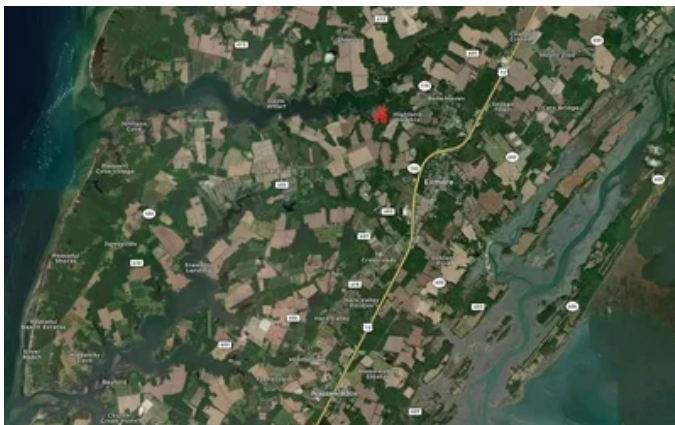


**9 Development Parcels totaling 13.76
acres of Residential Land For Sale in
Northampton County VA!**

**Off Ashby Road
Exmore, VA 23350**

\$249,500

**13.760± Acres
Northampton County**



MORE INFO ONLINE:

www.landandfarmsrealty.com

9 Development Parcels totaling 13.76 acres of Residential Land For Sale in Northampton County VA!

Exmore, VA / Northampton County

SUMMARY

Address

Off Ashby Road

City, State Zip

Exmore, VA 23350

County

Northampton County

Type

Lot, Residential Property

Latitude / Longitude

37.5498 / -75.8423

Acreage

13.760

Price

\$249,500

Property Website

<https://www.mossyoakproperties.com/property/9-development-parcels-totaling-13-76-acres-of-residential-land-for-sale-in-northampton-county-va-northampton-virginia/25837/>



9 Development Parcels totaling 13.76 acres of Residential Land For Sale in Northampton County VA!

Exmore, VA / Northampton County

PROPERTY DESCRIPTION

For immediate assistance with this listing call Caleb Hooker at 757-810-5303

A total of 9 development ready lots, totaling 13.76ac in the subdivision of Highland Heights offers an amazing investment and earning opportunity for developers in Exmore, Virginia.

Mossy Oak Properties is pleased to present to you an excellent opportunity to own these 9 beautiful, development ready lots offering splendid views of sunsets and the abundant wildlife all in a rural setting located just minutes from downtown Exmore, Virginia. These 9 lots are nestled along the interior and along the creek feeding into Wescot Cove and Occohannock Creek in the Highland Heights Subdivision. These are the last remaining lots available from the original owner and developer of the subdivision which is located just 2.5 miles from downtown Exmore. Highland Heights subdivision is one of the most well-established communities in the area. The Highland Heights Subdivision is full of beautifully manicured homes, with lot sizes offering plenty of room for privacy and the amazing views of sunrises and sunsets over Wescot Cove and Occohannock Creek. The community does have covenants that are very reasonably designed to help protect future homeowners' investments.

These beautiful, spacious, and level building lots vary in size from 1.03-acres up to 2.82-acres and all lots have AOSE/PE Sewage System Certification Letters for 4-Bedroom conventional systems. The subdivision of Highland Heights was aptly named, as all the lots are well above the flood plain removing the need for flood insurance. The three-interior lot #s 34,39, and 40 are cleared and ready for building to begin. The remaining lots have a mature stand of pine which could allow for select cutting around the building footprint while retaining privacy. Lots 15,16, and 22 have frontage along the creek and wetland areas leading out to Wescott Cove. Lots with this location, size, and predevelopment completed work do not come available often. With 9 total building lots, this property offers an amazing opportunity for a developer for investment and future earnings with home values in the subdivision exceeding \$300,000.00.

Highland Heights is located just minutes from the shopping and dining of Exmore, 5 minutes away from Morley's Wharf offering free county boat ramps and a fishing pier, and just 12 minutes from Camp Silver Beach YMCA. Historic downtown Cape Charles is less than 30 minutes away with a world class golf course, marinas, shopping and fine dining. Being centrally located along the Eastern Shore, these parcels offer the ability to enjoy the amazing scenic countryside and wild horses of the barrier islands in Chincoteague and Assateague to the north, or the greater Virginia Beach and Norfolk areas to the south along scenic Route 13 all approximately within an hour and a half drive. Come see this amazing property and dive into this incredible investment opportunity while enjoying all that the Eastern Shore of Virginia has to offer!



