

**207.94 acres of Waterfront Investment, Recreational,
Residential and Timber Land For Sale in Brunswick
County, VA!**
Off Western Mill Rd
Lawrenceville, VA 23868

\$749,900
207.940± Acres
Brunswick County



207.94 acres of Waterfront Investment, Recreational, Residential and Timber Land For Sale in Brunswick County, VA!

Lawrenceville, VA / Brunswick County

SUMMARY

Address

Off Western Mill Rd

City, State Zip

Lawrenceville, VA 23868

County

Brunswick County

Type

Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Lot

Latitude / Longitude

36.707863 / -77.744360

Acreage

207.940

Price

\$749,900

Property Website

<https://www.mossyoakproperties.com/property/207-94-acres-of-waterfront-investment-recreational-residential-and-timber-land-for-sale-in-brunswick-county-va-brunswick-virginia/81409/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Caleb Hooker at [757-810-5303](tel:757-810-5303) (chooker@mossyoakproperties.com).

207.94 Acres in Brunswick County! 640+ feet Meherrin River Frontage, 166+ Acres of Thinned Loblolly Pine, Creek Bottoms & 1700+ feet of State Road Frontage. Located between Lawrenceville & Emporia, VA this tract offers endless recreational & investment potential! Call Caleb Hooker at [757-810-5303](tel:757-810-5303) to schedule a showing today.

Nestled in the heart of scenic Brunswick County, Virginia, this expansive 207.94-acre tract presents a rare opportunity for outdoor enthusiasts, aspiring homeowners, or seasoned investors. Offering a diverse blend of natural features, valuable timber, and excellent accessibility, this property caters to a wide range of possibilities – from recreational enjoyment to future development or long-term investment.

For those who cherish the outdoors, the property's 640+ feet of picturesque frontage along the Meherrin River is a standout feature. Shaded by mature hardwoods and lined with high riverbanks, this section of the property provides the ideal setting for freshwater fishing, peaceful relaxation, or even a rustic riverside campsite. In addition to the river, a year-round, spring-fed creek meanders for over 4,000 feet through the hardwood bottoms in the middle of the property, enhancing the land's biodiversity and beauty. A second creek, with an additional 2,000+ feet of frontage, flows along the rear boundary of the property and into Big Branch Creek before reaching the Meherrin River.

Wildlife abounds throughout this tract, with signs of whitetail deer, black bear, wild turkey, and small game found across the rolling and varied terrain. The blend of hardwoods, water sources, and open areas makes this a prime location for hunting or wildlife observation. Several small clearings offer ideal spots for food plots or hunting blinds, while over a mile and of half of well maintained access road along with ATV trails make navigation through the property easy and enjoyable.

Timber investors will find great value in the 166+ acres of well-managed loblolly pine, which are over 15 years old and were strategically thinned just a few years ago. These trees are expected to yield strong returns when harvested within the next 10–12 years. In the meantime, they offer excellent habitat and cover for local wildlife, along with naturally defined corridors that can serve as shooting lanes or future development spaces.

The property offers over 1,700 feet of road frontage along Western Mill Road (State Route 670), ensuring excellent access and multiple options for building a private residence or cabin retreat. The gated main access road into the property is well maintained and provides easy access to the additional trails. Utilities, including Dominion Energy electricity and high-speed fiber-optic Internet via Empower Broadband, are conveniently available at the state road frontage, supporting any residential or future development plans.

Adding to its appeal, the property is ideally located just 10 minutes from US Route 58, 15 minutes from Lawrenceville, and 25 minutes from I-95 access via Emporia. For water sports enthusiasts, Lake Gaston's Pea Hill Boat Ramp is only 20 minutes away, offering 20,000+ acres of boating, fishing, and lakefront recreation where Virginia licenses are valid lake-wide.

Whether you're looking for a peaceful rural escape, a productive investment, or a place to build your dream home, this property offers the ideal blend of privacy, natural beauty, and accessibility. With so much to offer, it truly is a rare gem in the heart of southern Virginia!

