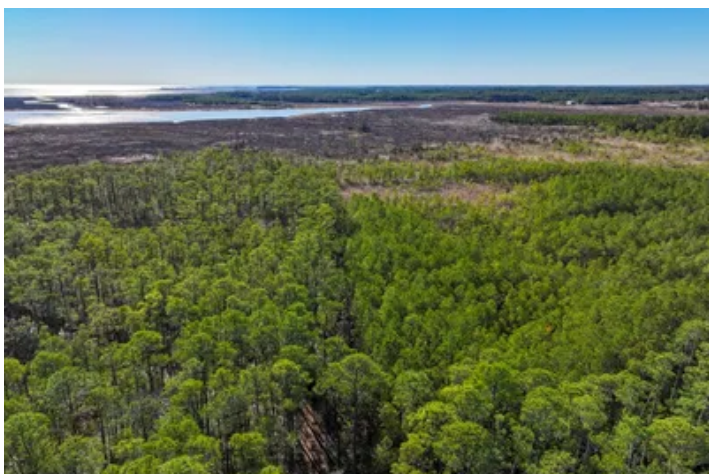


**248.118+/- Acres of Recreational, Residential, and
Investment Land in Mathews County, VA!**
Off Buzzard point Rd
Diggs, VA 23045

\$275,900
248.110± Acres
Mathews County



248.118+/- Acres of Recreational, Residential, and Investment Land in Mathews County, VA!
Diggs, VA / Mathews County

SUMMARY

Address

Off Buzzard point Rd

City, State Zip

Diggs, VA 23045

County

Mathews County

Type

Hunting Land, Recreational Land, Undeveloped Land, Timberland

Latitude / Longitude

37.426005 / -76.269451

Acreage

248.110

Price

\$275,900

Property Website

<https://www.mossyoakproperties.com/property/248-118-acres-of-recreational-residential-and-investment-land-in-mathews-county-va-mathews-virginia/94201/>



248.118+/- Acres of Recreational, Residential, and Investment Land in Mathews County, VA! Diggs, VA / Mathews County

PROPERTY DESCRIPTION

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

248.118 +/- Acre Garden Creek Waterfront Property – Premier Deer & Waterfowl Hunting Tract with 5,000+ ft on Garden Creek & 2 x Potential Buildable Parcels in Mathews County, VA! Call Caleb Hooker at [757-810-5303](tel:757-810-5303) to schedule a showing today.

Welcome to the Garden Creek Tract – 248.118± Acres of Prime Virginia Coastal Paradise

Offered for the first time as a single assemblage, this extraordinary 248.118 ± deeded acre waterfront tract consists of 10 parcels being sold together, delivering the ultimate private hunting, fishing, and recreational estate just 10 minutes from historic downtown Mathews, Virginia.

Located mere minutes from the sandy shores of Aaron's Beach, Bethel Beach, and the Bethel Beach Natural Area Preserve, the Garden Creek Tract is perfectly positioned along the pristine waters of Garden Creek, with over 5,000 feet of direct frontage on this renowned tidal creek. Launch your flat boat or kayak right from the property and enjoy world-class fishing, oystering, and waterfowl hunting in your own backyard.

Key Features & Highlights:

- 248.118 ± total deeded acres across 10 parcels (sold as one)
- Over 5,000 feet of frontage on Garden Creek – perfect for duck blinds, oyster beds, and kayaking
- Two potential buildable upland parcels with 750+ feet of road frontage on Buzzard Point Road – ideal for a main residence, hunting lodge, or family compound
- Mature hardwood and pine timber on the uplands for privacy and easy homesite clearing
- Expansive grasslands, pine-dominated lowlands, and rich wetlands teeming with wildlife
- Abundant whitetail deer, black duck, and a wide variety of waterfowl and coastal species
- 4 cleared areas connected by ATV trails – ready for food plots or camping
- Outstanding conservation easement / wetland mitigation banking potential while retaining full recreational rights
- Secluded yet incredibly convenient – only 10 minutes to downtown Mathews and moments to public beaches and preserves

Whether you've dreamed of owning your own turn-key deer and waterfowl hunting paradise, building a legacy waterfront estate surrounded by nature, or securing a large-acreage coastal retreat with income-producing conservation opportunities, the Garden Creek Tract delivers it all.

