

Agent Long**TBD Horseshoe Trail, Cluster Springs, VA 24535, Halifax County**MLS: **CVR**

MLS#: **2226519** Status: **Incomplete** List Price: **\$130,000**
 Cat: **Lots/Land** Area: **304** Exp OnMkt Dte:
 Type: Cn/Cty: **Halifax** Delayed Show:
 Address: **TBD Horseshoe Trail** No Show Until:
 P.O.: **Cluster Spring** State: **VA** Zip: **24535**
 WalkScore: **0** -
 Lot:
[Listing Information](#)
 PUD:
 Nghbrhd:
 Subdivision: **None**
[School Information](#)
 Elm School: **Cluster Spring** High School: **Halifax**
 Mid School: **Halifax** Oth School:
 Unit Plcment:

Directions: **From Richmond Head West on 360 for about 80 miles, Turn right onto US-360 W/US-58 W, Turn left onto US-501 S, Turn Left on Horseshoe Trail. Property will be on the right, just past Owen's Grove Baptist Church.**

Click on the arrow to view Openhouse

General Information

Acres: **48.00**
 Crop Acres:

Wooded Acres:
 Other Acres:
 Oth Envr **Unknown**
 Concerns:
 Lot Dimensions:

Pasture Acres:
 Cash Proffers:
 Road Frntg: **645**
 Prop Faces:

Item Not Incl:
 Disclosure: **Property**
 Home Warranty:
 Water Depth:

Lead Disclosure: **Not Required**
 Body of Water:

Water Frntg:

Legal/Tax Information

PID: **27024**
 Lnd Use Asmnt: **Unknown**

Annual Taxes: **\$345**
 Development
 Fee:

Total Assmt: **\$68,992**

Legal: **OWENS GROVE**

Features

Lot Desc: **Buildable, Timber-Pine, Wooded**

Natural Gas:

Electric:

Telecom:

Current Internet:

Internet Desc:

Possible Use:

Farm, Hunting, Investment, Recreational, Single Family, Timber

Water Type:

Soil Type:

Water: **Well Needed**

Sewer/Septic:

Fenced:

No

Road Type:

Build/Struct:

Irrigation Srce:

Comm Amenities:

Restrictions:

Docs Req'd:

Docs Filed:

Docs Appr:

Avail Info:

Aerial Photo, Plat, Topogr Map

Golf Frontage:

No

Remarks/Disclaimer

Remarks: **48 Acres of Timber Investment, Hunting, Recreational or Residential Land For Sale in Halifax County, VA! It consists of mostly 10-11 year old planted pines, oak draws, and approximately two seasonal creeks! Have you been looking for large acreage and a quiet place to build your country home, hunting cabin, or to watch your investment grow - then you have found it! This is the perfect size tract to build a large home with a huge yard and tons of privacy, hunt those BIG Halifax Co. bucks, or a great place to ride ATVs or dirt bikes! This tract has over 640 feet of road frontage on Horseshoe Trail with a culvert and road installed on the NW corner just off Horseshoe Trail. The property was planted in row pines in 2011 so it could be thinned or harvested within the next 2-8 years - providing a return on your investment. Speak with a local forester to have the pines thinned and allow space for trails, food plots, or even a building site. The amount of deer sign will surely get your mind racing and heart pounding, as you think about sitting in your deer stand on a brisk fall morning, anticipating the sound of a stick breaking or buck grunting! Contact Jacob Oliver @ 804-380-6224!**

Agent Only
 Comments: **To show call or text listing agent. DO NOT EMAIL. All buyers must be accompanied by their agent to tour the property. According to the seller it is 2 parcels included in sale: 27024, 27021 to total 48 acres. Tax maps**

indicate just the 27024 parcel totaling 48 acres. Soil work is included in supplements. If you submit an offer please allow minimum 48-hr response time due to sellers schedule.

Mortgage Information Disclaimer: Any mortgage information contained herein is provided for informational purposes only and is not to be relied upon. The Agent/Brokerage supplying this information is not a mortgage lender. Please contact the lender directly to learn more about its mortgage products and eligibility for such products.

HOA/Condo: No		Fee Information		Membership Req'd: No	
Fee:				Fee Period:	
Mgmt Firm:				Mgmt Phone:	
Fee Desc:				Fee Includes:	
Owner Information					
Owner: Marean Michael Edward; Marean Angel V		Owner Phone:			
Owned By: Individuals		Owner/Agent: No			
		Agt Related to Seller: No			
Possession: At Closing		Contingency:			
		Contingency Type:			
Agent/Office Information					
List Office:	MOP Land and Farms Realty - (MOPV01)	844-480-5263	List Date:	09/28/2022	
List Agent:	Jacob Oliver - (78592)	804-380-6224	Pend Date:		
Co-List Office:			Expire Date:	03/28/2023	
Co-List Agent:			DOM:		
LA Email:	joliver@mossyoakproperties.com		Limited Rep:	No	
Type:	Exclusive Right				
Compensation Information					
Buy Firm Comp Type:	Percent	Buy Firm Comp Amt	3.00	Dual/Var Y/N:	No
Struct Comp Descr:					
Comp Rmrks:					
Bonus:	No				
Compensation references in this field must not conflict with the unconditional offer of cooperation and compensation required for MLS listing submission.					
Showing Instructions					
Showing Instr 1:	Appt. Required	Lockbox Type:	Supra Serial LB #:		
Showing Instr 2:	No LB Call Agent		Sentri Serial LB #:		
Addl Show Instr:	Call/text agent to show. Must have permission.				

[If you believe there is a violation on this listing, click here to report the problem.](#)

2226519
All Information Deemed Reliable but not Guaranteed.
Jacob Oliver MOP Land and Farms Realty 804-380-6224

09/27/2022
3:15:42 PM