

**UNDER CONTRACT!! 6.41 acres of residential and recreational property in Campbell County, VA!
Off of Walnut Lane
Lynchburg, VA 24504**

\$46,500
6.41± Acres
Lynchburg County



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Lynchburg, VA / Lynchburg County**

SUMMARY

Address

Off of Walnut Lane

City, State Zip

Lynchburg, VA 24504

County

Lynchburg County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

37.4167 / -79.02135

Acreage

6.41

Price

\$46,500

Property Website

<https://www.mossoakproperties.com/property/under-contract-6-41-acres-of-residential-and-recreational-property-in-campbell-county-va-/lynchburg/virginia/98017/>



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Lynchburg, VA / Lynchburg County**

PROPERTY DESCRIPTION

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

This fully wooded property features mature hardwoods, a scenic seasonal creek with unique rock formations, and multiple elevated building sites with road frontage on two sides. With no HOA or restrictions and just minutes from Lynchburg, it offers the perfect blend of privacy, flexibility, and convenient access to outdoor recreation and modern amenities! Call John Perez at [252-325-4766](tel:252-325-4766) to schedule a showing today!

If you're looking for a peaceful place to build your home less than 20 minutes from downtown Lynchburg, VA, this beautiful Campbell County property offers an exceptional opportunity. Fully wooded with mature hardwoods, including beech and a variety of oak trees, the land provides privacy, natural beauty, and a true sense of seclusion. A seasonal creek winds through the center of the property, featuring intriguing rock formations that add character and create a setting rich with history and charm.

The property offers excellent flexibility for building, with road frontage on both Walnut Lane and Hickory Drive. Both ends of the tract are situated at higher elevations, making them ideal homesite locations and allowing you to look down over the wooded interior and creek bed below. Whether you envision a primary residence, a weekend retreat, or a recreational getaway, the layout supports multiple possibilities. Deer tracks and wildlife sign are abundant throughout, making this an excellent property for hunters, nature lovers, or anyone who enjoys being surrounded by the sights and sounds of the outdoors.

There is no HOA and no restrictive covenants, giving you the freedom to use the property as you choose. Manufactured homes are allowed, adding even more flexibility for future plans.

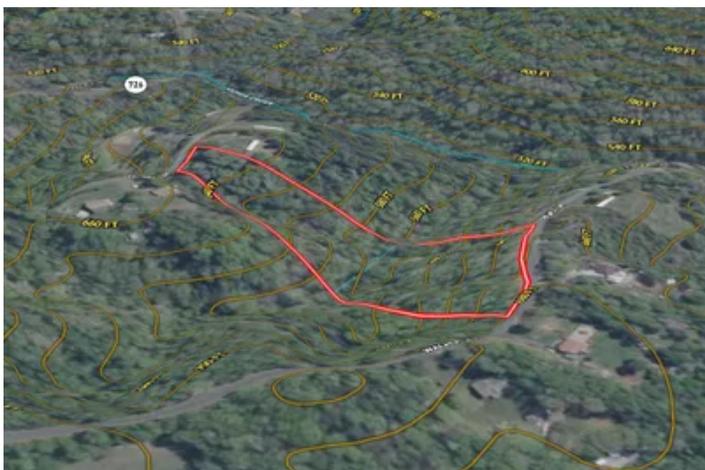
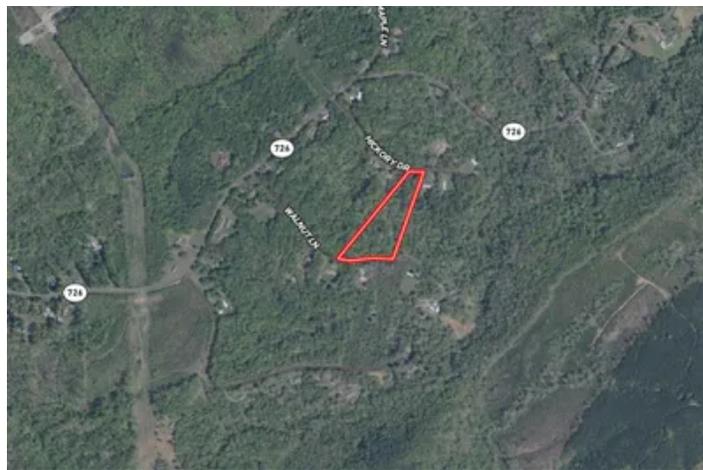
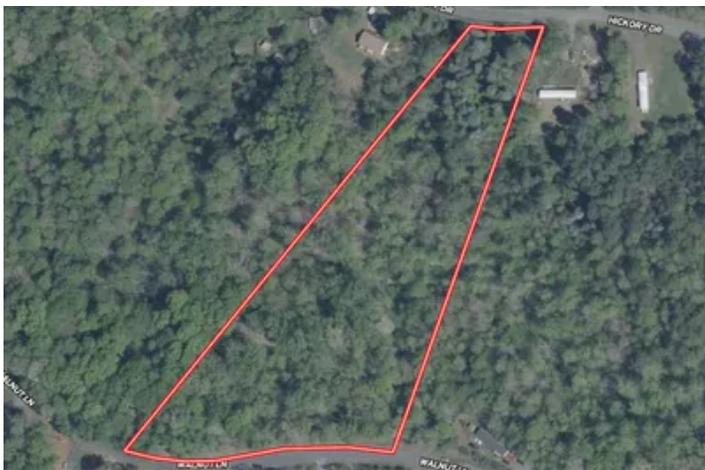
Located in Campbell County, this property offers the perfect balance of rural tranquility and modern convenience. Lynchburg is just a short drive away, providing access to shopping, dining, healthcare, higher education, and cultural attractions. Outdoor recreation abounds nearby, including fishing and paddling on the James River, hiking and biking on Percival's Island and the Blackwater Creek Trail, and exploring historic landmarks such as Thomas Jefferson's Poplar Forest and Appomattox Court House.

