2.54± Acres of Waterfront Residential and Recreational Property in Mecklenburg County, VA!
Off of Lewis Mill Road
Clarksville, VA 23927

$247,000
2.540± Acres
Mecklenburg County

MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Off of Lewis Mill Road

City, State Zip
Clarksville, VA 23927

County
Mecklenburg County

Type
Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude
36.5648 / -78.5638

Acreage
2.540

Price
$247,000

Property Website
https://www.mossyoakproperties.com/property/2-54-acres-of-waterfront-residential-and-recreational-property-in-mecklenburg-county-va-mecklenburg-virginia/115730/

PROPERTY DESCRIPTION

A remarkable opportunity to own a secluded property on Kerr lake with an existing buoy permit, and outstanding dock potential-all in an area with very little surrounding development. Bordering a historic Plantation and professionally managed wildlife habitat, it offers a peaceful setting where abundant wildlife, excellent fishing, and the opportunity to build your dream lake home come together in one remarkable property.

Escape to the peaceful shores of Kerr Lake with this exceptional waterfront access property in Clarksville, Virginia. Known locally as Buggs Island, Kerr Lake encompasses more than 50,000 acres of water, over 800 miles of scenic shoreline, and approximately 55,000 acres of adjoining U.S. Army Corps of Engineers land, creating one of the premier outdoor recreation destinations in the Mid-Atlantic.

Located just minutes from Clarksville, Virginia's only incorporated town situated directly on a lake, this property offers the perfect balance of privacy and convenience. Enjoy local restaurants, boutique shopping, community events, and a relaxed lakeside lifestyle while remaining within easy driving distance of Richmond, Norfolk, Raleigh-Durham, and Washington, D.C.

This property is a rare opportunity to own a secluded homesite with lake access, outstanding dock potential, and abundant wildlife in an area where waterfront properties with minimal development are becoming increasingly difficult to find.

Access to the lake is provided across U.S. Army Corps of Engineers land, preserving the natural shoreline while offering the opportunity to enjoy one of Virginia's finest recreational lakes. A permit for a private lake buoy is already in place, and the property's shoreline characteristics make it an excellent candidate for constructing a private dock. Imagine walking from your future home directly to your dock, launching your boat, and spending the day fishing, cruising, swimming, or simply enjoying the peaceful waters of Kerr Lake.

One of the property's greatest features is its remarkable sense of privacy. Tucked away at the end of a quiet gravel road, the setting offers very little traffic and few neighboring homes. The property borders the historic Cedar Grove Plantation, now operated as a professionally managed private quail hunting preserve. This neighboring property provides an exceptional wildlife habitat, and it is common to see whitetail deer, wild turkey, quail, and countless other native wildlife throughout the area.

Kerr Lake is widely recognized as one of the Southeast's premier freshwater fisheries, offering exceptional opportunities to catch largemouth bass, striped bass, crappie, catfish, and many other species. Whether your passion is fishing, boating, kayaking, paddleboarding, or simply relaxing on the water, this property provides direct access to an outstanding recreational resource.

The property will be conveyed with minimal restrictive covenants, allowing for the construction of either a stick-built or modular home, giving buyers flexibility to create their ideal primary residence, vacation home, or retirement retreat.

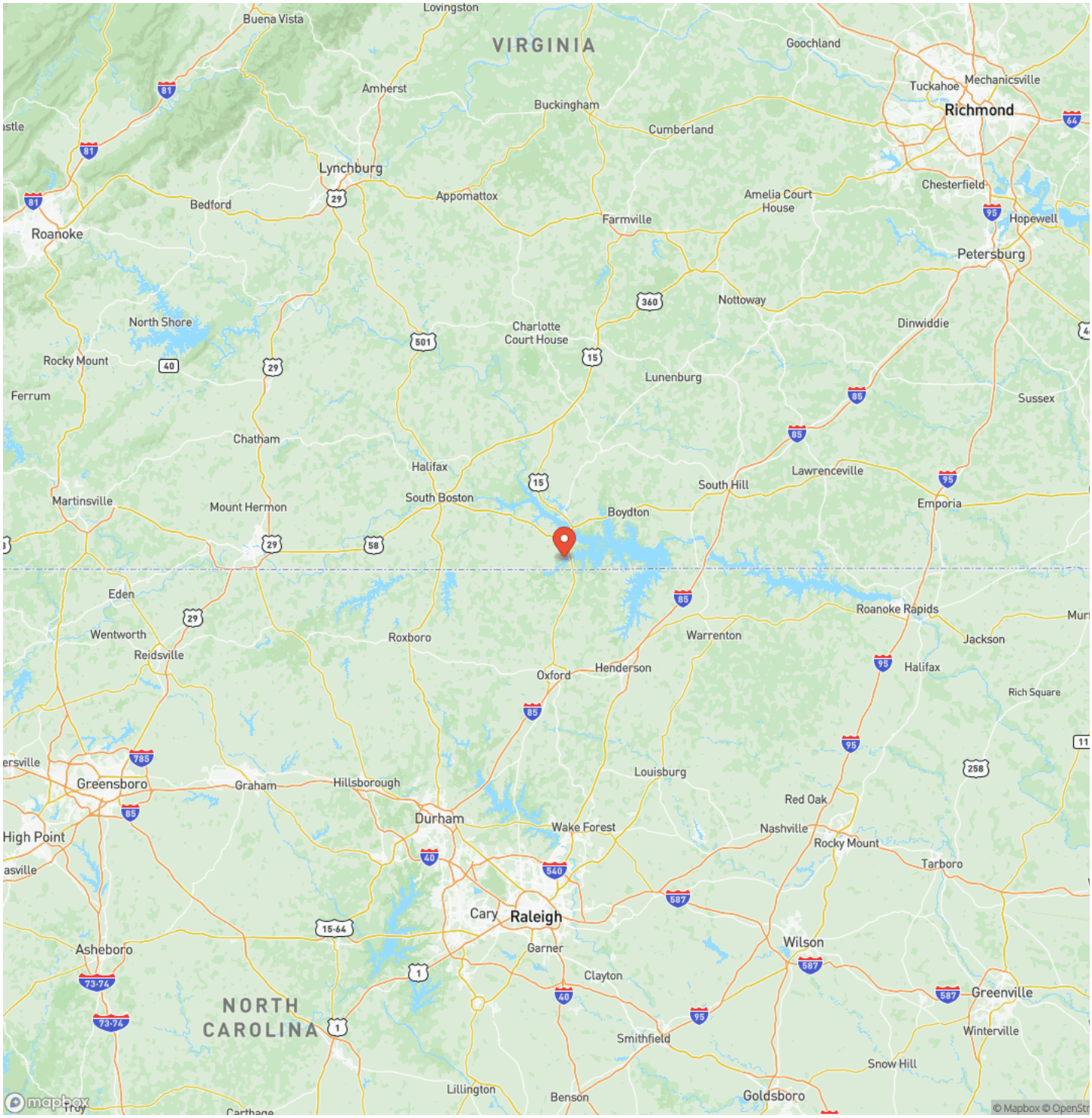
Owners share a road maintenance agreement that provides deeded access to the property while helping preserve the quiet, private atmosphere that makes this location so special.

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

Locator Map

Buchs Haven Dr
Buchs Haven Dr
Lewis Mill Rd
724
Grassy Creek
Grassy Creek
Cedar Grove
mapbox
© Mapbox © OpenStr

Locator Map



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Satellite Map

LISTING REPRESENTATIVE

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NOTES

NOTES

MOSSY OAK PROPERTIES
LAND AND FARMS REALTY
America's Land Specialist

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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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