

**58.75 acres of Timberland For Sale in Buckingham  
County, VA**  
Off Virginia Mill Rd  
Arvonion, VA 23004

**\$315,000**  
58.750± Acres  
Buckingham County





## 58.75 acres of Timberland For Sale in Buckingham County, VA Arvonias, VA / Buckingham County

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### **SUMMARY**

#### **Address**

Off Virginia Mill Rd

#### **City, State Zip**

Arvonias, VA 23004

#### **County**

Buckingham County

#### **Type**

Hunting Land, Farms, Recreational Land, Undeveloped Land

#### **Latitude / Longitude**

37.69042 / -78.36877

#### **Acreage**

58.750

#### **Price**

\$315,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/58-75-acres-of-timberland-for-sale-in-buckingham-county-va-buckingham-virginia/78288/>



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### **PROPERTY DESCRIPTION**

For immediate assistance with this listing call John Perez at [252-325-4766](tel:252-325-4766).

**Primarily approximately 20 year old planted Loblolly Pine - Hardwood Streamside Mangement Zone (SMZs) - Small Stream winding through property - Road Frontage on 2 sides of property - Conveniently located between Charlottesville and Richmond. Call John Perez at [252-325-4766](tel:252-325-4766) to schedule a showing today!**

This 58-acre property is primarily comprised of approximately 20-year-old planted loblolly pine with hardwood SMZs. This property offers you the chance to build your next home, have a weekend getaway or an investment property. A small creek winds through the middle of the property and road frontage on 2 sides offers plenty of options for access with established access off the quiet dead-end of Virginia Mill Rd. This tract is conveniently located close to Charlottesville, Farmville and Richmond making for an easy commute to work while enjoying the quiet country life at home. The pines on this property also provide plenty of shelter for wildlife and the creek provides a valuable water source making for a great hunting property as well. For the watersports lovers just 5 miles away is the New Canton Boat Ramp on the James River.

Arvonias, VA, is a small, unincorporated community in Buckingham County, Virginia. It is known for its historical connection to the slate industry, as Arvonias slate has been widely used in construction across the U.S. Buckingham County, Virginia, is a rural county located in the central part of the state. It was founded in 1761 and is known for its rich history, scenic countryside, and strong agricultural roots. The county seat is Buckingham, and the James River forms its northern border. Buckingham is filled with history, natural beauty, and small-town charm with a population of about 17,000. Agriculture, forestry, and mining comprise the majority of the economy.

Links of interest:

-Horsepen Lake | Virginia DWR

-Appomattox-Buckingham State Forest : Virginia Department of Forestry

Nearby:

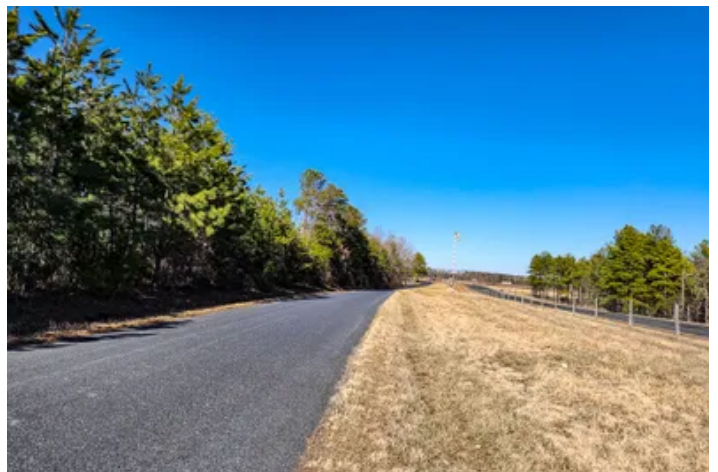
TBD Virginia Mill RdCharlottesville 33 mi/45 mins•Farmville 33 mi/45 mins•Richmond 64 mi/1 hr 15 mins•Zion Crossroads 28 mi/38 mins

