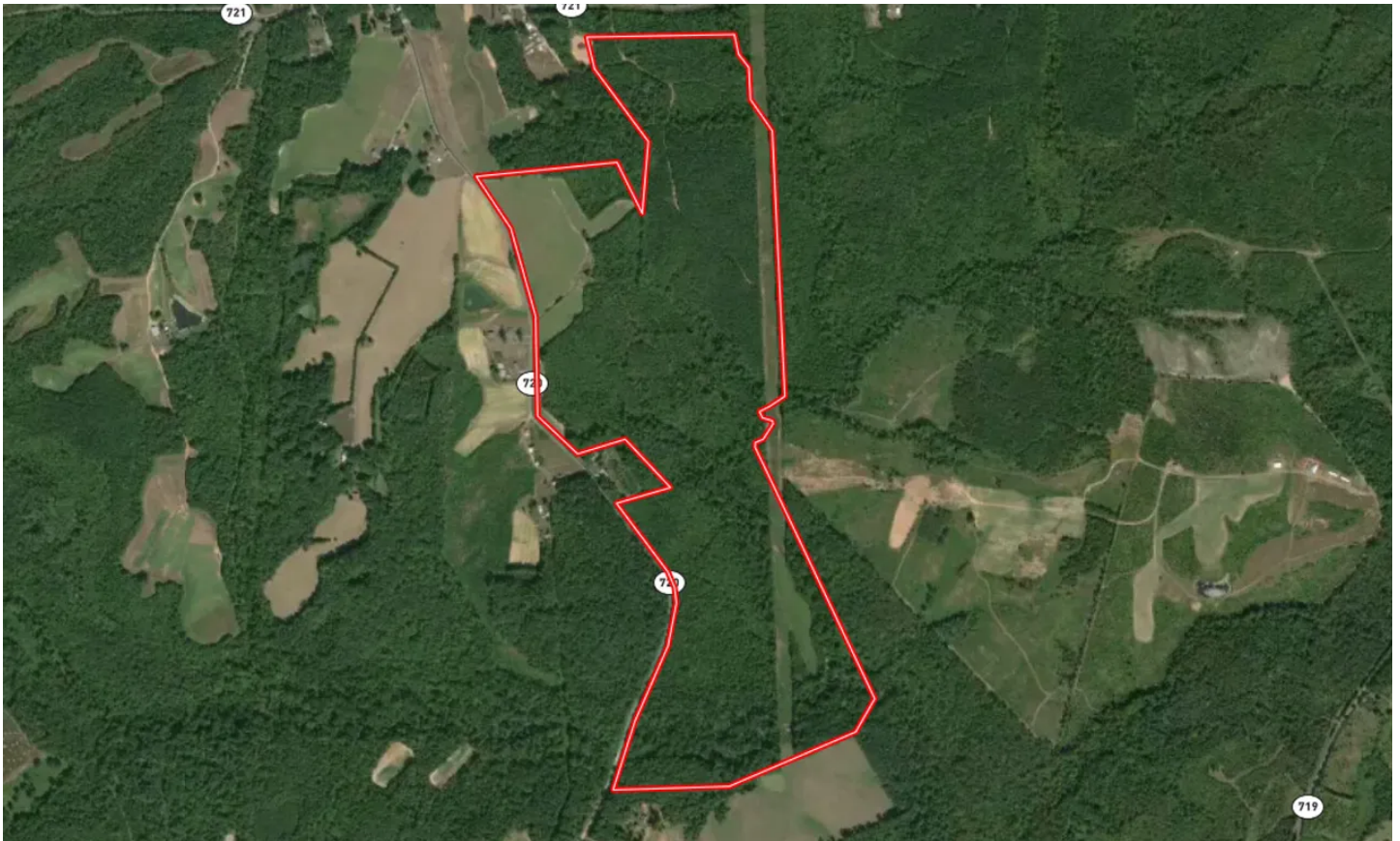


**153.44 acres of Recreational, Hunting, and Agricultural
Land in Halifax County, VA!
off of Green Level Road
Scottsburg, VA 24589**