Links of Interest:

Brunswick County: <https://www.brunswickco.com/>

Lake Gaston: <https://dwr.virginia.gov/waterbody/lake-gaston/>

Showings for qualified buyers must be scheduled at least 24 hours in advance and require the presence of our representative. This is private property, do not enter the property without prior approval. For more information on this and other land for sale in Brunswick County, contact Caleb Hooker at [757-810-5303](tel:757-810-5303) / email at chooker@mossyoakproperties.com

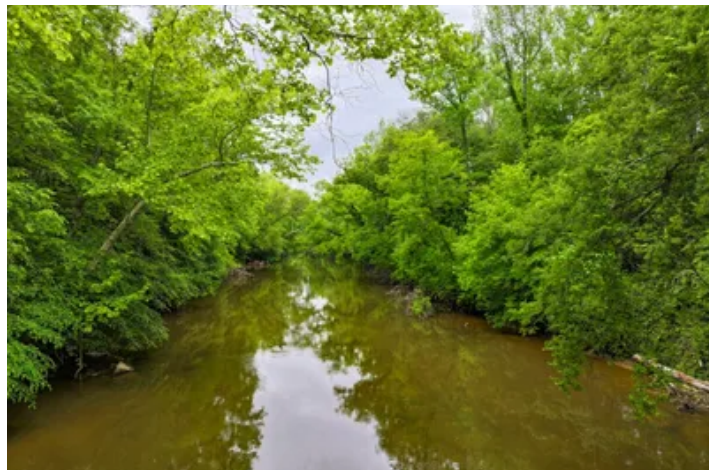


For more information on this and other land for sale in Brunswick County, contact Caleb Hooker at [757-810-5303](tel:757-810-5303) or by email at chooker@mossyoakproperties.com, or visit landandfarmsrealty.com.



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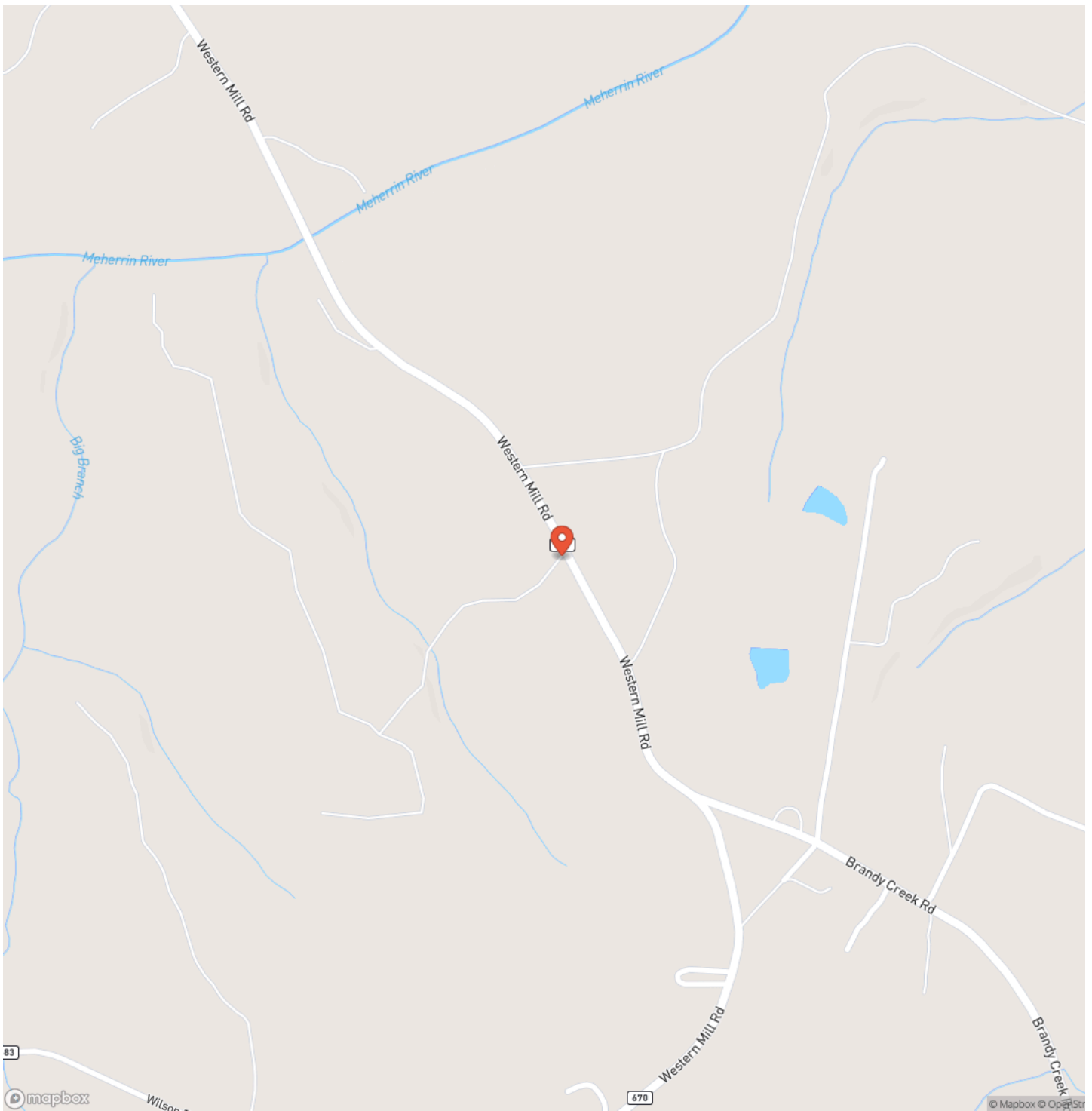
Lawrenceville, VA / Brunswick County