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

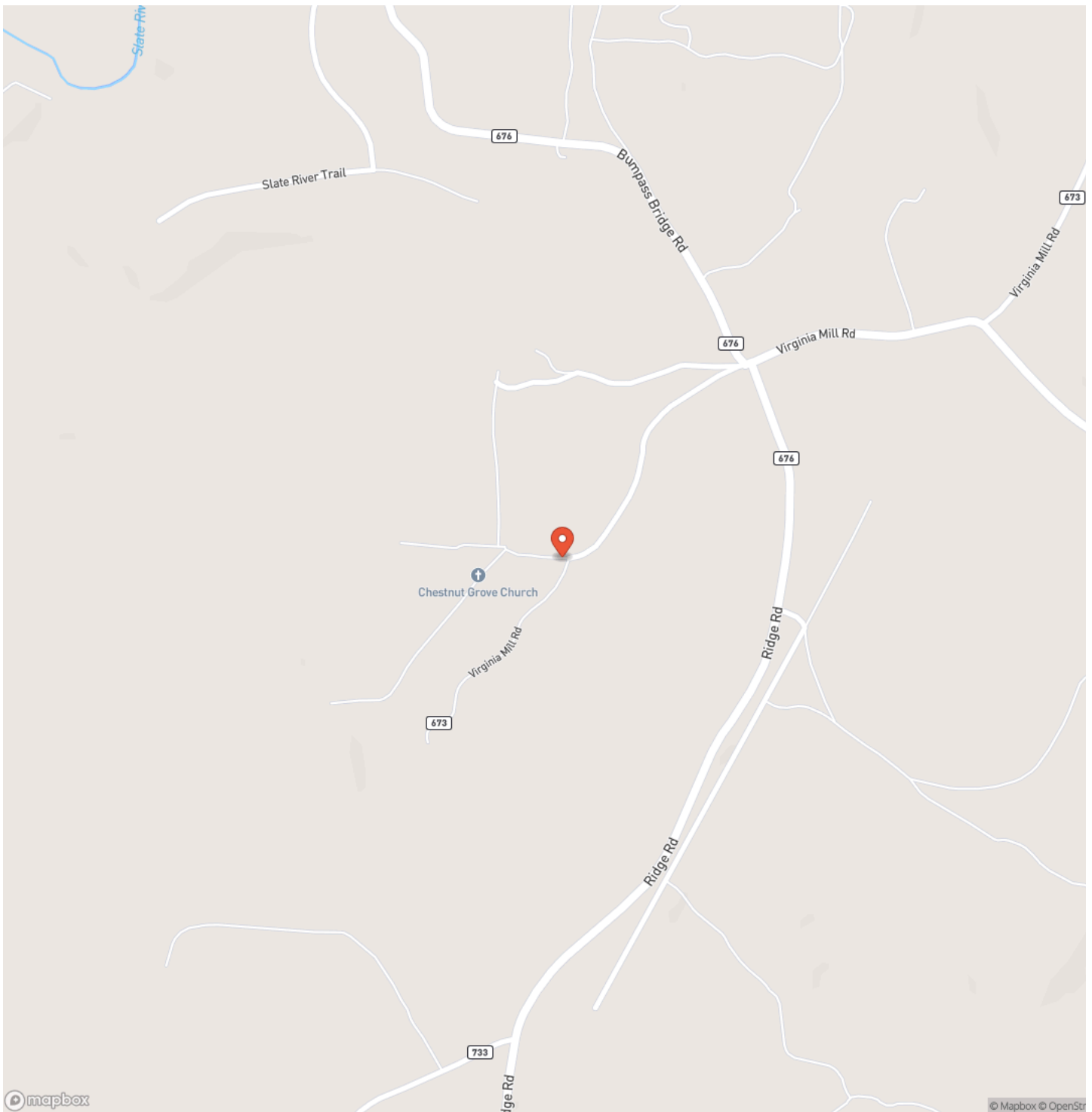


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## Locator Map