\$449,000
153.440± Acres
Halifax County



153.44 acres of Recreational, Hunting, and Agricultural Land in Halifax County, VA!
Scottsburg, VA / Halifax County

SUMMARY

Address

off of Green Level Road

City, State Zip

Scottsburg, VA 24589

County

Halifax County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Horse Property, Timberland, Business Opportunity

Latitude / Longitude

36.7936 / -78.7268

Acreage

153.440

Price

\$449,000

Property Website

<https://www.mossyoakproperties.com/property/153-44-acres-of-recreational-hunting-and-agricultural-land-in-halifax-county-va-halifax-virginia/76423/>



153.44 acres of Recreational, Hunting, and Agricultural Land in Halifax County, VA! Scottsburg, VA / Halifax County

PROPERTY DESCRIPTION

For immediate assistance with this listing call John Perez at [434-442-6075](tel:434-442-6075).

Here's a great opportunity to own 153 acres of land with two year-round creeks for recreational, hunting, or agricultural use! Call John Perez at [434-442-6075](tel:434-442-6075) to schedule a showing today!

Nestled in the heart of Halifax County this beautiful parcel awaits its new owner! This property has lots of potential whether it be for recreational, timber, livestock, agricultural use or as a long-term investment. Are you looking for a property that can be managed for wildlife? This parcel has a lot to offer including deer, turkey, doves and even bears. A power line runs along the eastern side of the property and the cleared areas they offer are great locations for food plots or long-range shooting. Two year-round creeks, Ashcake Creek and Difficult Creek, provide a great source of water for wildlife. Much of the property was recently harvested and the cleared areas provide a blank slate for someone looking to create their own wildlife paradise. The property has rolling topography, and the wooded draws contain mast-bearing trees that wildlife love.

The property has been placed in a conservation easement ensuring that the resources and open space is protected. The easement allows for many different land uses such as agriculture (including livestock production), equine activities and Forestry. Additionally, two homes and outbuildings can be built on the land, giving you a perfect opportunity to enjoy this beautiful property. This property is located minutes from South Boston and Clarksville, home to John H. Kerr Dam & Reservoir, "also known as Buggs Island Lake, is a 50,000-acre lake extending 39 miles up the Roanoke River along 800 miles of wooded, cove-studded shoreline in Virginia and North Carolina. Visitors enjoy fishing, camping, swimming, boating or just relaxing and enjoying the scenic beauty. There are 30 recreation areas around Kerr Reservoir: campsites, swim beaches, picnic areas, hiking, nature trails, marinas all available for public use. There are 26 wildlife management areas on Kerr, totaling over 10,000 acres. In addition to flood control and hydroelectric power, other benefits include fish and wildlife conservation, recreation, forest management, and water supply."

An additional 32-acre parcel with well and septic is also available. Please contact the listing agent for more details.

Seller is willing to consider seller financing with the right offer.

