



## UNDER CONTRACT!! 57.78 ACRES OF HUNTING / RECREATIONAL / RESIDENTIAL AND TIMBERLAND FOR SALE IN BRUNSWICK COUNTY VA!

### PENDING

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

**Great opportunity to own this 57.78-acre turnkey hunting, recreational, timber, and residential property in Alberta, Virginia. Perfect location for a new home-site or recreational retreat just off I-85 in Alberta, Brunswick 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 57.78 acres of prime Hunting, Recreational, Residential, and Timber Investment Land in Brunswick County, Virginia. If you are looking for plenty of space to enjoy, make memories, and have the privacy and tranquility of a rural setting all within 1.5 miles of easy I-85 access then this property is for you!

#### Location:

The property is conveniently situated just 1.5 miles off Interstate 85 Exit 28, offering easy access to both South Hill and Petersburg, Virginia. A 30 minute drive to the southeast puts you in Emporia, Virginia and Blackstone, Virginia is just 40 minutes to the north.

#### Access:

Spanning 57.78 acres, the land provides ample space for all your outdoor recreational activities. The 800 plus feet of state road frontage offers good accessibility and the half-mile plus of internal road structure provides easy access throughout the property. An additional UTV trail leading to the creek bottomland is just the start for what this property offers.

#### Timber:

Approximately 30 plus acres feature 20 plus year old replanted loblolly pine, offering potential timber investment opportunities. The remaining timber consists of a maturing mix of hardwoods and pine found along the creek bottomland and drainages.

#### Wildlife and Habitat:

The property boasts a diverse mix of wildlife, including whitetail deer, turkey, black bear, and more, making it an attractive destination for hunting and wildlife enthusiasts. The property includes three food plots totaling 2 plus acres, along with three blinds that will convey with the sale.

#### Private Pond:

A standout feature is the 1 plus acre private pond, cleared on all sides and surrounded by towering trees for shade. This pond provides recreational opportunities such as fishing and serves as a scenic focal point for anyone who enjoys the outdoors.

#### Residential Potential:

A percolation test for a 4-bedroom conventional septic system has been conducted near the pond, offering an ideal location for a new home site, or hunting cabin. This water front view location provides a scenic backdrop for making new memories with your family and friends.

Note:

Be sure to check out the interactive map below the listing for geo-referenced photos and watch the video for more views of the property.

Links of Interest:

Brunswick County, Virginia: <https://www.brunswickco.com/>

Great Creek Watershed & Park:

[https://www.brunswickco.com/government/departments/facilities\\_\\_grounds/great\\_creek\\_watershed\\_\\_park](https://www.brunswickco.com/government/departments/facilities__grounds/great_creek_watershed__park)

## MORE DETAILS

**Address:**

Off Liberty Rd  
Alberta, VA 23821

**Acreage:** 57.8 acres

**County:** Brunswick

**MOPLS ID:** 55026

**GPS Location:**

36.835178 x -77.892403

**PRICE: \$245,000**

## CONTACT AGENT



**CALEB HOOKER**

AGENT

**(757) 810-5303**

**(844) 480-5263 (LAND)**

[chooker@mossyoakproperties.com](mailto:chooker@mossyoakproperties.com)