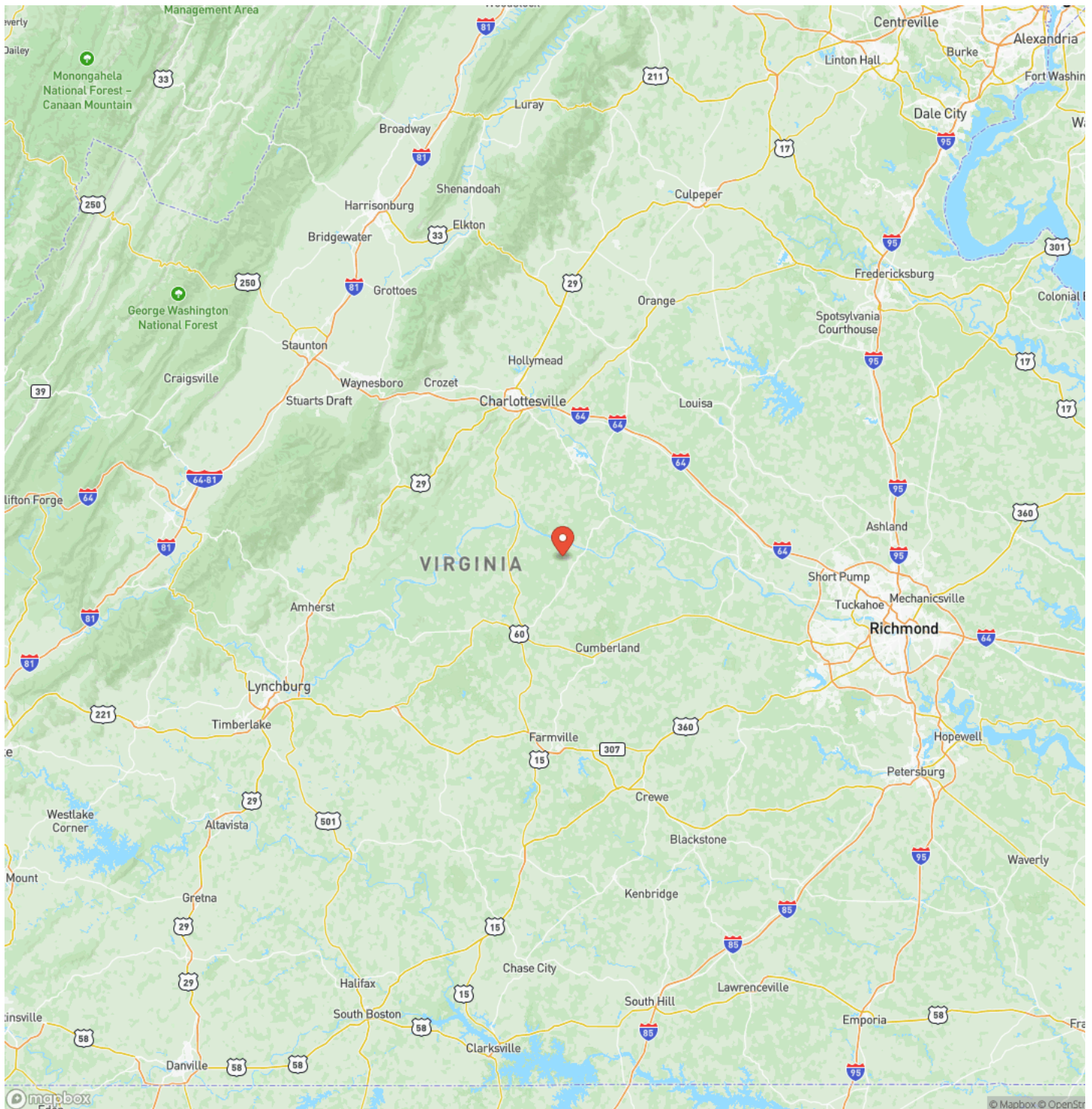




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**Arvonnia, VA / Buckingham County**