If you are interested in obtaining more information on this listing or other land for sale in the Eastern Shore of Virginia or the greater Southeast of Virginia, contact Caleb Hooker by way of phone at 805-900-4226 / 757-810-5303 or email at chooker@mossyoakproperties.com. Please feel free to visit our website [Land & Farms Realty](http://www.landandfarmsrealty.com) for additional details and other land offerings you may be interested in.



9 Development Parcels totaling 13.76 acres of Residential Land For Sale in Northampton County VA!

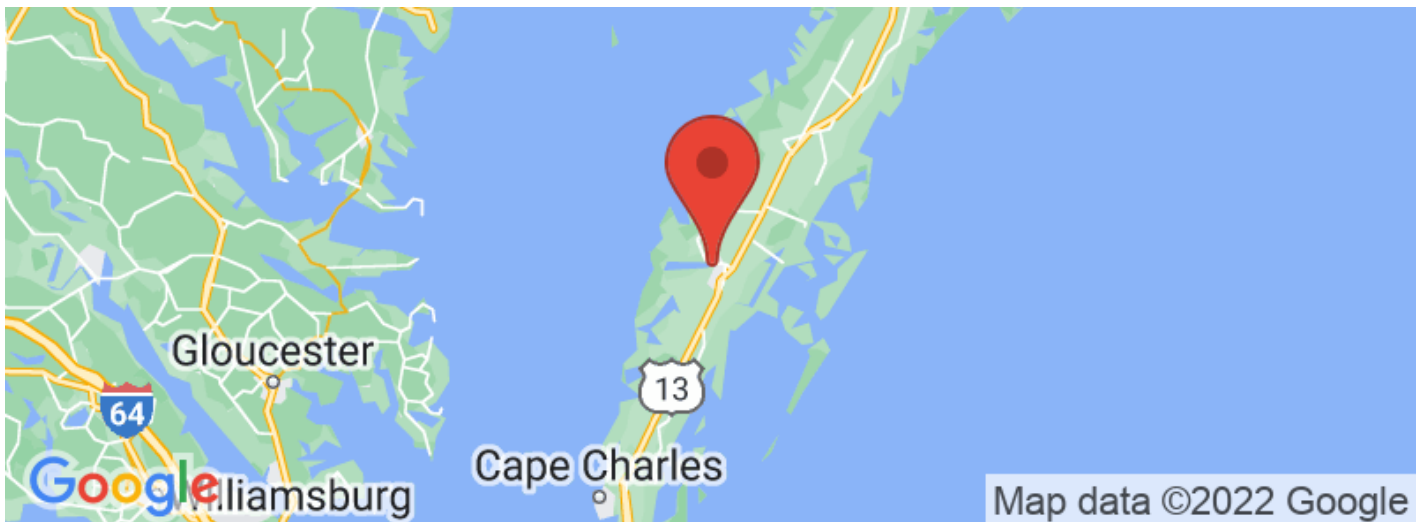
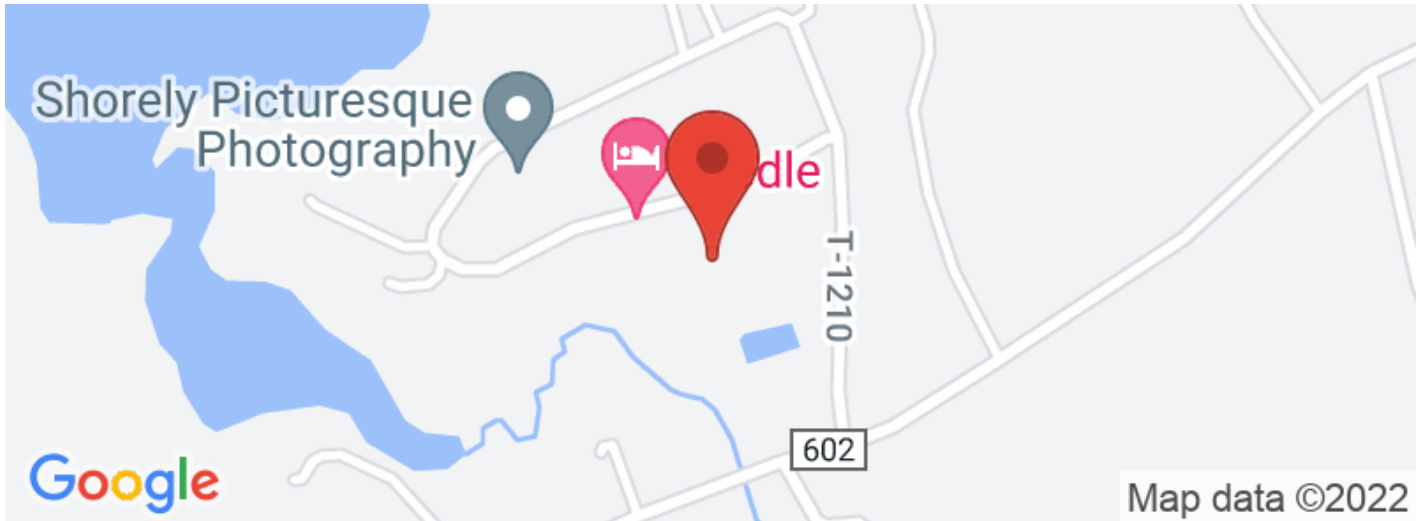
Exmore, VA / Northampton County



