

**UNDER CONTRACT!! 12.66 Acres of Hunting,
Recreational, and Residential Land For Sale in
Brunswick County, VA!
Off Of Waqua Creek Rd
Rawlings, VA 23876**

\$99,500
12.66± Acres
Brunswick County



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Rawlings, VA / Brunswick County**

SUMMARY

Address

Off Of Waqua Creek Rd

City, State Zip

Rawlings, VA 23876

County

Brunswick County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

36.9342 / -77.7675

Acreage

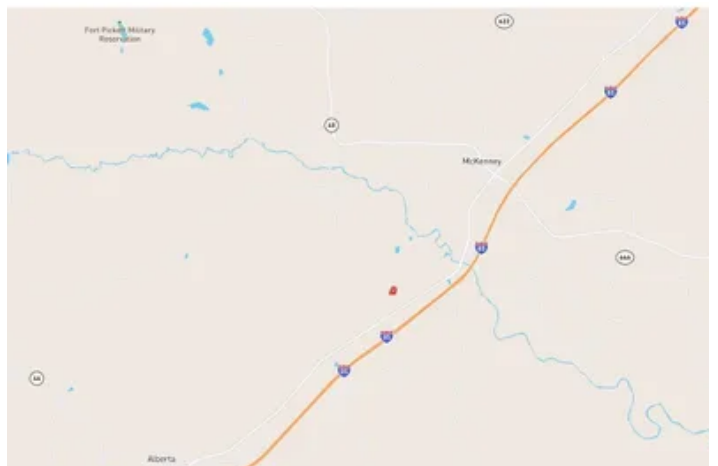
12.66

Price

\$99,500

Property Website

<https://www.mossyoakproperties.com/property/under-contract-12-66-acres-of-hunting-recreational-and-residential-land-for-sale-in-brunswick-county-va-brunswick-virginia/100781/>



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PROPERTY DESCRIPTION

12.669 +/- Acre Waqua Creek Road Recreational Property – Turnkey Hunting, RV & Homesite Tract with Installed Septic, Cleared Homesite, Food Plot, ATV Trails & Equipment Package Near I-85 in Rawlings, Brunswick County, VA!

The Waqua Creek Rd Tract is a well-equipped 12.669-acre hunting, recreational, and residential property offering over 960 feet of road frontage along Waqua Creek Road in Rawlings, Virginia. Tucked in a convenient rural setting just 2.5 miles from the Rawlings/Route 712 Exit #39 off I-85, this tract delivers an excellent combination of accessibility, privacy, and immediate usability. McKenney is only 5.7 miles away, Alberta is 10.7 miles away, South Hill is approximately 30 minutes to the south, and Petersburg is about 32 minutes to the north, making this an ideal location for a full-time residence, weekend retreat, hunting property, or RV getaway.

This property has been thoughtfully improved for the immediate enjoyment of those who love nature and wildlife! A newly installed gravel driveway leads into the tract and provides access to a cleared and graded area that is ready for your future home or RV setup. A newly installed 2-bedroom septic system with a drainfield adds significant value and utility, allowing the next owner to begin enjoying the property right away while also supporting future residential plans.

For the outdoor enthusiast, this tract is already set up to hunt, ride, and relax. The property offers excellent wildlife habitat, with deer, bear, turkey, and a variety of other native wildlife observed throughout the land. A 1/3-acre food plot has been established to help attract and hold game, and more than 1,600 feet of cleared ATV trails provide convenient access through the property for recreation, maintenance, and hunting.

Additional habitat and recreational improvements make this tract stand out even more. Strategically planted throughout the property are 6 American Persimmon trees, 3 Dunstan Chestnut trees, 2 Dr. Deer Pear trees, 2 Peach trees, and 2 Fuji Apple trees. Additional plantings, including 2 Chestnut Oak trees, 2 Eastern Redbud trees, 2 American Persimmon trees, and 2 Paw Paw trees, will either be planted prior to closing or conveyed with the property, depending on timing. These improvements enhance both the wildlife appeal and the long-term enjoyment of the land.

One of the strongest features of the Waqua Creek Rd Tract is the amount of equipment and usable personal property that is available for purchase outside of the contracted price for the property. Items available for purchase include a 20-foot storage container, a 1984 John Deere 950 tractor, a 4-foot finish mower, a 4-foot rotary tiller, a 2-foot cultipacker, a 4-foot drag, a 2013 Polaris Sportsman 500 HO, a metal skinning rack, 2 one-person ladder stands, and 1 two-person ladder stand.

The property also offers convenient access to additional outdoor recreation in the surrounding area. Fort Pickett and the Pickett Reservoir Recreational Area provide nearby opportunities for hunting and fishing. The Nottoway River is located just up the road near McKenney, and Lake Brunswick is only a short drive away, giving owners even more ways to enjoy the outdoors beyond the property itself.