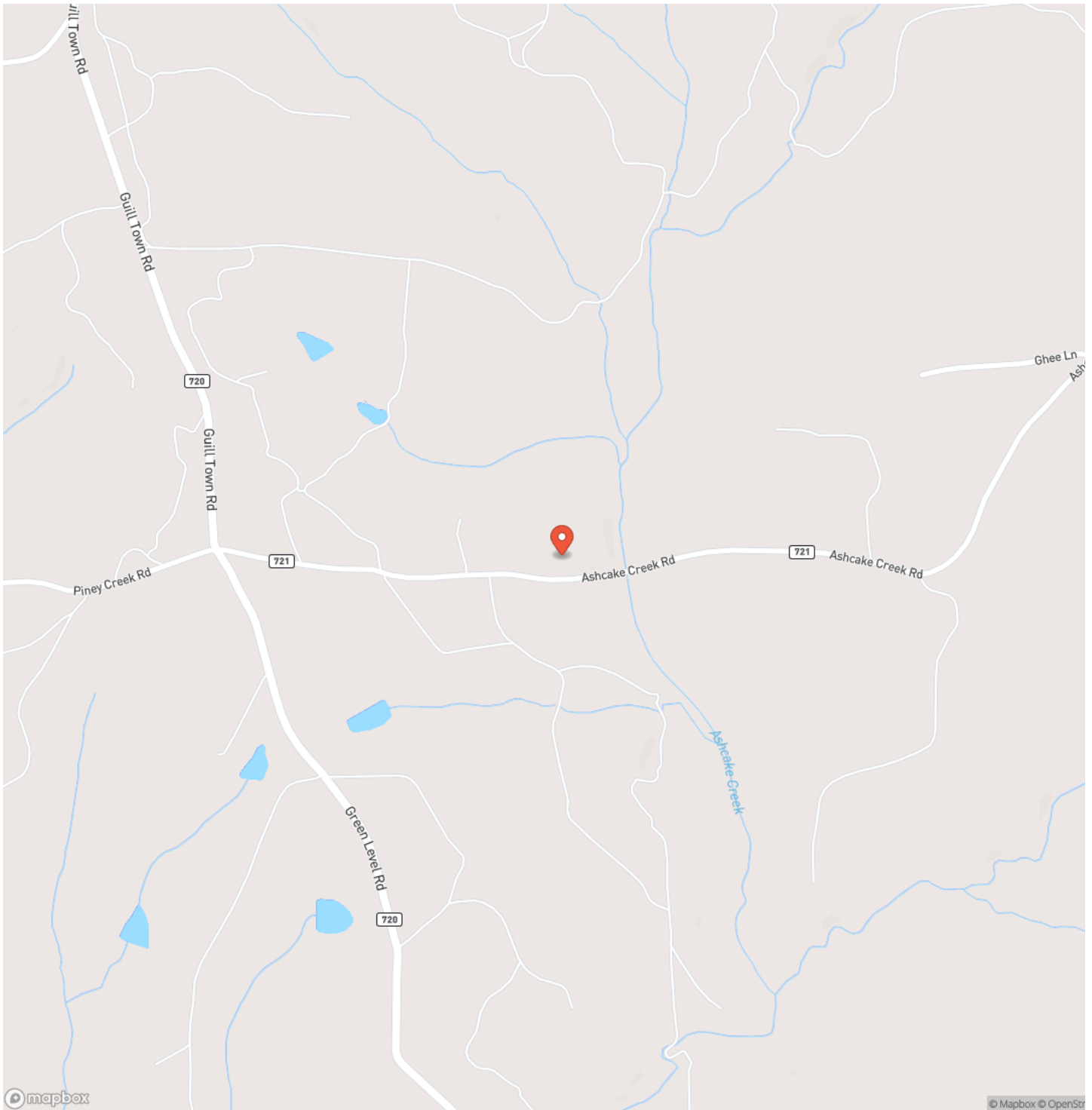
For more information on this and other land for sale in Halifax County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit www.landandfarmsrealty.com.

153.44 acres of Recreational, Hunting, and Agricultural Land in Halifax County, VA!
Scottsburg, VA / Halifax County