9 Development Parcels totaling 13.76 acres of Residential Land For Sale in Northampton County VA!

Exmore, VA / Northampton County

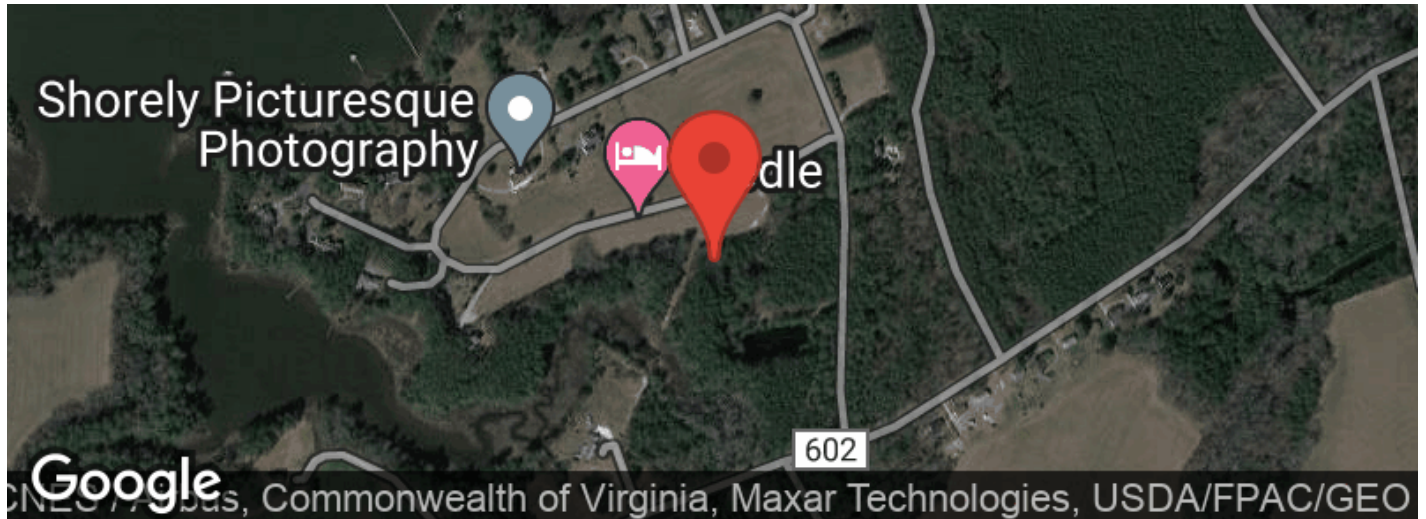
Locator Maps



9 Development Parcels totaling 13.76 acres of Residential Land For Sale in Northampton County VA!

Exmore, VA / Northampton County

Aerial Maps



9 Development Parcels totaling 13.76 acres of Residential Land For Sale in Northampton County VA!
Exmore, VA / Northampton County

LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Hooker

Mobile

(757) 810-5303

Office

(844) 480-5263

Email

chooker@mossyoakproperties.com

Address

601 N Mechanic Street Suite 310

City / State / Zip

Franklin, VA 23851

NOTES



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.

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.



Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
www.landandfarmsrealty.com

