

**107 Acres of Hunting, Recreational, and Residential
Land For Sale in Greensville County, VA!**
Off of Blank Lane
Emporia, VA 23847

\$330,000
107± Acres
Emporia County



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Emporia, VA / Emporia County**

SUMMARY

Address

Off of Blank Lane

City, State Zip

Emporia, VA 23847

County

Emporia County

Type

Hunting Land, Farms, Timberland, Undeveloped Land

Latitude / Longitude

36.7348 / -77.4944

Acreage

107

Price

\$330,000

Property Website

www.mossyoakproperties.com



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PROPERTY DESCRIPTION

Blank Lane Farm - 107 Acres of Productive Cropland, Maturing Timber, Wildlife Habitat & Building Potential Just 5 Miles from Emporia, Virginia!

Blank Lane Farm - 107 Acres offers a rare blend of recreation, residential potential, and income-producing farmland on a tract of this size. Consisting of three parcels, it gives you the flexibility to farm, hunt, timber, or build while keeping that classic rural feel.

Just five miles from downtown Emporia, the property delivers the getaway atmosphere of a working farm community with convenient access to shopping, restaurants, and major highways. I-95 and US-58 are easily reached via Hwy 301; Petersburg is roughly 35 minutes north, and Lake Gaston is located the same to the south along the interstate.

The land breaks down as follows:

- 3.5 acres of cleared, park-like open space already equipped with outdoor lighting-ideal for family gatherings, a starter farmette with livestock, or a clean blank slate for a new home site.
- 14.8 acres of fertile, income-producing cropland currently in soybeans with a rotating winter wheat cover.
- 0.5 acre pond.
- 35 acres of maturing mixed hardwood timber.
- 20 acres of regenerating timber, primarily along the eastern border with Otterdam Swamp-excellent bedding and forage cover for wildlife

For the outdoor enthusiast, the property offers plenty of established features for a turnkey property. Deer, bear, turkey, and other native wildlife are regularly seen along the multiple travel paths to/from the agricultural fields. More than a mile of established roads and trails give ready access for farming, maintenance, hunting, or riding. Two separate blocks of mixed-density young timber sit between the crop fields, creating natural travel corridors between food and water and strong stand or blind locations.

Blank Lane Farm combines productive ground, solid timber, wildlife habitat, and a ready building or gathering area in one package, all with easy access to Emporia and the regional highway network. Whether you're looking to continue the current farming operation, expand recreational use, or shape the next chapter, the pieces are already in place.

Mathews County School District

- Elementary - K-5 - Greenville Elementary School
- Middle School - 6-8 -Edward W Wyatt Middle School
- High School - 9-12 - Greenville County High School

Links of Interest:

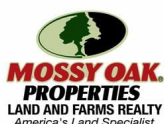
- Greenville County: <https://www.greenvillecountyva.gov/>

I invite you to explore the embedded map in this listing for a birds-eye view of the property and surrounding area:

<https://id.land/maps/a8a6190289b38f1418383f891542d8c5/share/unbranded>

This property is shown by appointment only with proof of funds required. Please contact me to schedule your showing today!

Call Caleb Hooker at [757-810-5303](tel:757-810-5303) or John Perez [252-325-4766](tel:252-325-4766) to book a showing today!



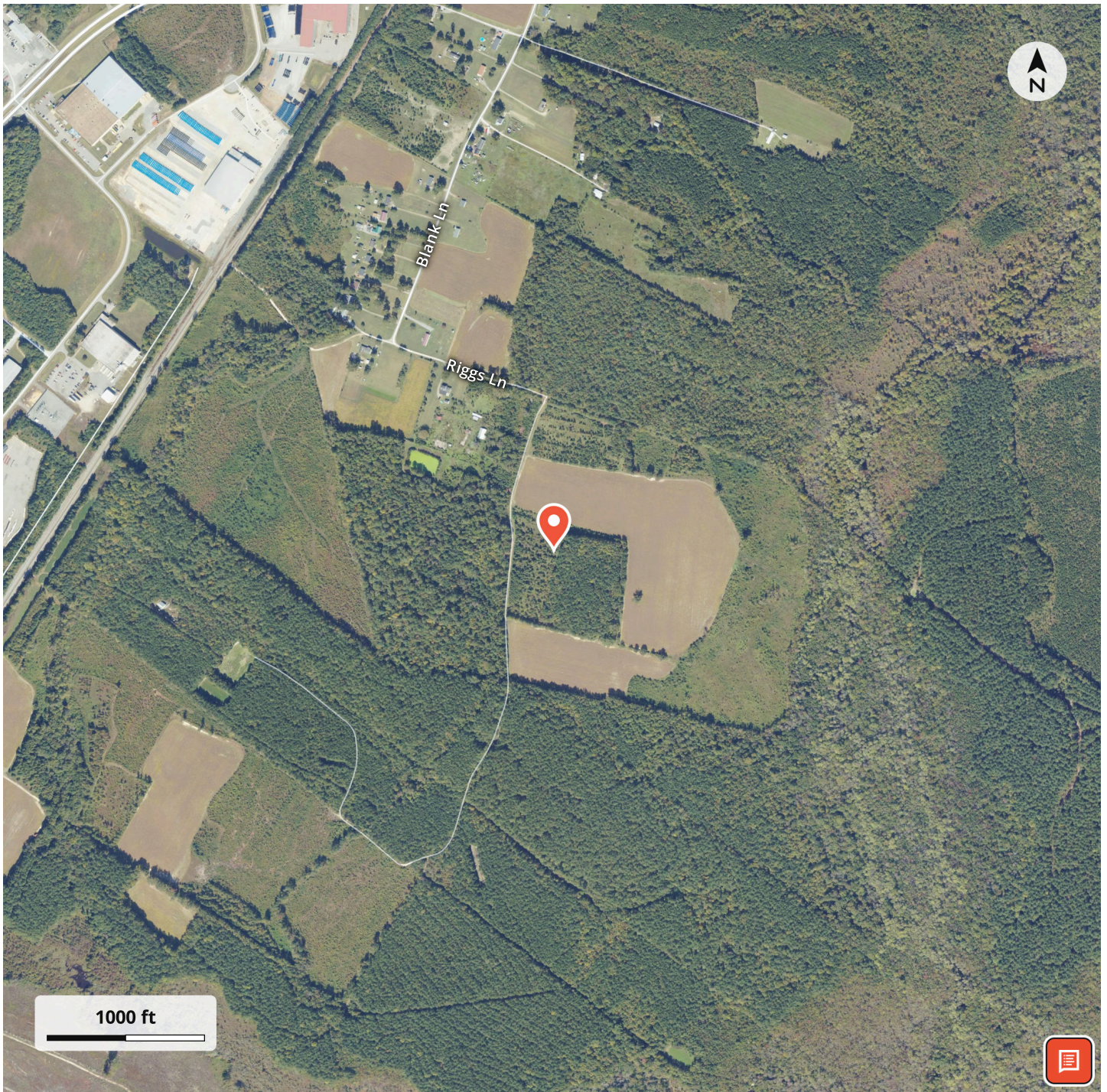
For more information on this and other land for sale in Greenville County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