Whether you have been searching for a turn-key hunting property, a private weekend retreat, a ready-to-use RV tract, or a future country homesite with meaningful improvements already in place, the Waqua Creek Rd Tract checks all the boxes. With easy interstate access, established infrastructure, strong recreational appeal, and valuable equipment included, this is a rare opportunity to purchase a highly usable small-acre property in a convenient Southside Virginia location.

Mathews County School District

- Elementary – K-5 – Red Oak-Sturgeon Elementary School
- Middle School – 6-8 – James S Russell Middle School
- High School – 9-12 – Brunswick High School

Links of Interest:

- Brunswick County: <https://www.mathewscountyva.gov/>

- Fort Pickett Lakes: <https://dwr.virginia.gov/waterbody/fort-pickett-lakes/#overview>

- Lake Brunswick: <https://dwr.virginia.gov/waterbody/brunswick-lake/#overview>

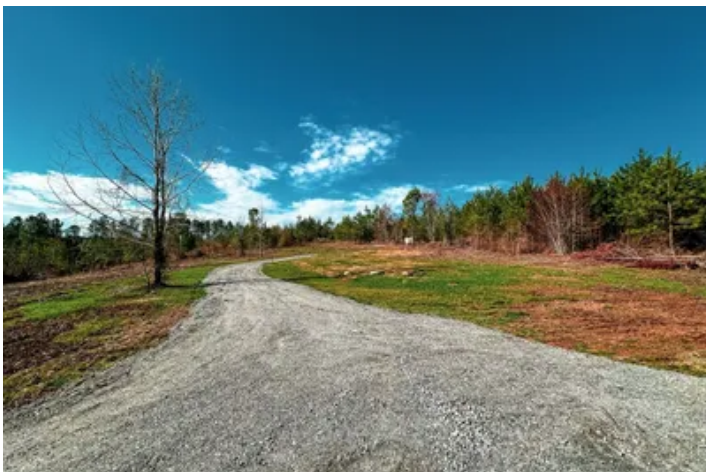
I invite you to explore the embedded map in this listing for a birds-eye view of the property and surrounding area:

<https://id.land/maps/02d89cb3a09a3b2349f623bc2d93734b/share/unbranded>

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

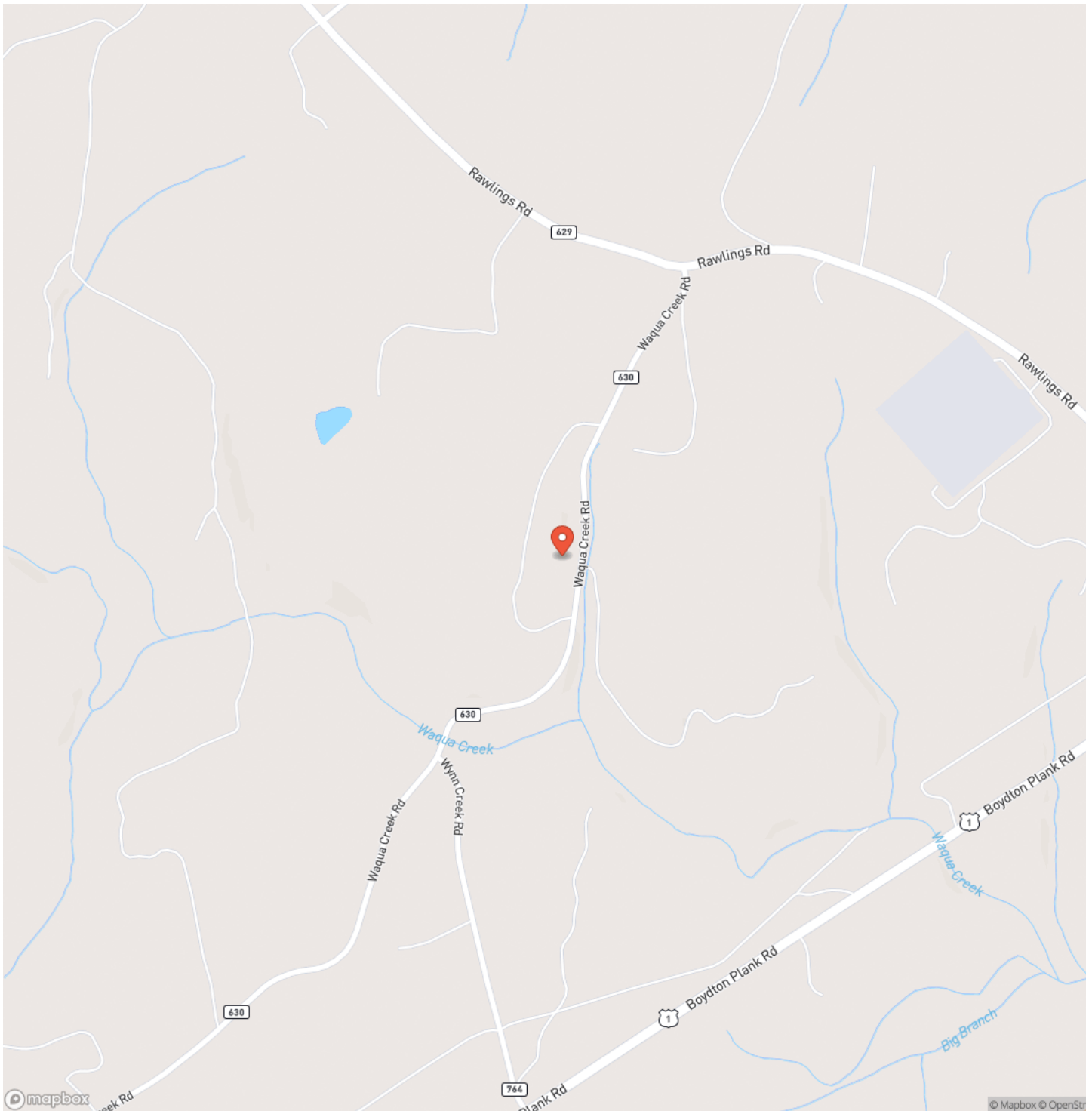
For more information on this and other land for sale in Brunswick County, contact Caleb Hooker at [757-810-5303](tel:757-810-5303) or by email at chooker@mossyoakproperties.com, or visit landandfarmsrealty.com.

