

**UNDER CONTRACT!! 9.21 acres of residential and recreational land in Appomattox County, VA!**  
Off Lemon Ridge Lane  
Appomattox, VA 24522

**\$60,786**  
**9.210± Acres**  
**Appomattox County**



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Appomattox, VA / Appomattox County**

**SUMMARY**

**Address**

Off Lemon Ridge Lane

**City, State Zip**

Appomattox, VA 24522

**County**

Appomattox County

**Type**

Hunting Land, Ranches, Recreational Land, Undeveloped Land, Horse Property

**Latitude / Longitude**

37.4425 / -78.7049

**Acreage**

9.210

**Price**

\$60,786

**Property Website**

<https://www.mossyoakproperties.com/property/under-contract-9-21-acres-of-residential-and-recreational-land-in-appomattox-county-va-appomattox-virginia/94670/>



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**PROPERTY DESCRIPTION**

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

**A Quiet, Wooded Escape: Hardwoods, Privacy & Room to Create Your Ideal Retreat! For more information or to schedule a viewing contact John Perez at [252-325-4766](tel:252-325-4766) .**

Come experience this beautiful property just minutes from Appomattox Court House National Historical Park. If you've been searching for a quiet setting away from the hustle and bustle, this peaceful retreat is one you'll want to see. With excellent road frontage and no restrictions, the land offers endless possibilities. The gentle, usable terrain provides an ideal canvas to build your dream home, establish a mini farm, or create your very own recreational getaway.

Hunters and nature lovers will appreciate the abundant wildlife found here, including thriving populations of deer and bear. Mature oak trees provide excellent mast production, drawing in game throughout the season. Large, wooded neighboring tracts ensure added privacy and plenty of habitat for animals to roam.

Conveniently located 25 minutes from Lynchburg, just over an hour from Charlottesville, and under two hours from Richmond, this property offers the perfect blend of rural tranquility with access to larger cities, shopping, dining, and services.

**Things to Do in Appomattox, VA**

- Appomattox Court House National Historical Park

Walk the historic grounds where the Civil War came to an end—perfect for history enthusiasts and families.

- Holiday Lake State Park

Enjoy boating, swimming, fishing, picnicking, and hiking—an excellent spot for outdoor recreation.

- Appomattox-Buckingham State Forest

More than 19,000 acres of hiking, horseback riding, mountain biking, hunting, and wildlife viewing.

- Local Wineries & Breweries

Visit nearby DeVault Vineyards and other regional wineries and breweries for a relaxing day out.

- Historic Downtown Appomattox

Explore charming shops, antique stores, boutiques, and locally owned restaurants.

- Lynchburg Amenities (25–30 minutes)

Access to shopping, restaurants, Liberty University events, concerts, medical facilities, and more.

For more information on this property or others in the region, contact John Perez at [434-442-6075](tel:434-442-6075) —and let me help you Find Your Favorite Place.