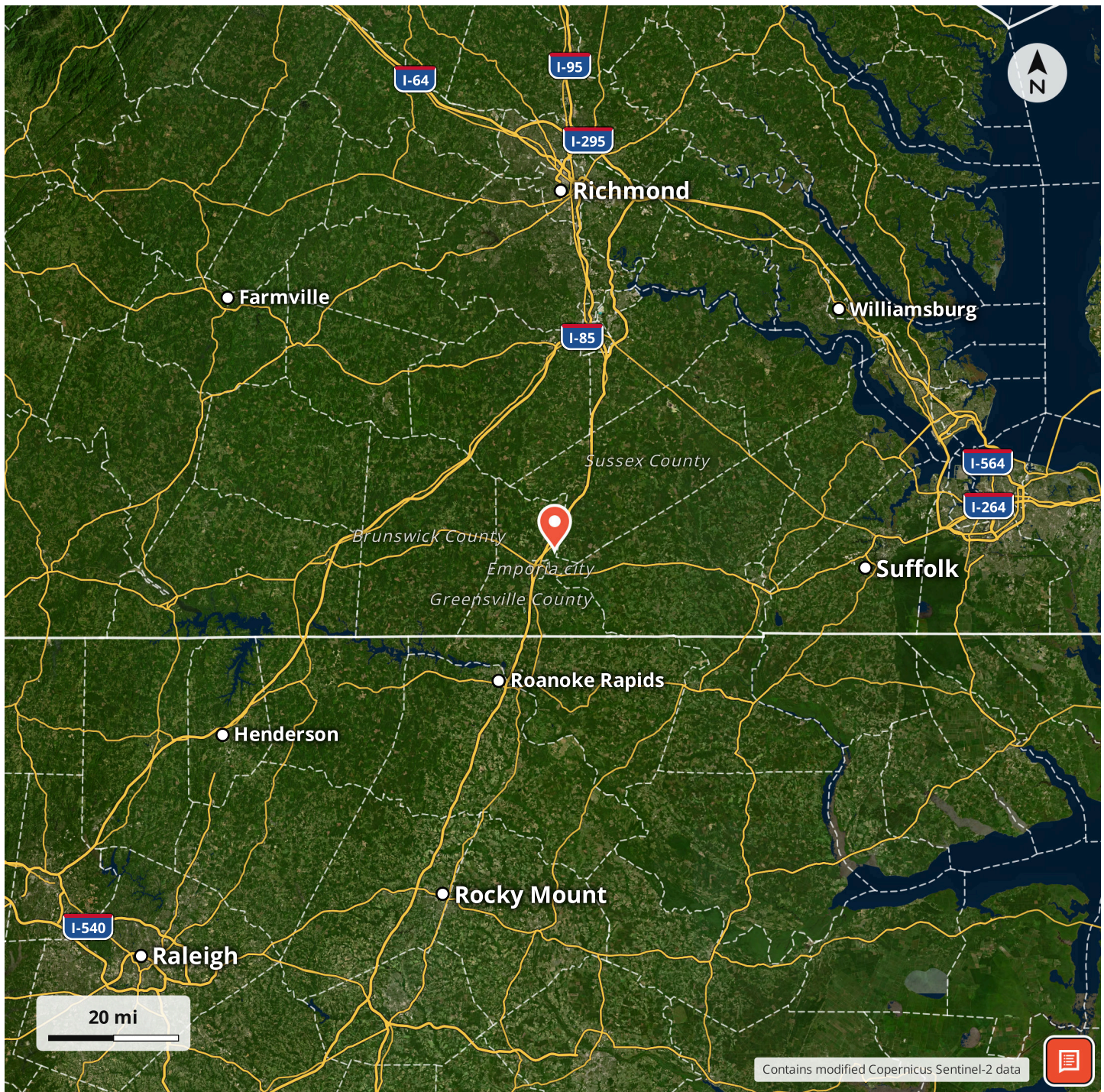
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Locator Map



Locator Map



Aerial Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

John Perez

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(252) 325-4766

Office

(844) 480-5263

Email

jperrez@mossyoakproperties.com

Address

101 Budleigh Street

City / State / Zip

Manteo, NC 27954

NOTES

[illegible]

This image shows a single 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.



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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