rd
Lawrenceville, VA 23868

Acreage: 40.0 acres

County: Brunswick

MOPLS ID: 50222

GPS Location:

36.755200 x -77.784100

PRICE: \$179,000

CONTACT AGENT



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AGENT

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