UNDER CONTRACT!! 637 acres of Recreational and Timber land in Halifax County, VA!
1170 Shelton Road
South Boston, VA 24557

$2,925,400
637± Acres
Halifax County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
1170 Shelton Road

City, State Zip
South Boston, VA 24557

County
Halifax County

Type
Farms, Recreational Land, Undeveloped Land, Hunting Land, Timberland

Latitude / Longitude
36.6467 / -78.8255

Acreage
637

Price
$2,925,400

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Some properties are simply special. Others have a character and sense of place that is difficult to put into words. This 637 acre farm in Halifax County, Virginia, is one of those properties.

Held by the same family for generations, this remarkable farm offers an extraordinary combination of approximately 6,400 feet of Hyco River frontage, diverse timber, open fields, abundant wildlife, miles of trails, an existing home, and a fascinating glimpse into the property's past. Located at the end of a dead-end road and just minutes from downtown South Boston, the farm provides exceptional privacy and seclusion while remaining conveniently accessible.

The property features a diverse mix of open fields, managed pine plantations in various stages of growth, and mature hardwoods following the numerous ridges and draws throughout the farm. Elevations range from approximately 300 to 434 feet, creating varied terrain and diverse wildlife habitat. Several smaller creeks also cross the property.

One of the farm's most remarkable features is its approximately 6,400 feet of Hyco River frontage, providing a year-round water source and an incredible setting for recreation, hunting, wildlife, and simply enjoying the outdoors.

For the sportsman, this property offers tremendous opportunity. Deer, turkey, bear, coyotes, and other wildlife are found throughout the farm. Miles of cleared trails provide easy access for hunting, hiking, and exploring. Two established dove fields are planted in sorghum and millet, while numerous overgrown fields could be reclaimed for additional food plots, wildlife habitat, pasture, or cattle. The possibilities extend well beyond hunting. Whether your vision includes timber, farming, cattle, horses, recreation, wildlife management, or a private family retreat, this property provides an incredible canvas.

A 3-bedroom, 1.5-bath home is already in place and can be used immediately while you make plans for future updates. The home is being sold "AS IS." A beautiful screened-in porch runs along the full southern end of the home, offering a peaceful place to relax while family and friends enjoy the farm.

As you explore the property, you'll also discover reminders of the generations who came before. Older barns and outbuildings, horse buggies, wagons, and even a couple of International Scouts are scattered throughout the farm, offering a glimpse into its history and perhaps a few restoration projects for the right buyer.

Despite its secluded setting, the farm is remarkably convenient: South Boston: Just minutes away

Greensboro, NC: Approximately 1 hour 25 minutes

Raleigh, NC: Approximately 1 hour 30 minutes

Lynchburg, VA: Approximately 1 hour 30 minutes

Richmond, VA: Approximately 2 hours

Charlotte, NC: Approximately 2 hours 45 minutes

Virginia Beach: Approximately 3 hours

It's close enough to enjoy the conveniences of several major cities, yet far enough away to create your own private paradise. Perhaps the greatest opportunity this property offers is the chance to create something that lasts. With its size, river frontage, timber, wildlife, agricultural potential, privacy, existing home, and history, this could become a true legacy farm-a place where multiple generations gather, hunt, fish, explore, work, relax, and make memories together. 637 acres. 6,400 feet of Hyco River frontage. A home. Timber. Fields. Wildlife. Trails. History. Privacy. Opportunity. A blank canvas. A legacy in the making.

