

**116.3+/- Acres of Hunting, Recreational, and Residential
Land For Sale in New Kent County, VA!
Off of Sparks Terrace
Quinton, VA 23141**

\$460,000
116.33± Acres
New Kent County



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Quinton, VA / New Kent County**

SUMMARY

Address

Off of Sparks Terrace

City, State Zip

Quinton, VA 23141

County

New Kent County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

37.5035 / -77.2147

Acreage

116.33

Price

\$460,000

Property Website

<https://www.mossoakproperties.com/property/116-3-acres-of-hunting-recreational-and-residential-land-for-sale-in-new-kent-county-va-/new-kent/virginia/101132/>



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PROPERTY DESCRIPTION

The 116.3+/- Acres Orpax Farms Tract offers a Turnkey Hunting, Recreational, and Future Homesite Tract in a rural setting and just 20 minutes from downtown Richmond!

If you've been searching for a property that offers easy city access, a peaceful rural setting, and space to build your dream home, this is it! The Orpax Farms Tract features 116± acres just minutes from Exit 205 on I64 and only 20 minutes from downtown Richmond. Enjoy the quiet country lifestyle while staying close to convenience-easy access to I295, I64, I895, RIC Airport, downtown Richmond, and even Williamsburg. The property sits at the end of a private culdesac on Sparks Terrace, providing privacy and accessibility rarely found this close to the city.

Zoning and Utilities

- 2.5 acres are zoned R1 Single Family Residential, allowing you to build your dream home while enjoying the remaining acreage for hunting and recreation.
- The residential area includes easy access to City Water, Electric, and HighSpeed Internet (Cox Communications) at the street.
- A private well has been installed on the property for current water availability.
- The remaining 113.5± acres are zoned Conservation, which allows full use for recreational, agricultural, and timber harvesting along with other uses with a conditional use permit.

Features and Improvements

- The property is accessed by a well-constructed gravel driveway that leads to the base camp area and offers plenty of space for parking and easy turnaround.
- The base camp area features an all-metal building (20 x 18) and a covered porch area perfect for resting, cooking, or relaxing around the fire pit after a day outdoors.
- The building is wired to run the TV, satellite, and some lights with a Honda 3000 generator.
- Several ladder stand locations and a box blind offer plenty of locations to hunt from.

Natural Features and Recreation

- Over 3,500 feet of Chickahominy River frontage with surrounding lowlands that flood seasonally, creating ideal habitat for wood ducks, mallards, and ringnecked ducks.
- The diversity of the habitat supports abundant wildlife, including whitetail deer, turkey, rabbits, squirrels, doves, and waterfowl.
- A gas pipeline rightofway creates natural "edge" habitat and provides ideal spots for food plots and hunting setups.
- The tract is predominantly hardwood timber, with an evaluated stand value of approximately \$150,000, offering potential timber income.

Whether you're searching for a turnkey hunting property, private weekend getaway, or future country homesite with valuable improvements already in place, the Orpax Farms Tract delivers on every front. With 116± acres and 3500+ ft of river frontage just minutes from I64 and downtown Richmond, this property offers exceptional accessibility, a quiet rural setting, and abundant recreational opportunities.

New Kent County School District



- Elementary - K-5 -Quinton Elementary School
- Middle School - 6-8 -New Kent Middle School
- High School - 9-12 - New Kent High School

Links of Interest:

- New Kent County: <https://www.newkent-va.us>
- Conservation Park of Virginia: <https://conservationparkva.org/>
- Chickahominy WMA: <https://dwr.virginia.gov/wma/chickahominy/>

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/918e9ff6ff5b8ac85bbf7cee442cba0f/share/unbranded>