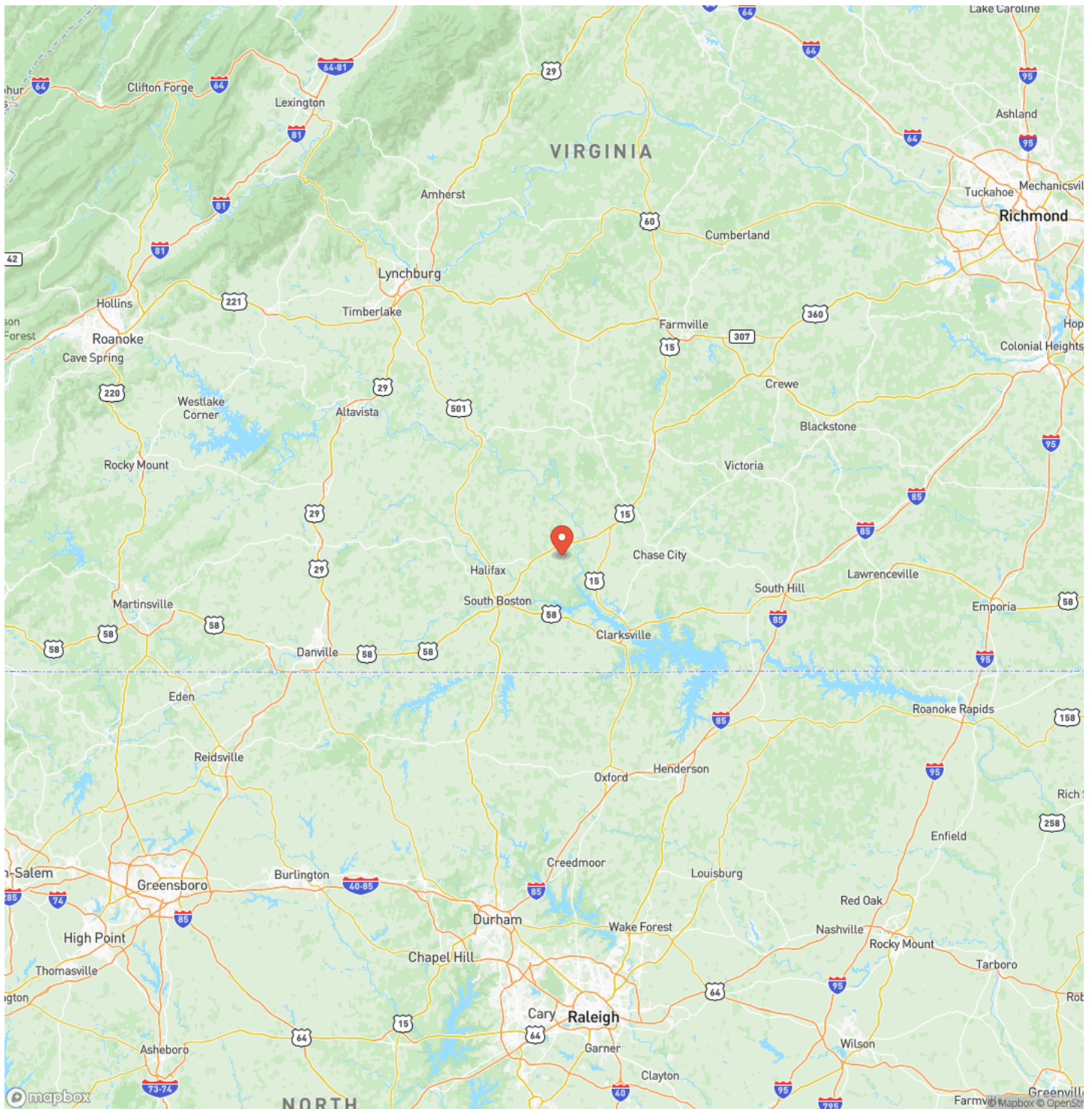
153.44 acres of Recreational, Hunting, and Agricultural Land in Halifax County, VA!
Scottsburg, VA / Halifax County

Locator Map



153.44 acres of Recreational, Hunting, and Agricultural Land in Halifax County, VA!
Scottsburg, VA / Halifax County

Locator Map



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Scottsburg, VA / Halifax County

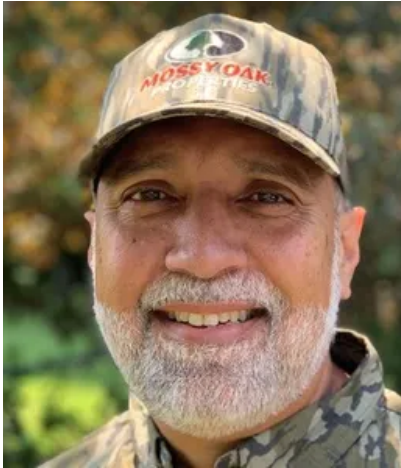
Satellite Map



153.44 acres of Recreational, Hunting, and Agricultural Land in Halifax County, VA!
Scottsburg, VA / Halifax County

LISTING REPRESENTATIVE

For more information contact:



Representative

John Perez

Mobile

(252) 325-4766

Office

(844) 480-5263

Email

jperrez@mossyoakproperties.com

Address

101 Budleigh Street unit F

City / State / Zip

Manteo, NC 27954

NOTES

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DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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