This is a rare opportunity to own a private, build-ready property in a desirable location where natural beauty, history, and convenience come together.

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

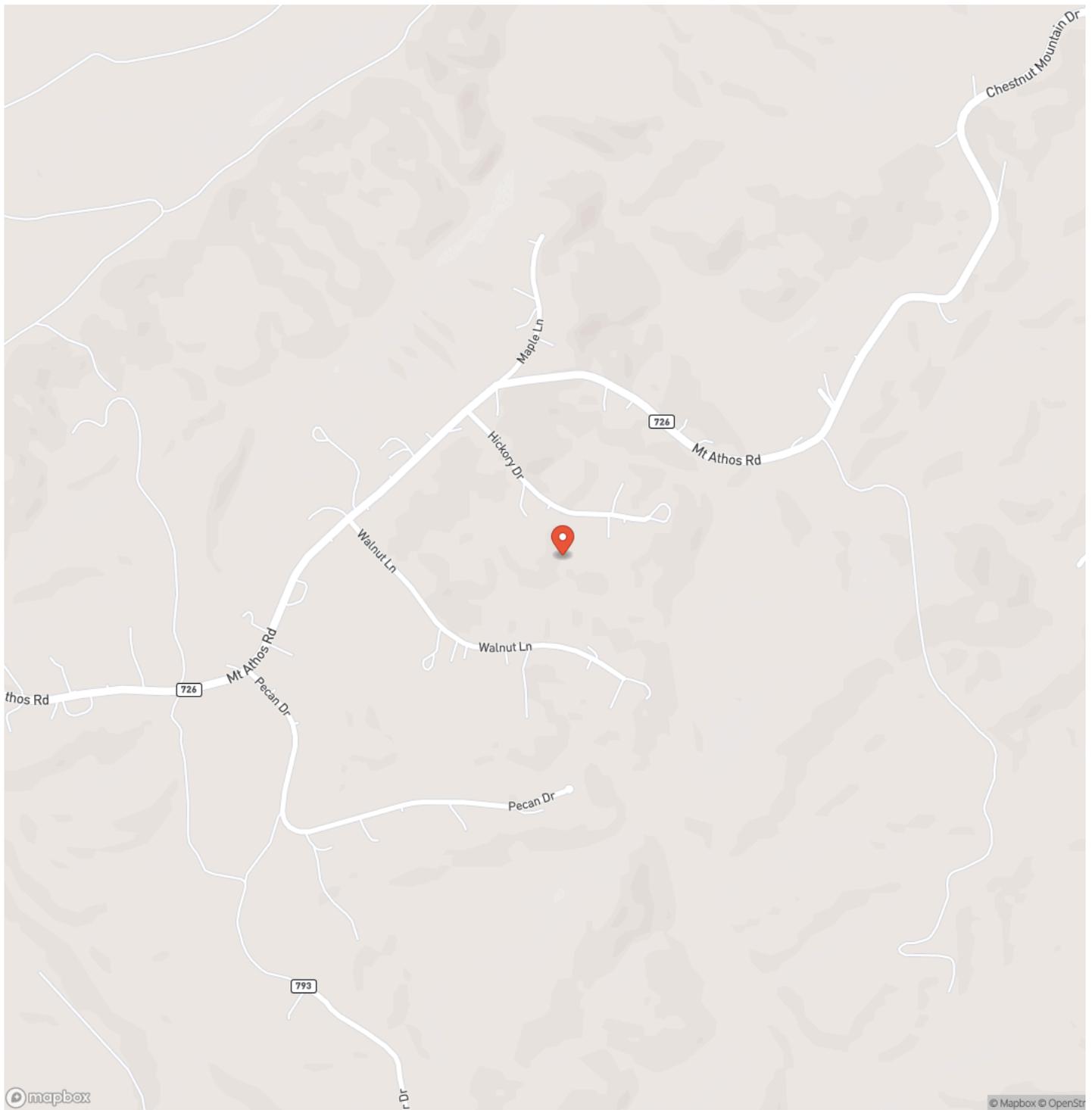


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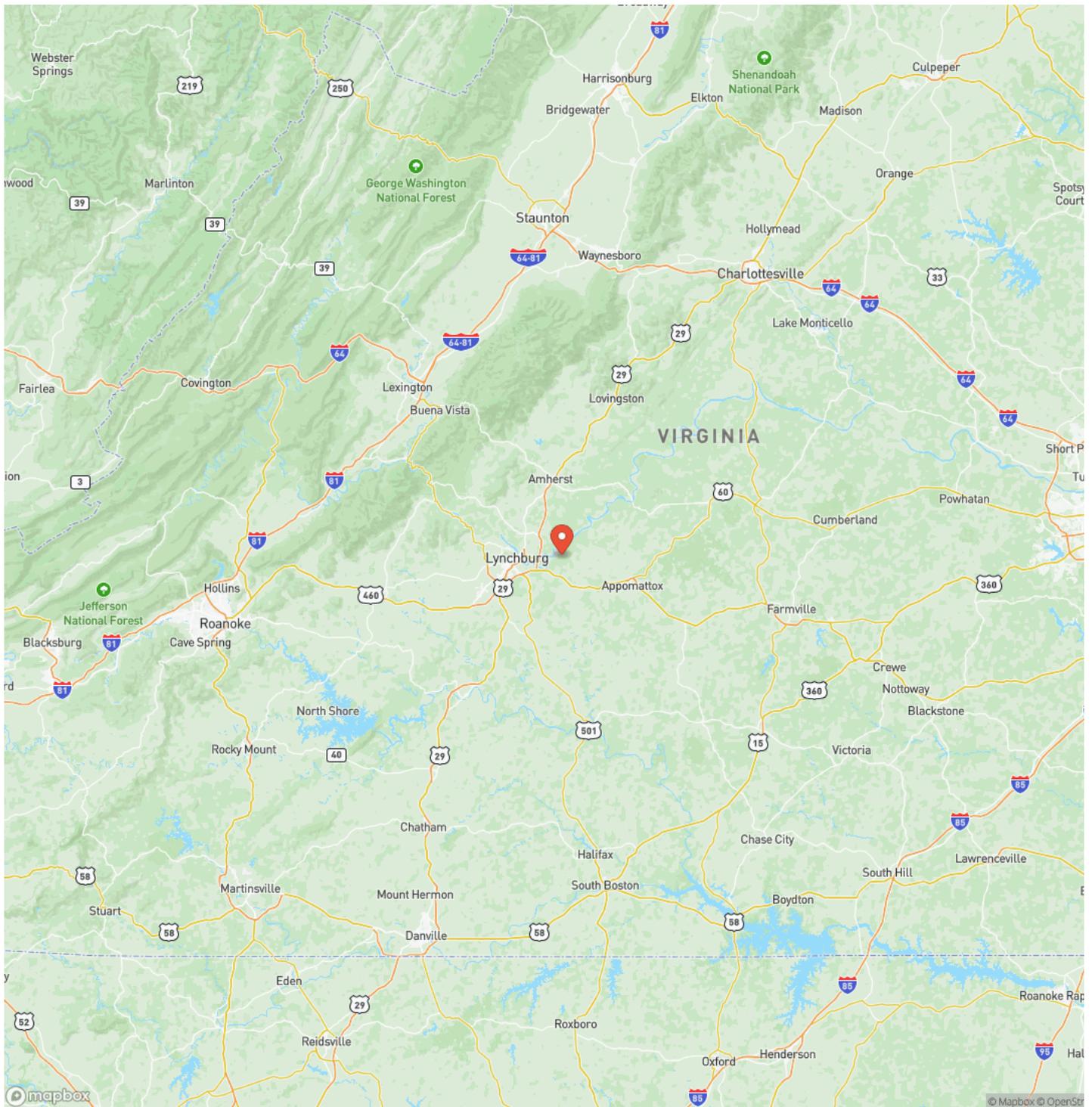
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Locator Map