Mathews County School District

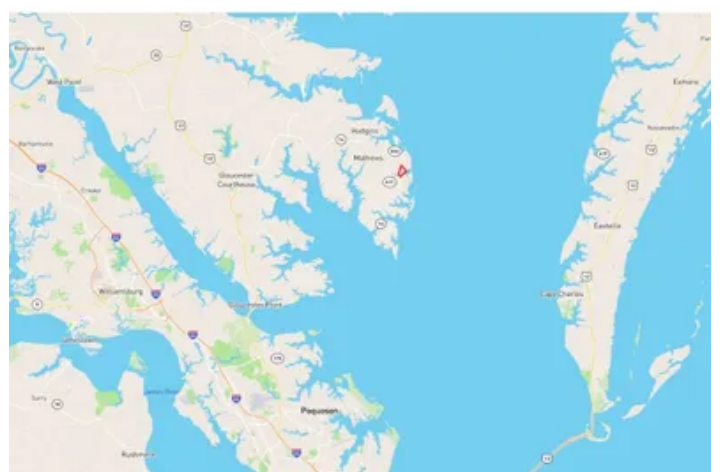
- Elementary – K-4 – Lee-Jackson Elementary
- Middle School – 5-8 – Thomas Hunter Middle School
- High School – 9-12 – Mathews High School Links of Interest:
- Mathews County: <https://www.mathewscountyva.gov/>
- Bethel Beach Natural Area Preserve: <https://www.dcr.virginia.gov/natural-heritage/natural-area-preserves/bethel>



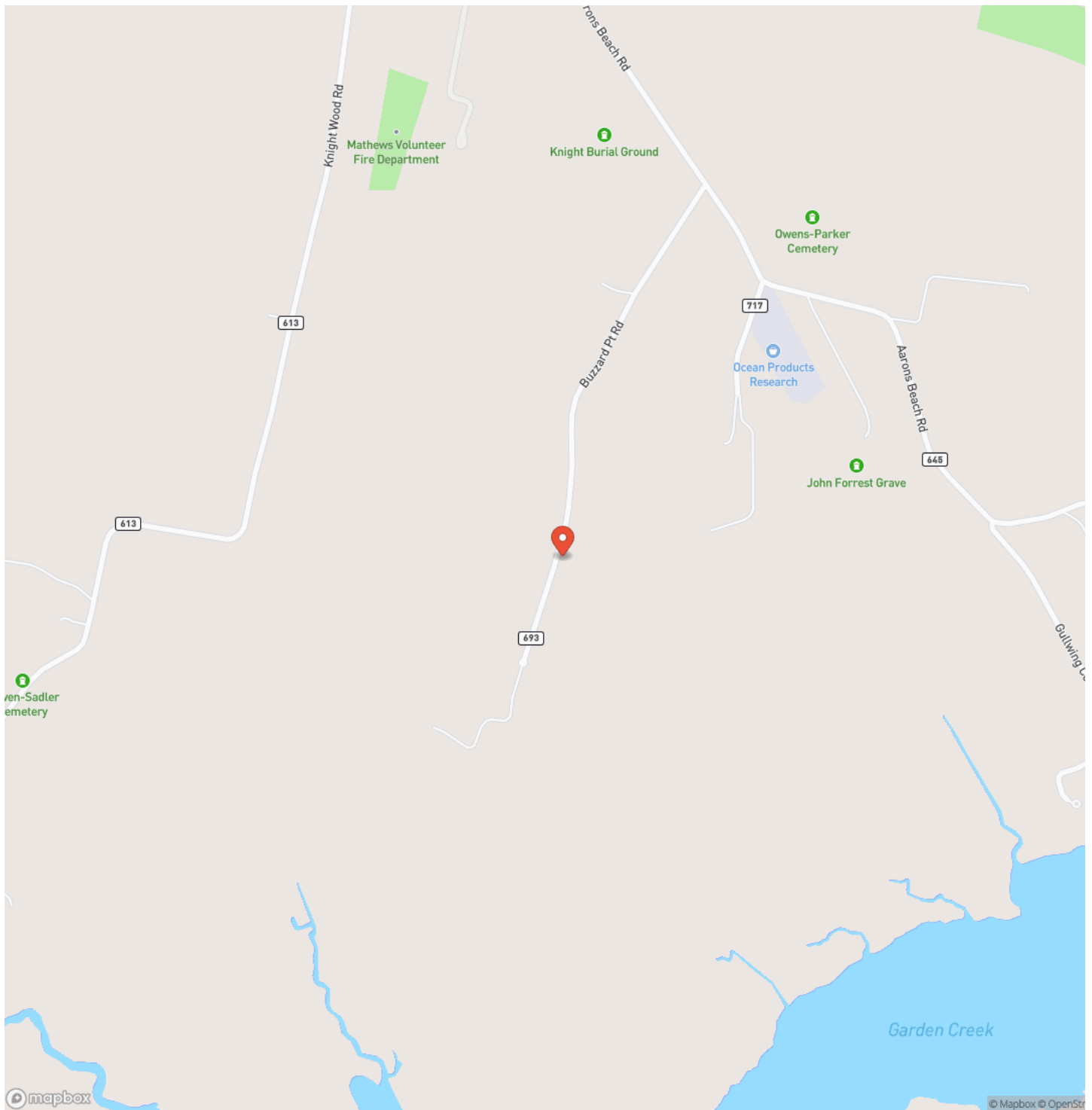
I invite you to explore the embedded map in this listing for a birds-eye view of the property and surrounding area: <https://id.land/maps/8789ad0eb066c40eb0597bd19dde3/share/unbranded>