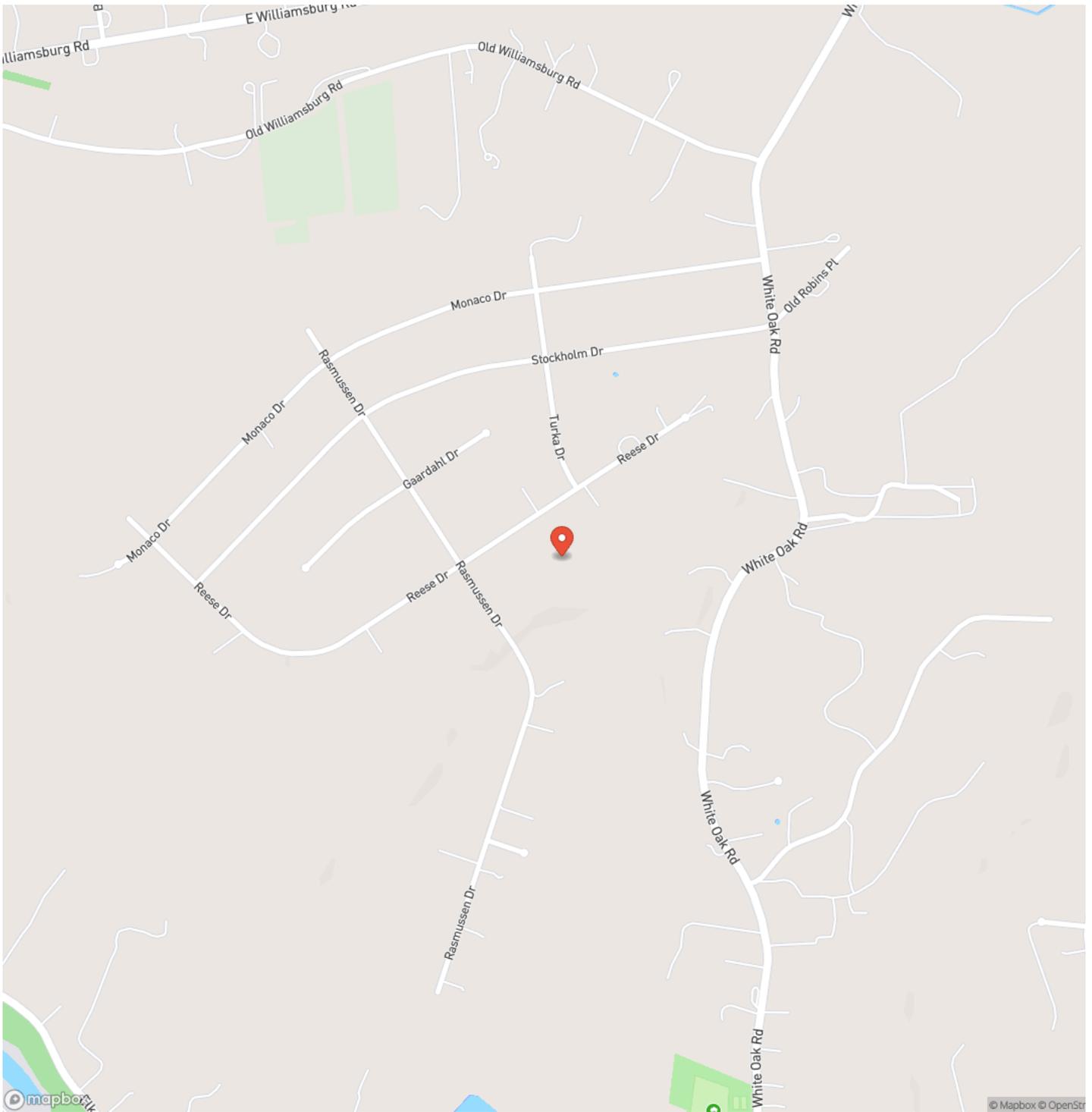
This property is shown by appointment only, with proof of funds required. Please contact me to schedule your showing today! For more information on this and other land for sale in New Kent County, contact Caleb Hooker at [757-810-5303](tel:757-810-5303) or by email at chooker@mossyoakproperties.com, or visit landandfarmsrealty.com.