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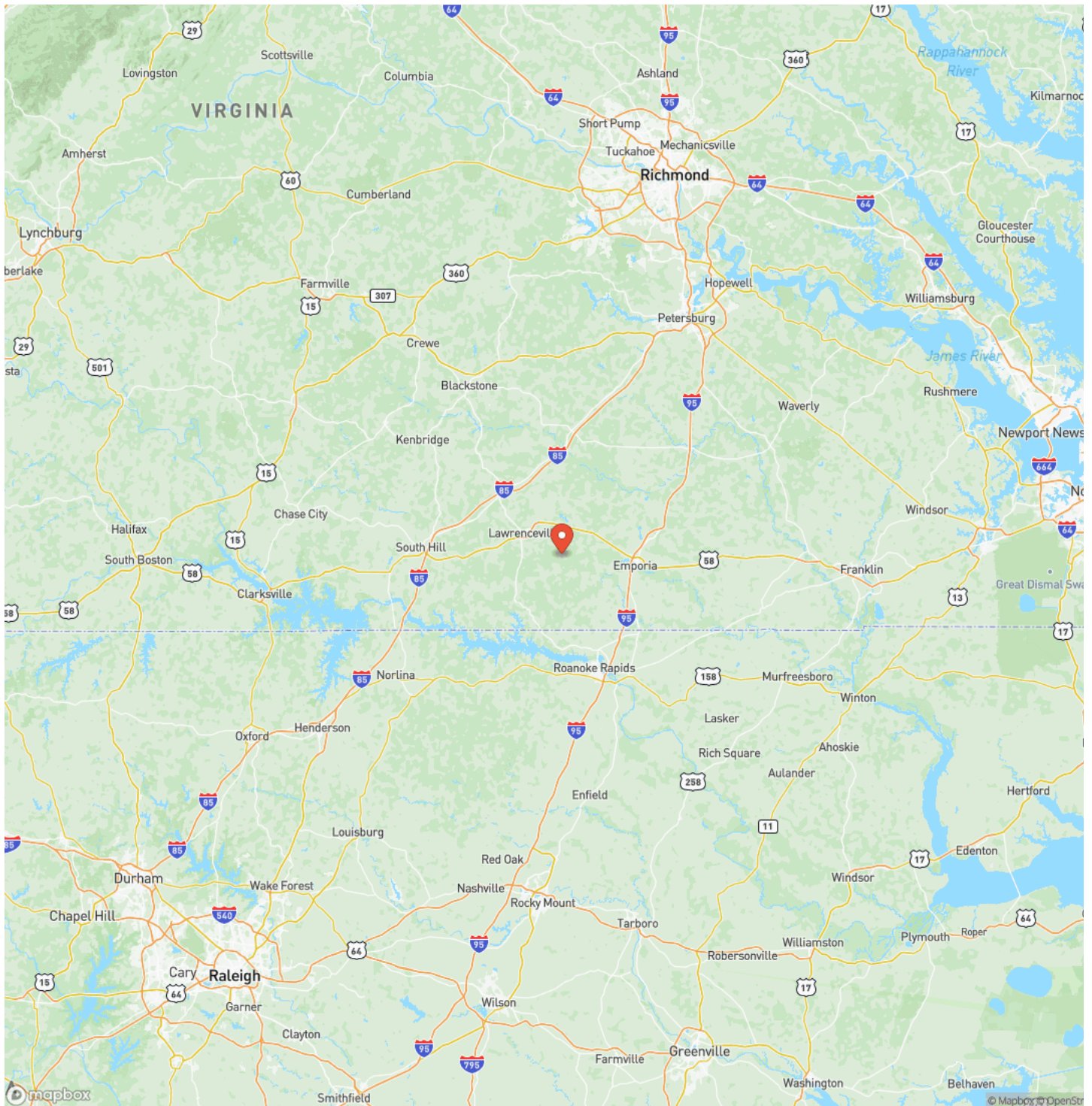
Locator Map



