



UNDER CONTRACT!! 20.983 ACRES OF RESIDENTIAL, RECREATIONAL, AND TIMBER LAND FOR SALE IN ISLE OF WIGHT COUNTY VA!

PENDING

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

20.983 acres featuring waterfront on Jones Creek, great build sites, and tons of recreational opportunities just minutes away from the town 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 incredible opportunity to own this 20.983 acres of pristine old growth forest, frontage on Jones Creek, and nestled in the heart of Carrollton, Virginia. As one of the fastest growing areas in Hampton Roads, acreage of this size, location, beauty, and ability to have multiple uses are becoming very rare to find!

If you have been looking for a property with plenty of room to spread out for a home site, your own small farm, and have room for all your recreational uses, then look no further. At the front of the property, you will find over 1100 feet of frontage along the private Doggett Lane which is a deeded access with mutual maintenance agreement already in place. This gives you any number of options on how you want to spread out on the property.

As you move into the property, the parcel begins to narrow almost in a triangle shape as the boundary lines follow two feeder drainages running on the north and south boundary lines down into Jones Creek at the rear of the property. This gives you the feel of being on your very own peninsula filled with old growth hard wood and pine forest which offers an open forest floor making accessing the entire property easy! Don't forget about the creek frontage where you'll find elevated ground allowing for a home site, offering stunning views of the marsh, creek, and abundant wildlife.

At over 20 acres and being zoned as Rural Agricultural Conservation, your options are wide open for a new home, recreational and hunting uses, or clear some of the land for your new farm or horse property! The property has had a percolation test completed and the fully surveyed property will have a boundary line adjustment completed for an adjoining parcel to be given frontage on Doggett Lane.

This 20.983-acre parcel is located just 10 minutes south of the James River Bridge and from downtown Smithfield, Virginia. This location provides easy access to both Brewers Neck Blvd (Rt 258) and Carrollton Blvd (Rt 17) which provides easy access to any of the Hampton Roads areas! As one of the fastest growing areas in Hampton Roads, Carrollton and Smithfield property is highly sought after for its beauty and location! Parcels offering this much acreage, privacy, and uses are increasingly hard to find. This a prime opportunity to get your slice of the area before they are all gone.

With easy access to the northern Peninsula and the nearby shopping, restaurants, and essential services with the new Riverside Smithfield Hospital slated for opening in early 2026, you do not want to miss this opportunity! Experience the best of both worlds: a serene country environment that doesn't compromise on accessibility. Whether you're looking to build your dream home, create a retreat, invest for future income, or enjoy recreational activities, this opportunity is not to be missed!

Links of Interest:

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

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

MORE DETAILS

Address:

Off Doggett Lane
Carrollton, VA 23314

Acreage: 21.0 acres

County: Isle of Wight

MOPLS ID: 66022

GPS Location:

36.948240 x -76.571879

PRICE: \$215,500

CONTACT AGENT



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AGENT

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