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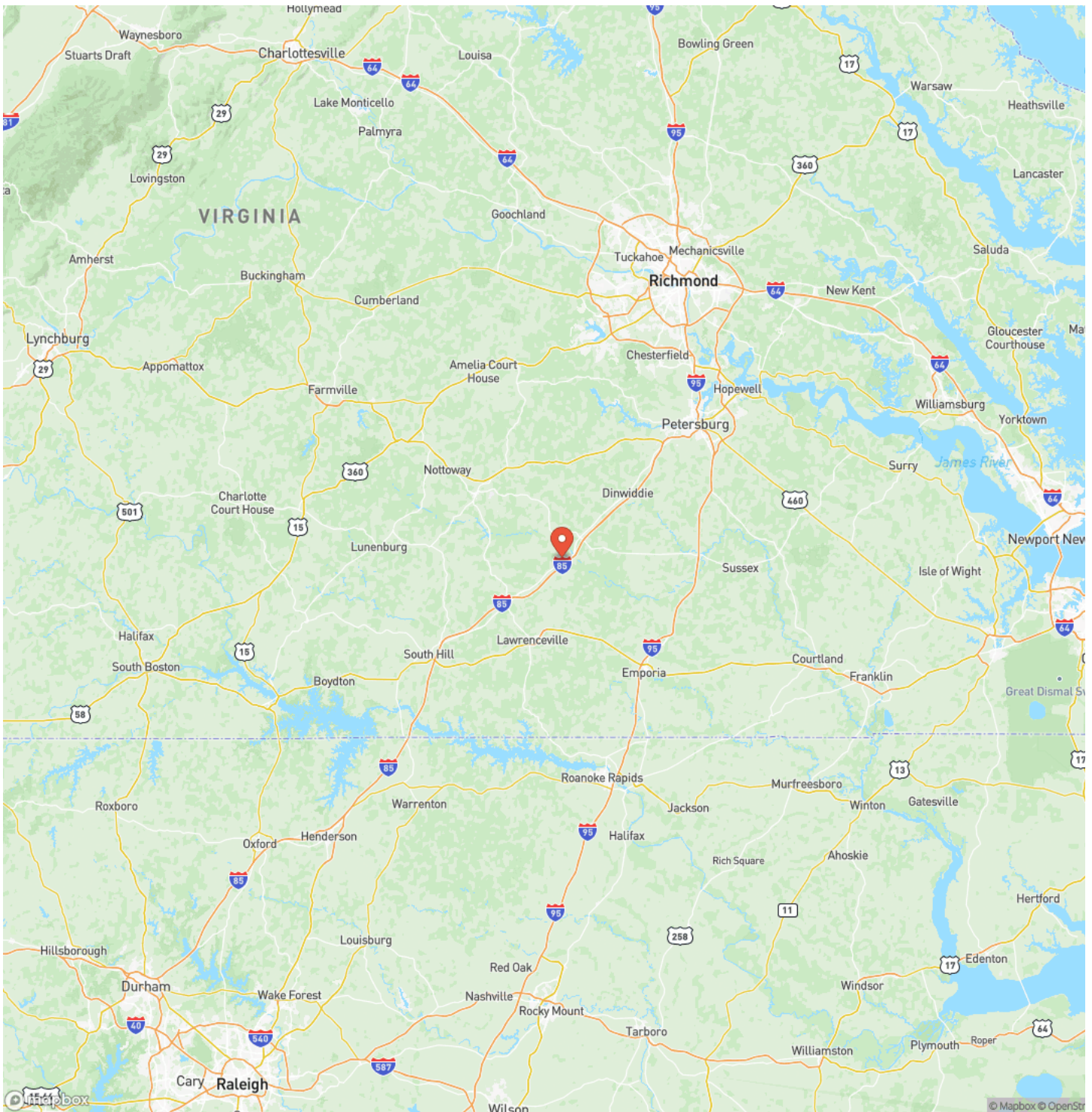
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Locator Map