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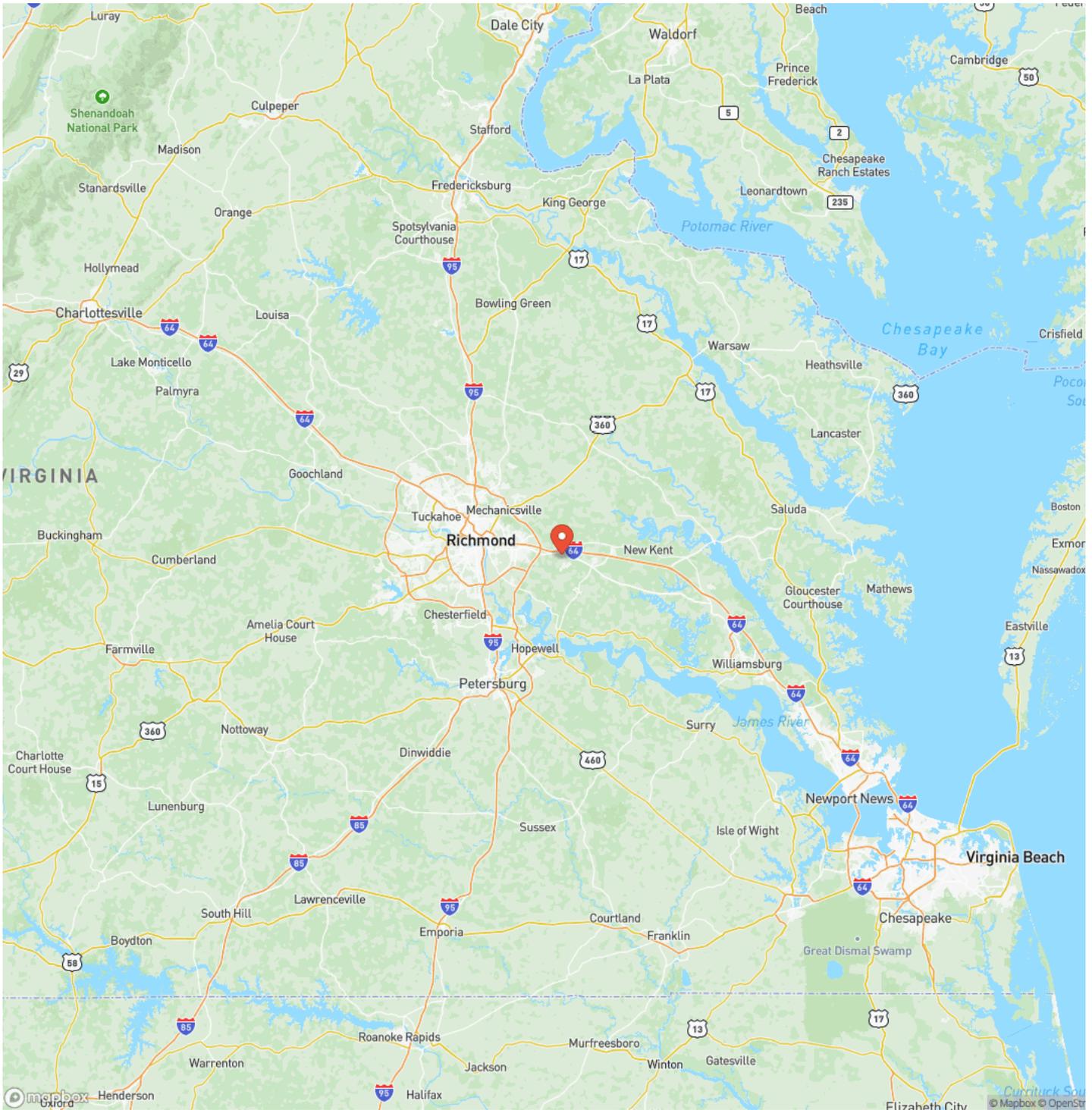


