

**9.36 acres of residential and recreational land for sale
in Mecklenburg County, VA!**
1031 Rock Church Road
Clarksville, VA 23927

\$112,320
9.360± Acres
Mecklenburg County



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Clarksville, VA / Mecklenburg County

SUMMARY

Address

1031 Rock Church Road

City, State Zip

Clarksville, VA 23927

County

Mecklenburg County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.5563 / -78.4443

Acreage

9.360

Price

\$112,320

Property Website

<https://www.mossyoakproperties.com/property/9-36-acres-of-residential-and-recreational-land-for-sale-in-mecklenburg-county-va-mecklenburg-virginia/114655/>



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PROPERTY DESCRIPTION

Enjoy beautiful hardwoods just minutes from Kerr Lake and historic downtown Clarksville, offering the perfect setting for your dream home, vacation retreat, or future investment. With two adjoining parcels, an existing well and septic, abundant wildlife, and opportunities for boating, fishing, and outdoor recreation nearby, this property is ready for you to enjoy the very best of Southern Virginia lake living.

Discover the perfect blend of privacy, recreation, and small-town charm with this beautiful property. Comprised of two adjoining parcels (4.72 acres and 4.64 acres), this property gives you the flexibility to create a spacious private homestead or build two separate homes.

The land is heavily wooded with mature hardwoods, providing a peaceful setting and abundant wildlife. An older mobile home is located on the property and is being assigned no value. Removing it gives you a clean slate to build your dream home or vacation retreat. Even better, the property already features an existing well, septic system, double carport, and storage shed, giving you a valuable head start on your future plans.

If you love the outdoors, you'll feel right at home here! Located just moments from Kerr Lake (also known as Buggs Island), you'll have easy access to one of the Southeast's premier outdoor destinations. Spanning approximately 50,000 acres with more than 800 miles of scenic shoreline, Kerr Lake is renowned for boating, bass fishing, crappie fishing, catfishing, kayaking, paddleboarding, swimming, camping, and year-round recreation. Multiple public boat ramps, parks, and Wildlife Management Areas are all located nearby, making this an outstanding location for anglers, hunters, and anyone who enjoys the outdoors.

You'll also appreciate being just minutes from historic downtown Clarksville, Virginia's only lakeside town. Enjoy waterfront restaurants, locally owned shops, boutique stores, coffee shops, seasonal festivals, live music, and a welcoming small-town atmosphere. Whether you're spending the day on the lake or relaxing with family and friends downtown, you'll quickly understand why so many people love calling this area home.

Conveniently located just across the North Carolina line, this property offers easy access to the best of both Virginia and North Carolina.

Whether you're searching for the perfect homesite, a weekend getaway, or an investment opportunity, this property is ready for your vision.

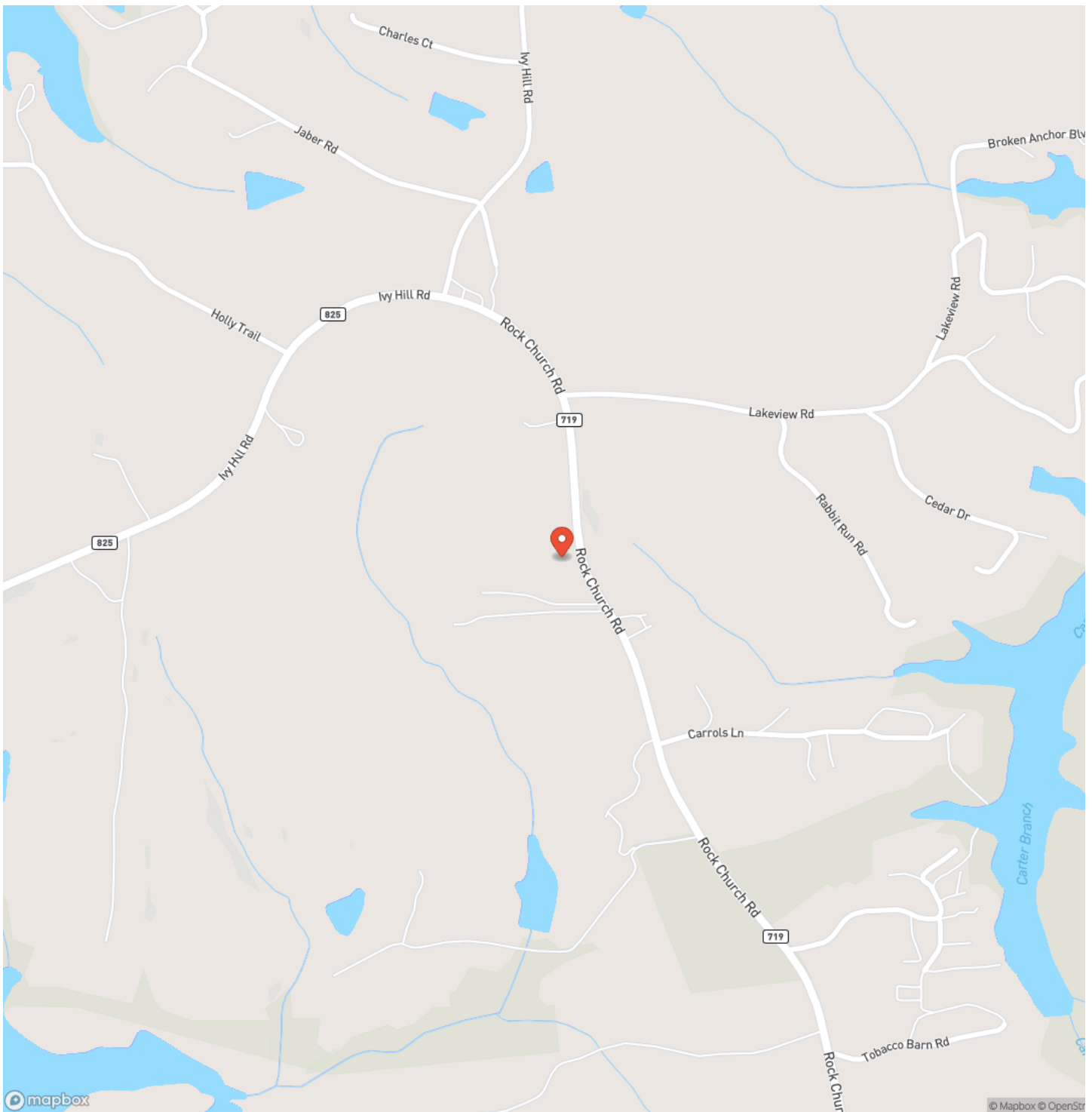
For more information on this and other land for sale in Mecklenburg County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit landandfarmsrealty.com.