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Lawrenceville, VA / Brunswick County

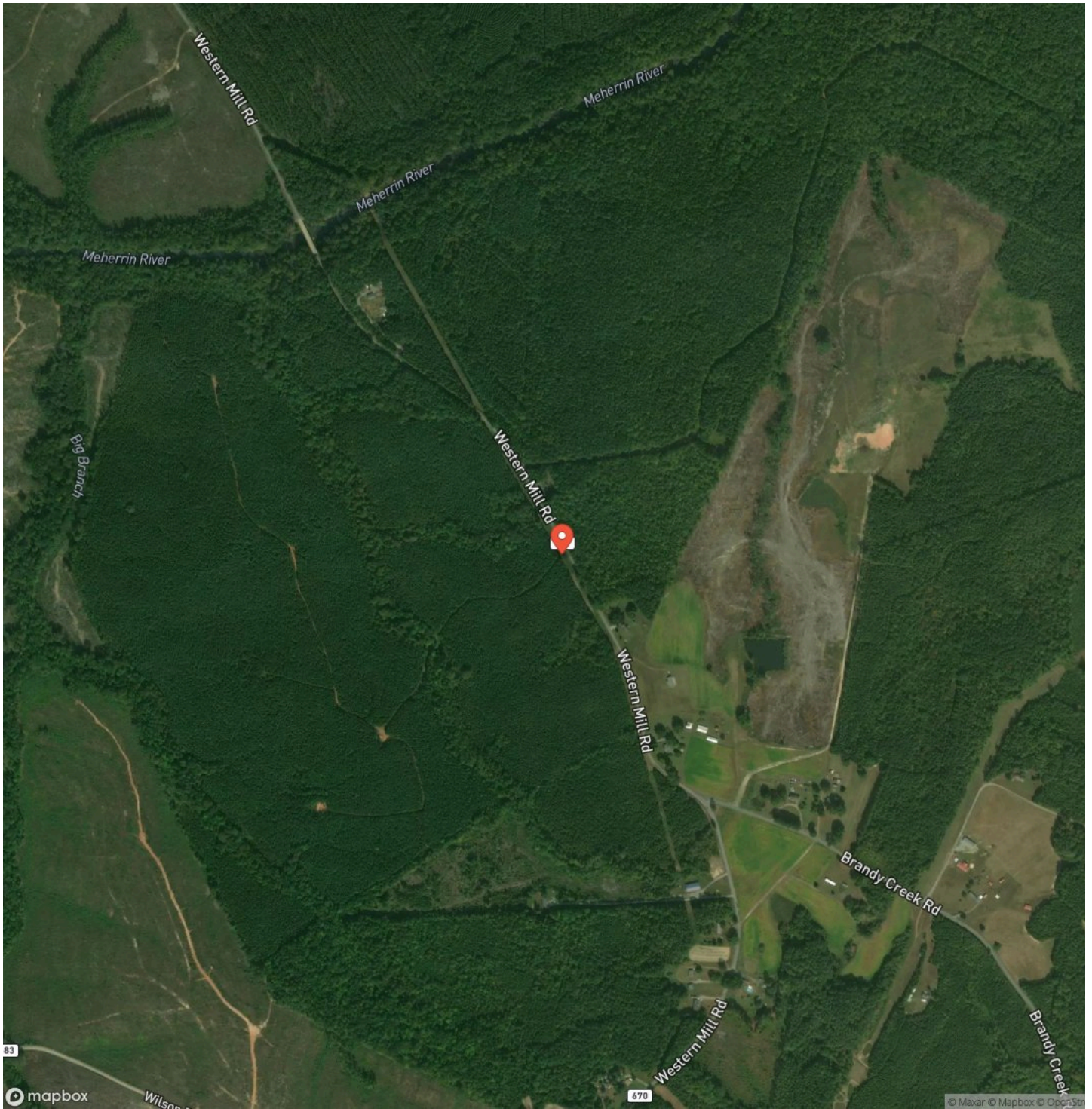
Locator Map



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Lawrenceville, VA / Brunswick County

Satellite Map



Lawrenceville, VA / Brunswick 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

NOTES

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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.

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