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 Mathews County, contact Caleb Hooker at [757-810-5303](tel:757-810-5303) or by email at chooker@mossyoakproperties.com, or visit landandfarmsrealty.com.

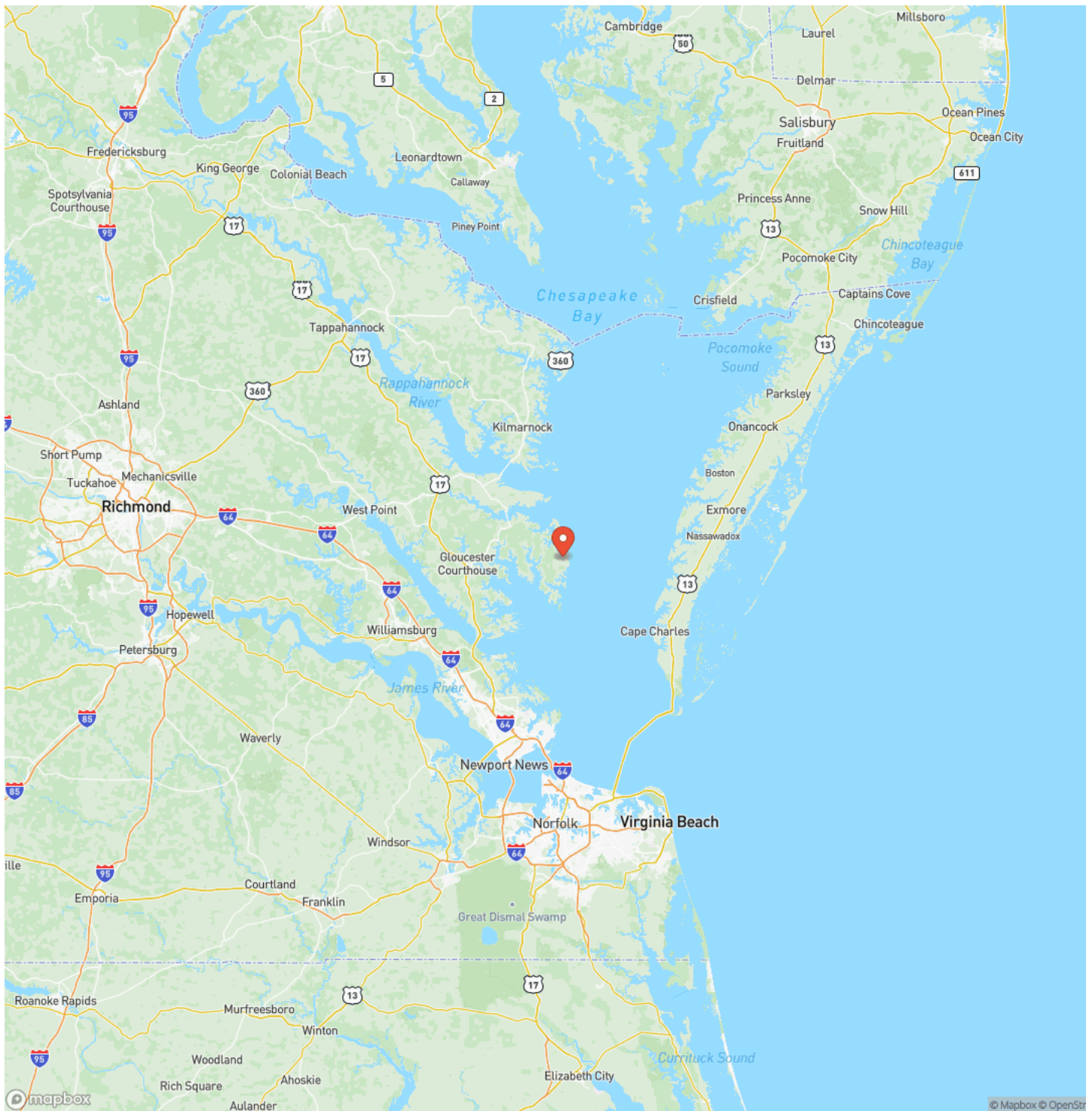
**248.118+/- Acres of Recreational, Residential, and Investment Land in Mathews County, VA!
Diggs, VA / Mathews County**