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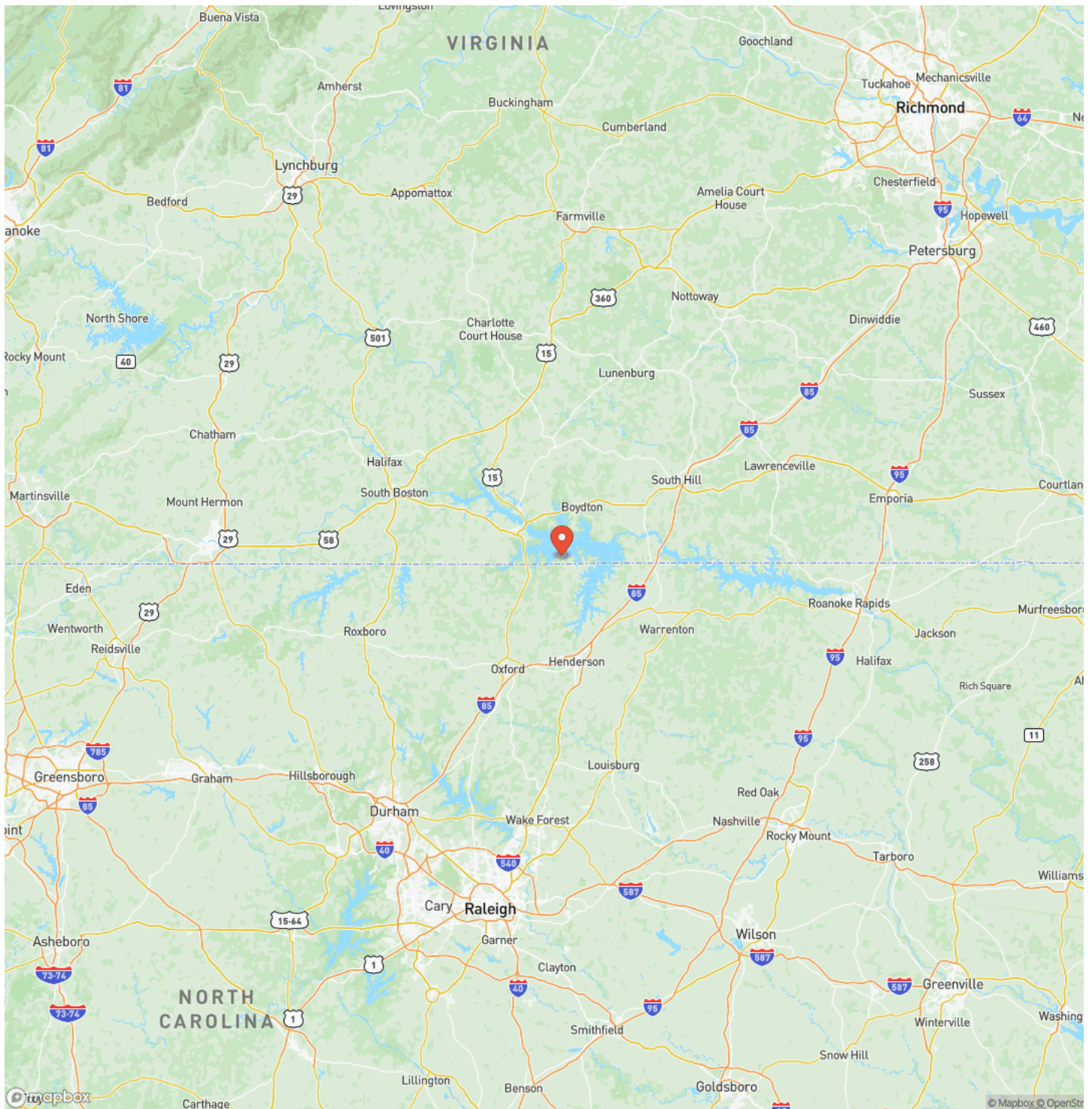
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Locator Map



