



## UNDER CONTRACT!! 11.31 ACRES OF RECREATIONAL AND RESIDENTIAL LAND FOR SALE IN SOUTHAMPTON COUNTY VA!

### PENDING

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

**Mast producing timber along Mill Creek in beautiful Southampton County, VA! Call Chris Howell at 757-651-8872 to schedule a showing today!**

Come grab your slice of Southampton County heaven! This gem is located at the end of a 30' wide right of way easement and has nearly 1,000' of frontage on gorgeous Mill Creek. Prepare to be mesmerized by the diversity of habitat on this tract. You will be greeted by a 7 acre stand of approximately 40-year-old field pine (loblolly). Make your way through the open understory and you will come upon old growth hardwoods and various bottomland species that make up the balance of the tract. Ducks, deer, turkeys, and more make their home here and you could too. Imagine leaning up against one of your very own cypress trees as the mallards start their descent, the big toms voice echoes through the bottom, or that big mossy buck tries to slip by.

This property is located less than 3 miles from the General Vaughan Bridge Public Boat Ramp, which provides access to the Nottoway River. From there you have just a short trip by boat to access the Blackwater River as well as the Chowan River.

Don't miss this extraordinary opportunity to own a rural property that combines natural splendor, convenient amenities, and abundant recreational possibilities. Whether you seek a private retreat, a hunting haven, or a sanctuary to reconnect with nature, this property delivers it all. Embrace the boundless potential that awaits and make this captivating rural paradise your own.

Links of Interest:

<https://www.dgif.virginia.gov>

<https://www.mossoak.com/fishing>

<https://www.nativnurseries.com/>

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 Riverdale Dr  
Franklin, VA 23851

**Acreage:** 11.3 acres

**County:** Southampton

**MOPLS ID:** 54460

**GPS Location:**

36.570397 x -76.986361

**PRICE: \$69,900**

### CONTACT AGENT



**CHRIS HOWELL**

AGENT

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