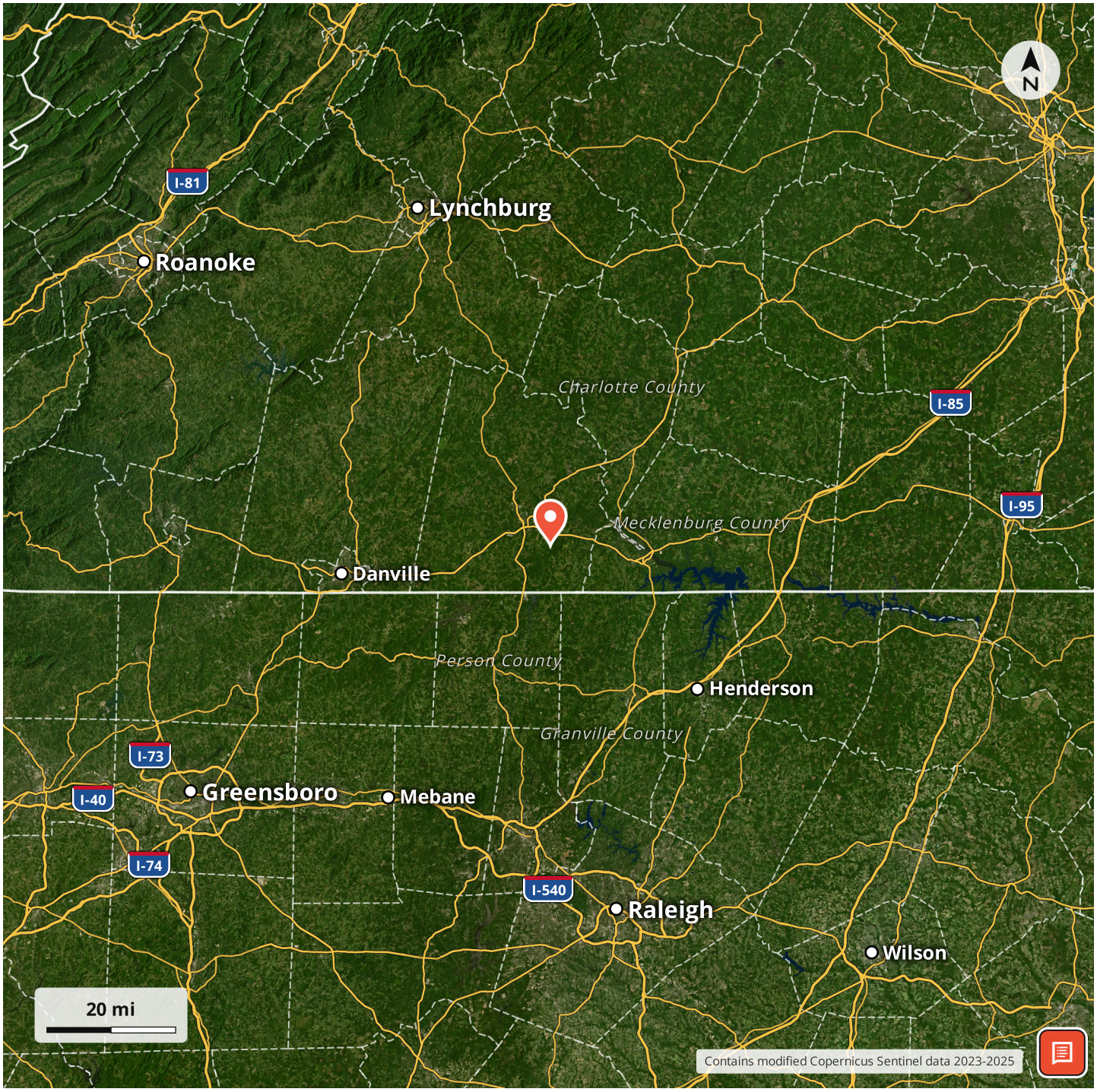
For more information on this and other land for sale in Halifax County, contact John Perez at 252-325-4766 or by email at jperez@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