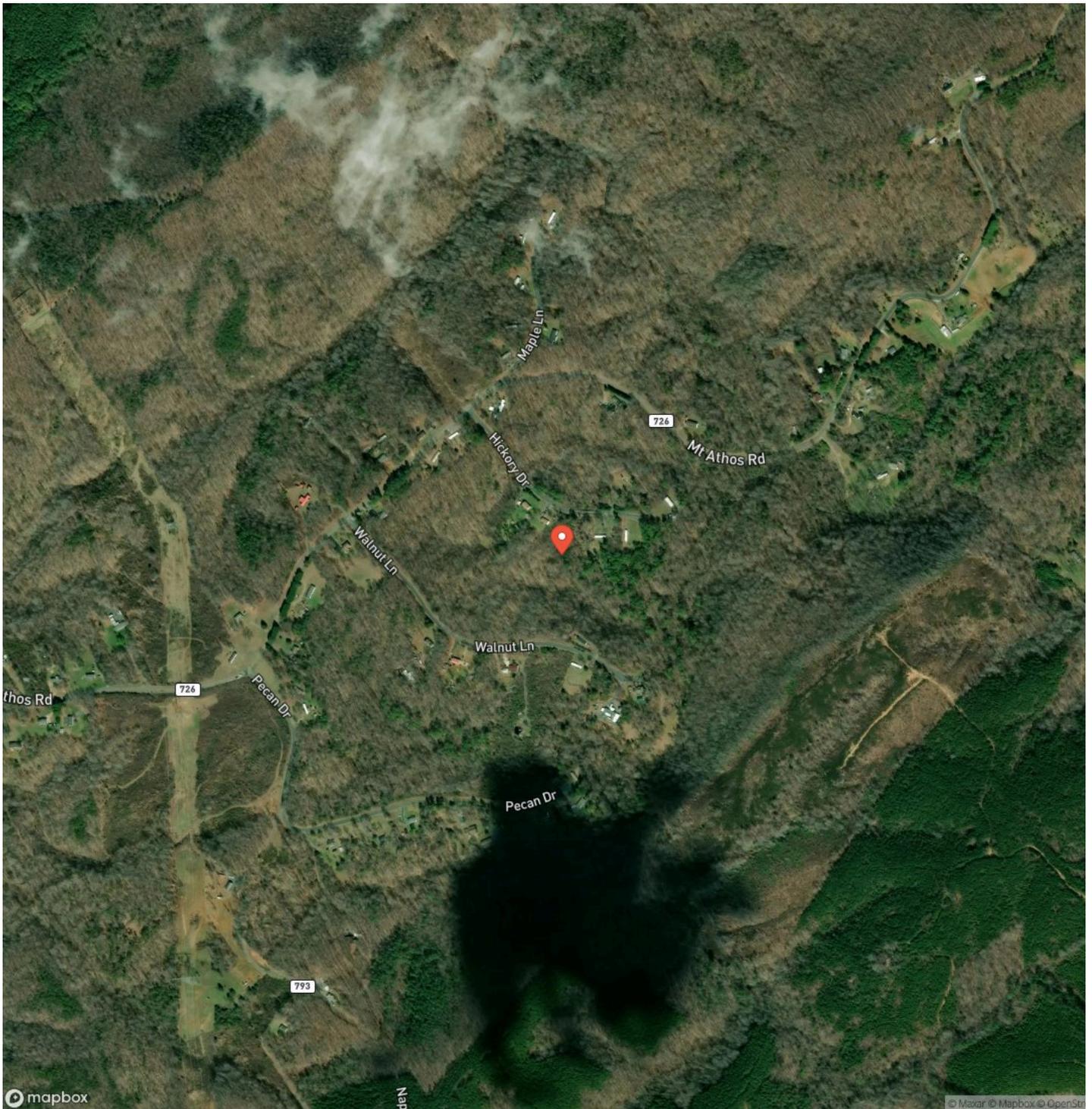
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Locator Map



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Satellite Map



mapbox

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DISCLAIMERS

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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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