Locator Map

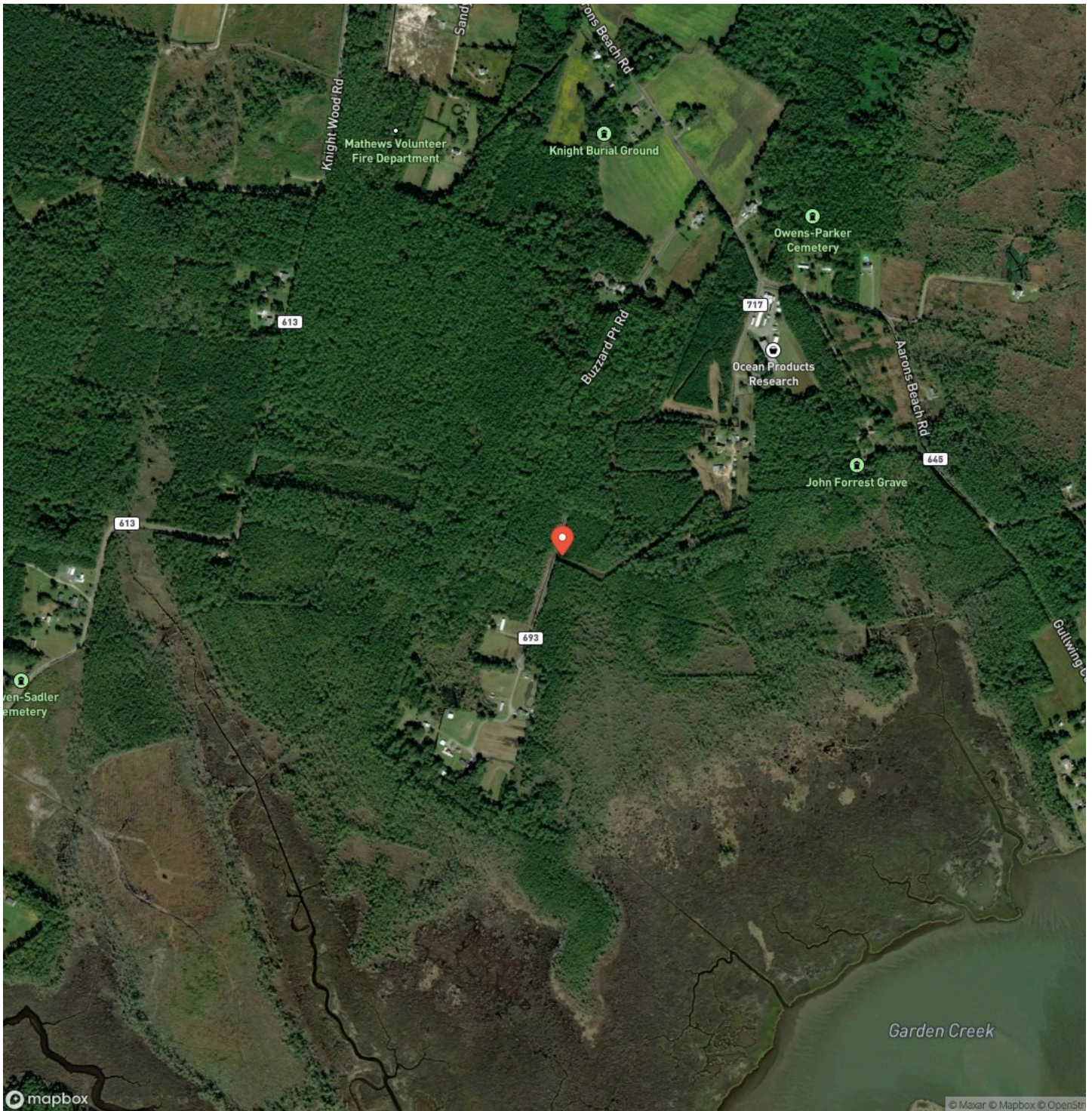


Locator Map



248.118+/- Acres of Recreational, Residential, and Investment Land in Mathews County, VA!
Diggs, VA / Mathews County

Satellite Map



248.118+/- Acres of Recreational, Residential, and Investment Land in Mathews County, VA! Diggs, VA / Mathews 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

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



MORE INFO ONLINE:
www.landandfarmsrealty.com

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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