Locator Map

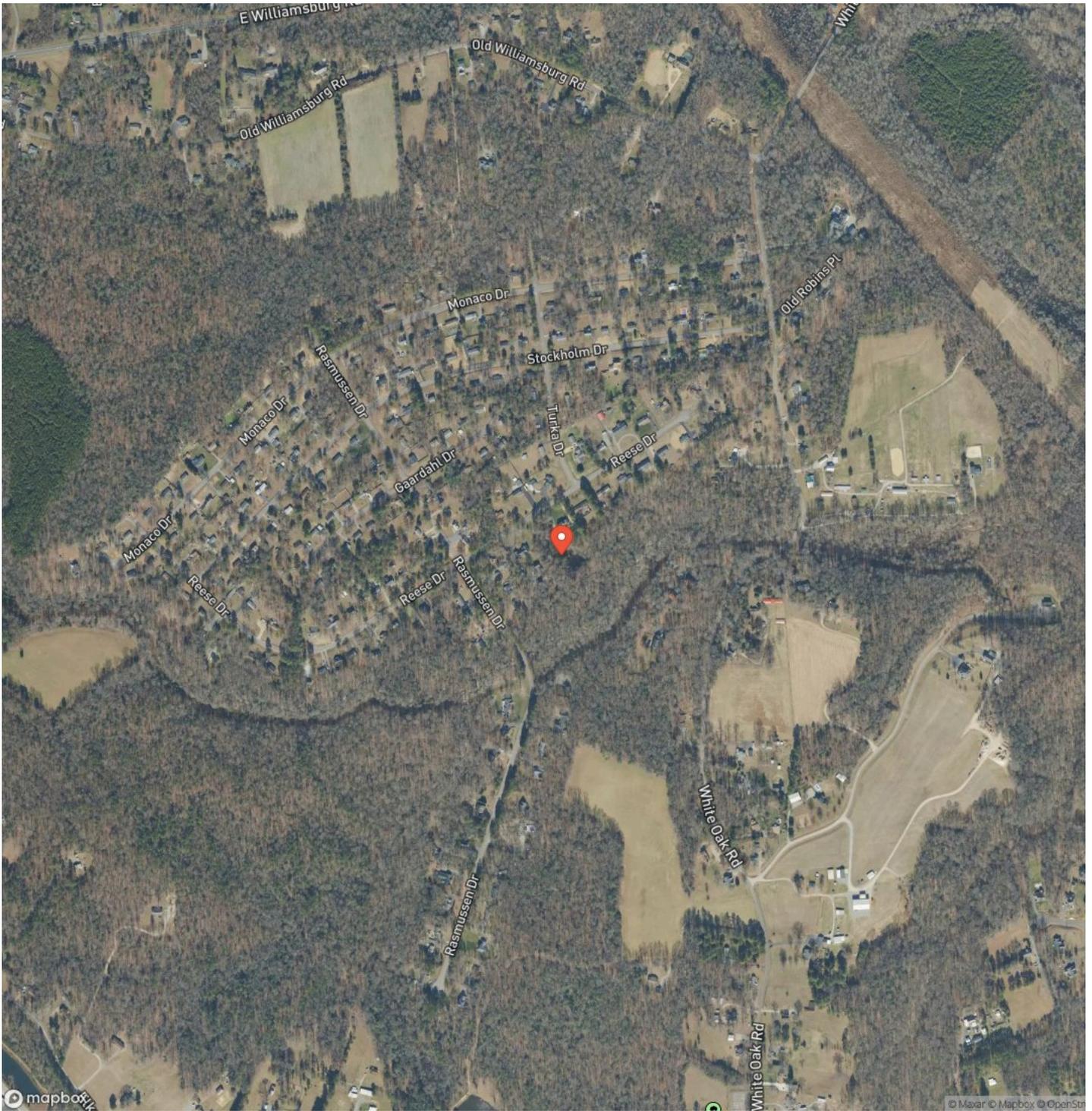


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Locator Map



Satellite Map



DISCLAIMERS

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