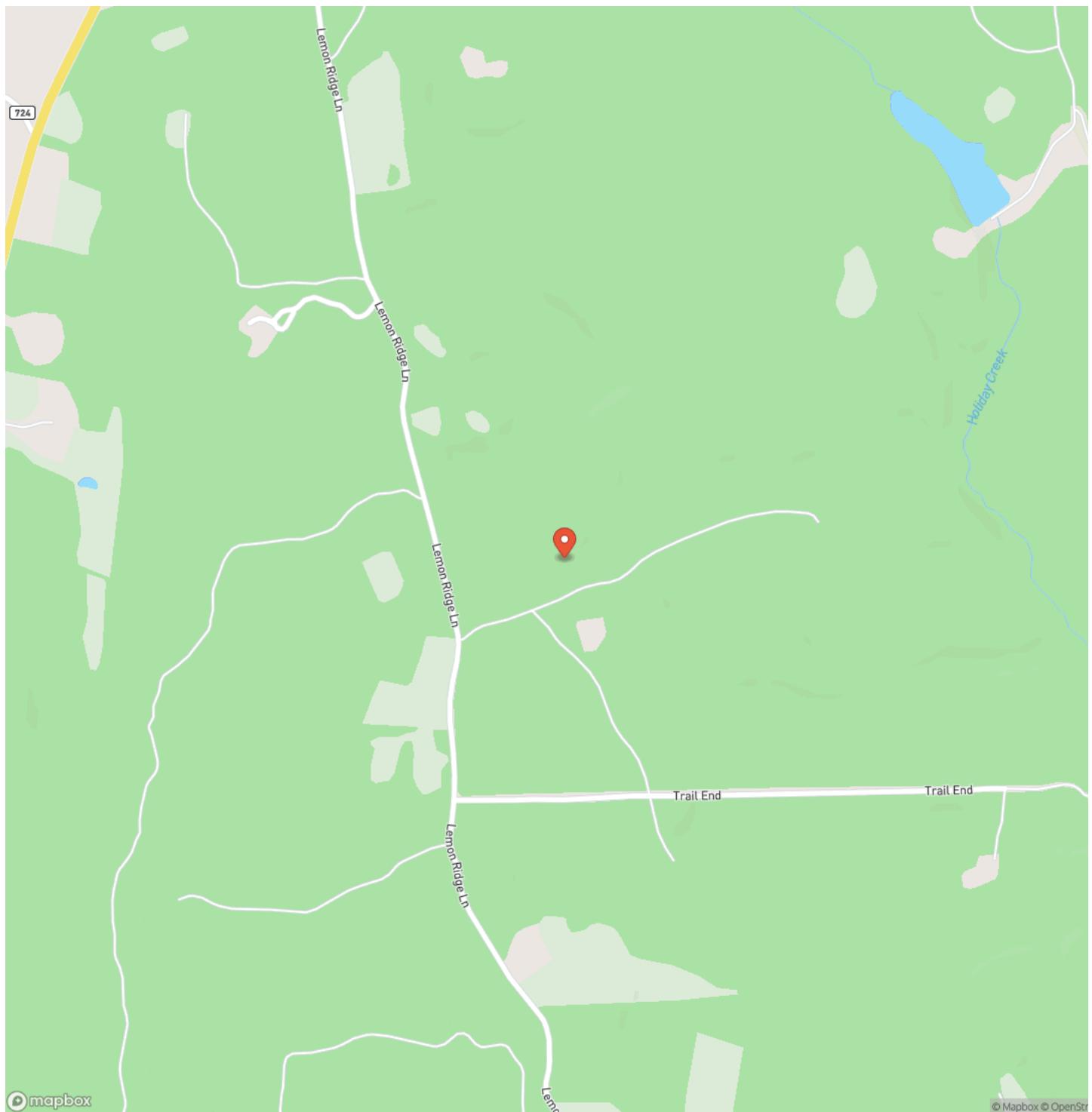
For more information on this and other land for sale in Appomattox County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at [jperez@mossyoakproperties.com](mailto:jperez@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).