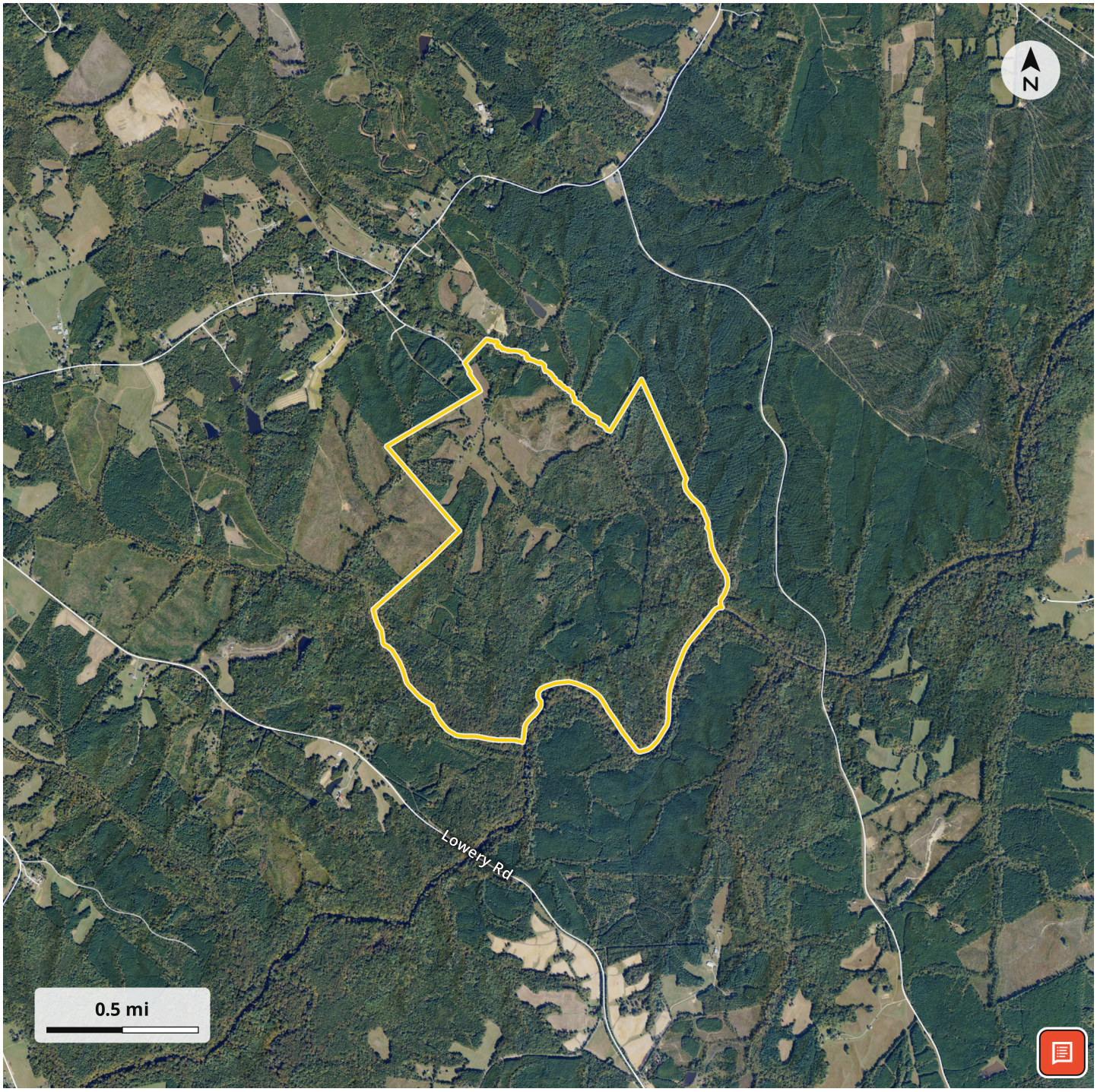




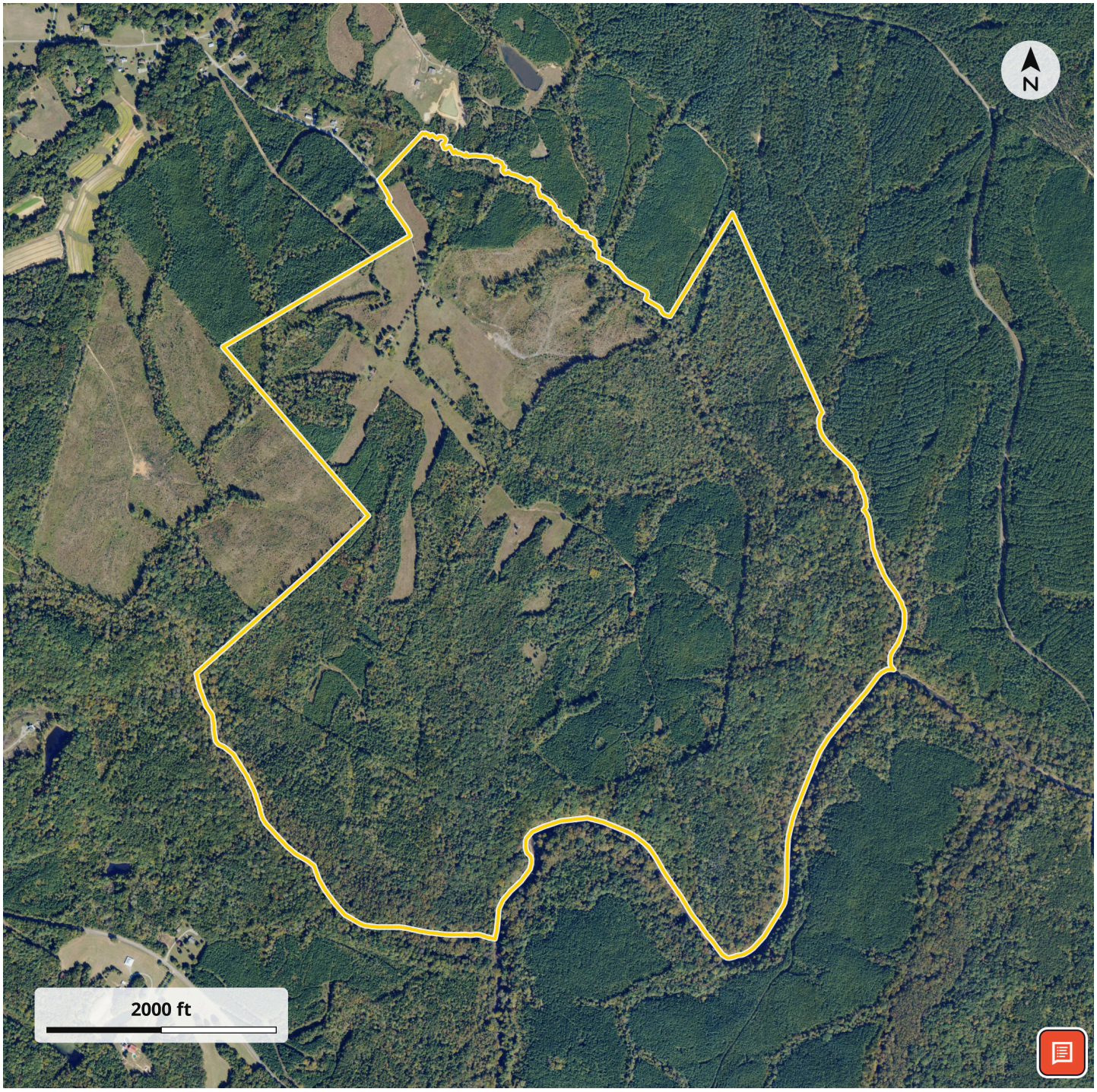

Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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