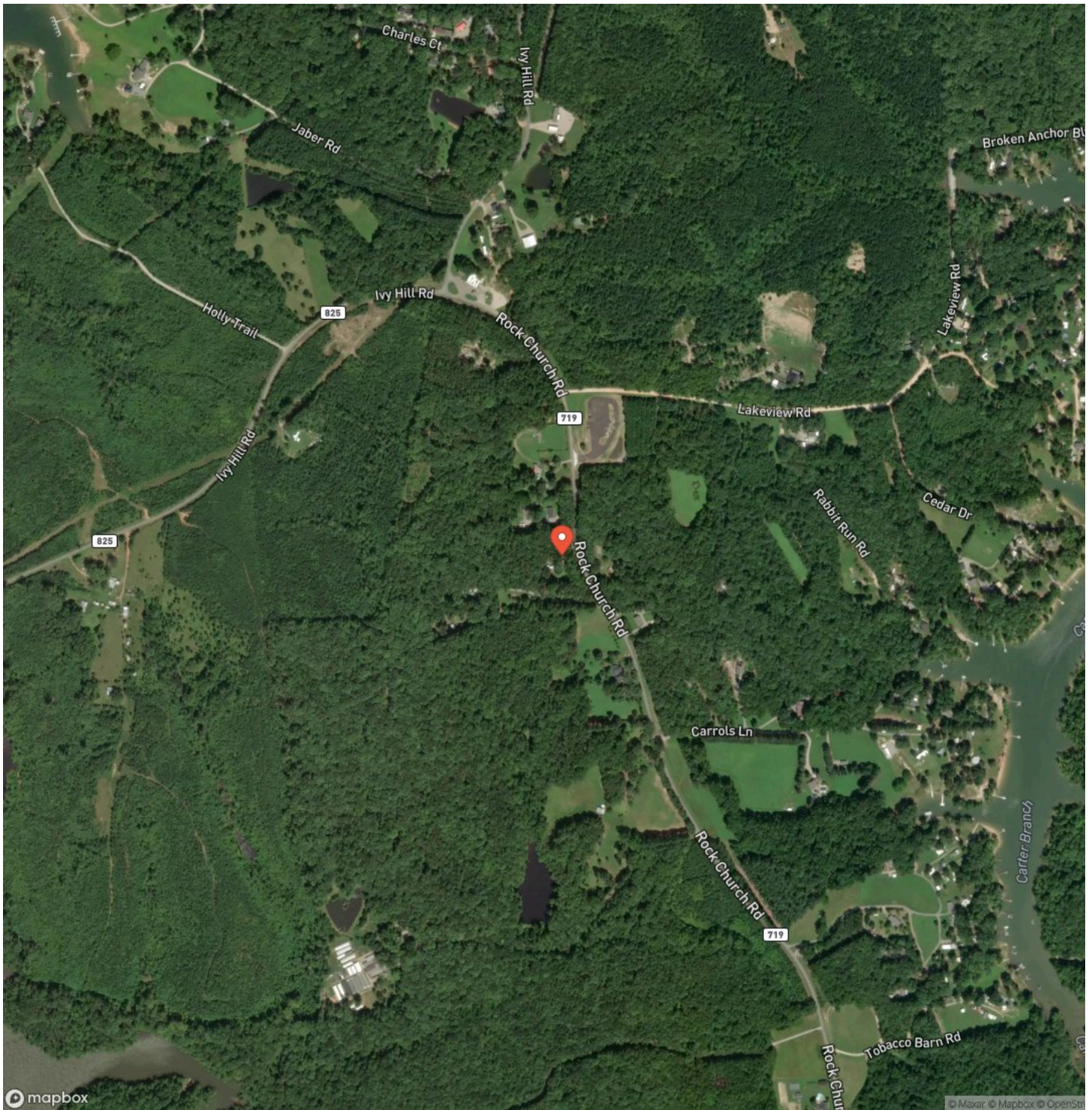
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

John Perez

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City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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

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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