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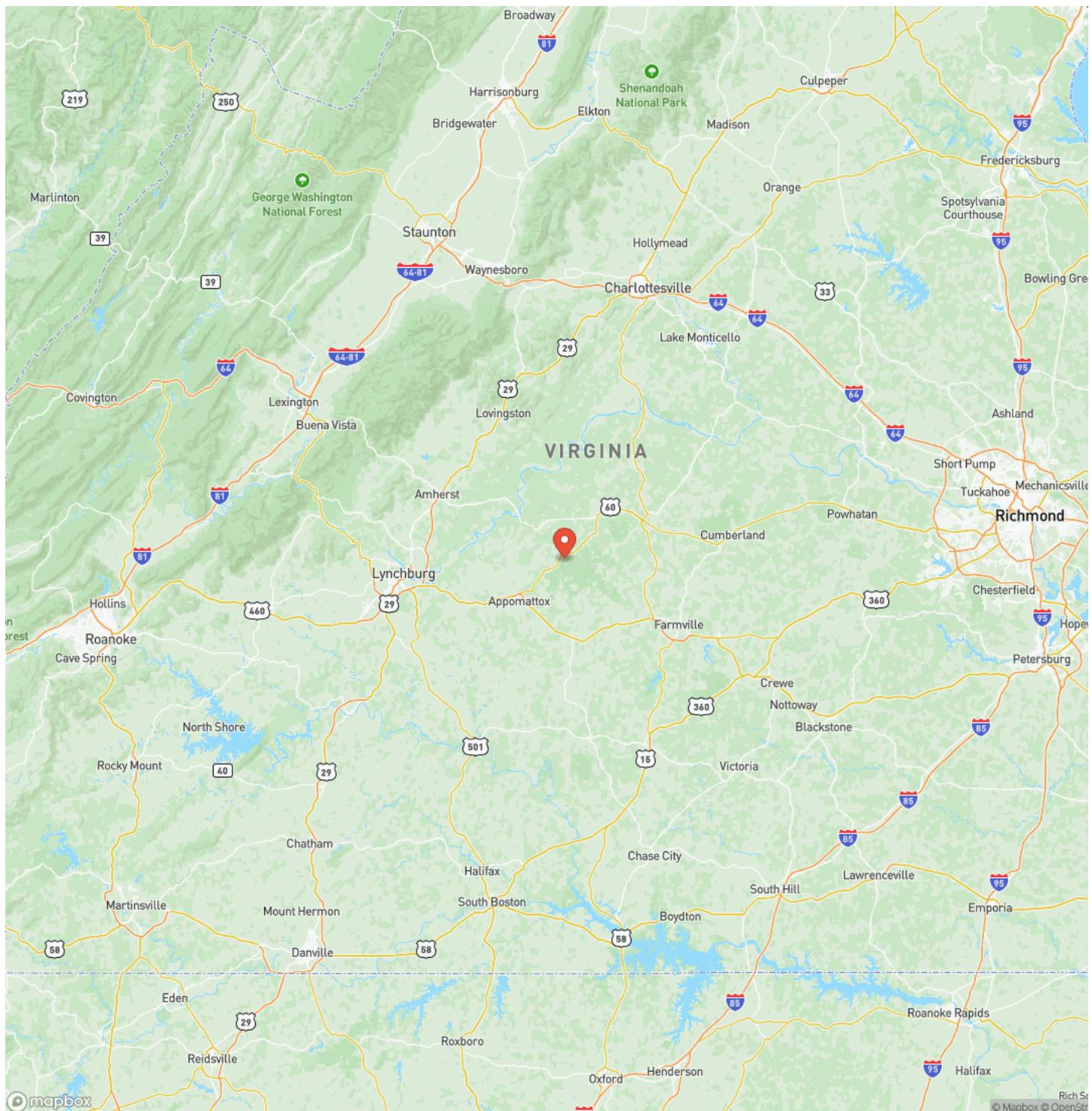
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## Locator Map



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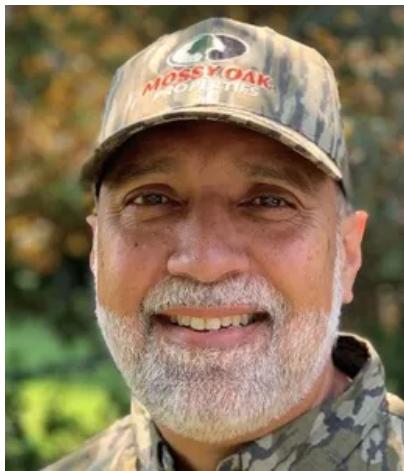
## Satellite Map



**UNDER CONTRACT!! 9.21 acres of residential and recreational land in Appomattox County, VA!  
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## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

John Perez

## Mobile

(252) 325-4766

## Office

(844) 480-5263

## Email

jperez@mossyoakproperties.com

## Address

101 Budleigh Street

**City / State / Zip**

## NOTES



#### **MORE INFO ONLINE:**

[www.landandfarmsrealty.com](http://www.landandfarmsrealty.com)

## NOTES

## **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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