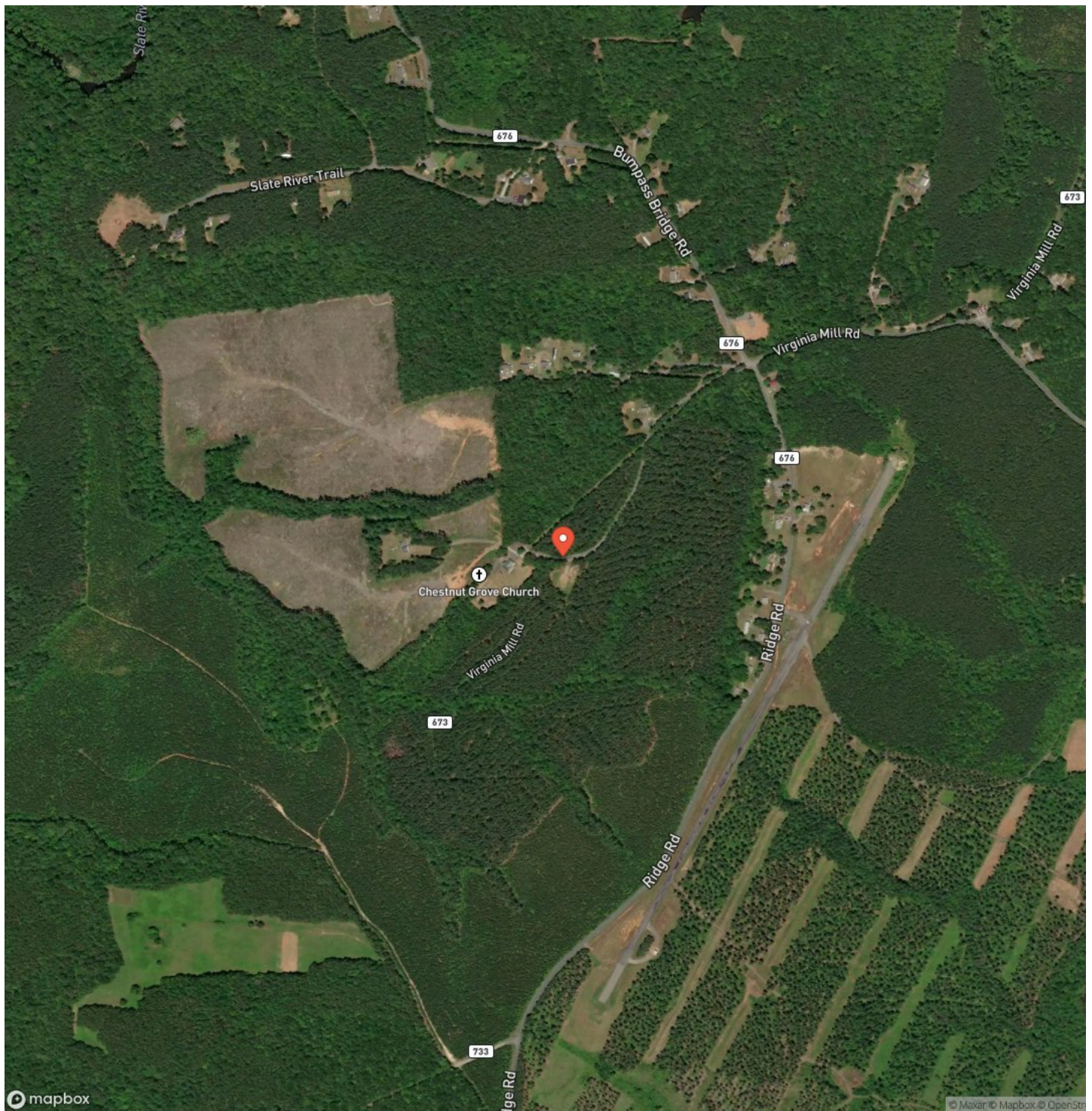
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## Locator Map





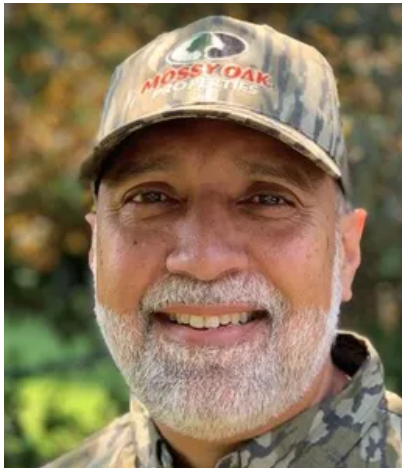
## Satellite Map



## 58.75 acres of Timberland For Sale in Buckingham County, VA Arvonion, VA / Buckingham 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

## NOTES

This image shows a blank 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.



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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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