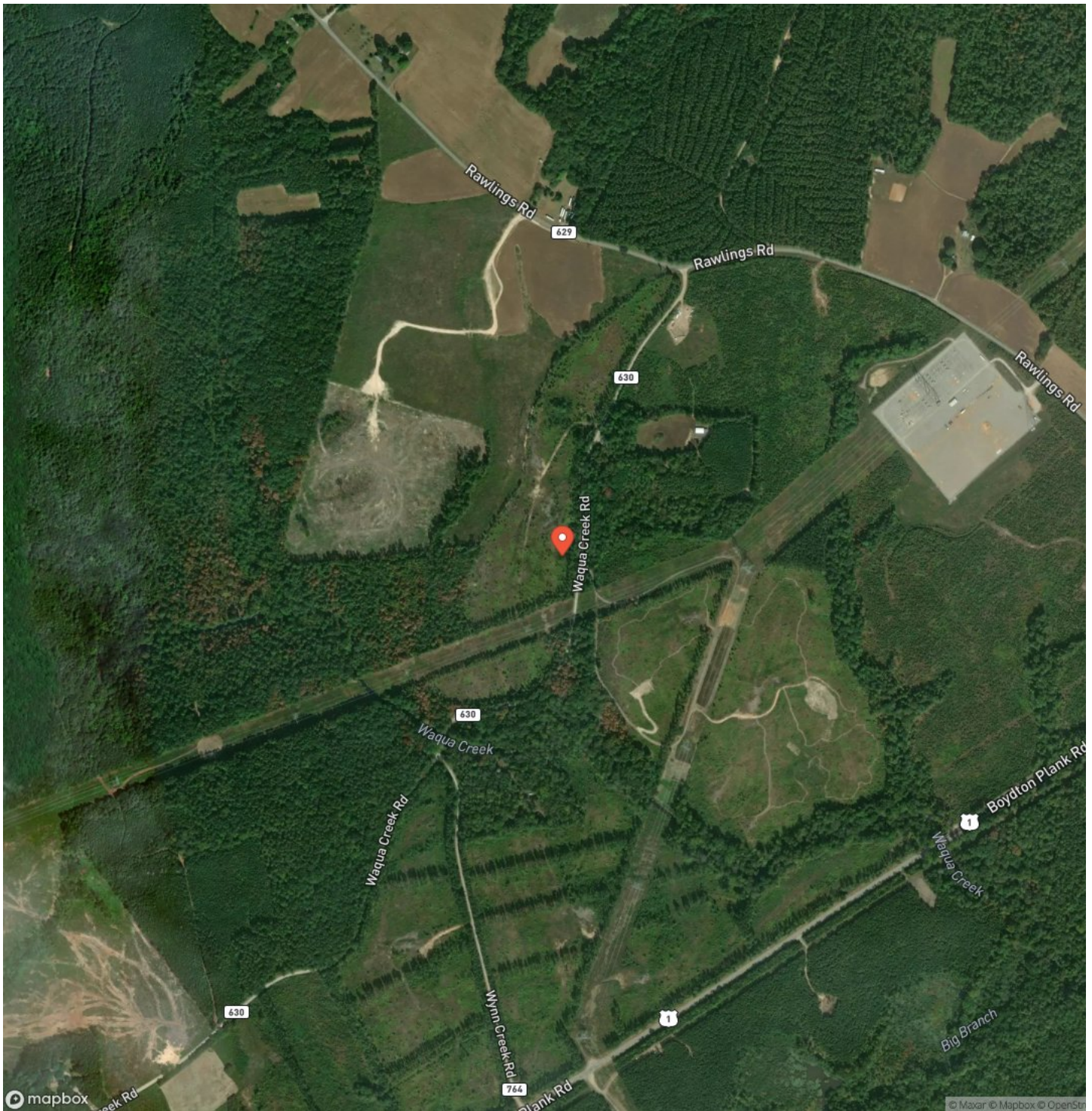
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Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Caleb Hooker

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City / State / Zip

Franklin, VA 23851

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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