

**UNDER CONTRACT!! 17.49 +/- Acres of Residential and  
Recreational Land for sale in Southampton County, VA!  
9013 Southampton Pkwy  
Drewryville, VA 23844**

**\$649,999**  
17.49± Acres  
Southampton County



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Drewryville, VA / Southampton County**

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**SUMMARY**

**Address**

9013 Southampton Pkwy null

**City, State Zip**

Drewryville, VA 23844

**County**

Southampton County

**Type**

Hunting Land, Recreational Land, Residential Property,  
Timberland, Lot

**Latitude / Longitude**

36.692101 / -77.356808

**Dwelling Square Feet**

3,626

**Bedrooms / Bathrooms**

4 / 2.5

**Acreage**

17.49

**Price**

\$649,999

**Property Website**

<https://www.mossyoakproperties.com/property/under-contract-17-49-acres-of-residential-and-recreational-land-for-sale-in-southampton-county-va-/southampton/virginia/108482/>



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### **PROPERTY DESCRIPTION**

#### **4 Bed / 2.5 Bath, 3,626 Sqft Custom Home on 17.49 acres with great outdoor enthusiast features in Southampton County, VA!**

Welcome to Your Southampton County Home & Recreational Oasis!

This stunning 17.49-acre custom brick home sits in a prime location just west of Drewryville, VA, offering the perfect blend of luxurious living and serious outdoor recreation. Boasting 3,626 sqft of well-designed space, 4 bedrooms, 2.5 baths, and thoughtful upgrades throughout, this property is move-in ready and built for those who love both comfort and the Virginia outdoors.

#### **The Home**

##### Main Level Highlights:

- o Spacious primary suite with a massive 17.5' x 6' walk-in closet and luxurious ensuite bath featuring a jetted tub and walk-in shower.
- o Expansive 21.4' x 16.2' living room with gas fireplace, French doors to the rear patio, and a 70"+ LCD TV that conveys with the sale.
- o Bright breakfast nook with bay windows flows into a large eat-in kitchen complete with bar seating, gas cooktop, double ovens, and ample pantry storage. All appliances stay!
- o Additional first-floor bonus room (12.7' x 13.8') perfect for formal dining or a cozy sitting area, plus a convenient mud/laundry room with garage access.

##### Second Level:

- o Three generously sized bedrooms surrounding a full bath with double vanities and extra storage. A beautiful loft area and built-in window nook (ideal for holiday displays or trophy mounts) add character and versatility.

##### Recent Updates & Features (2018-2025):

- o New roof (2019)
- o New Dual-zone heat pumps with regular maintenance (2019)
- o Full crawl space moisture barrier, dehumidifier & sump pump (2018)
- o All new Levolor blinds & valances (2024)
- o New interior/exterior paint & garage epoxy floor (2025)
- o ADT security system, Spectrum internet ready, and more

#### **Outdoor Living & Recreation**

Direct access from Mud Room - 2-car attached garage measuring 23 x 22 ft with an additional 7.7 x 8.8 ft bonus space for storage, work bench area, or more.

Step outside to a full wraparound porch with ceiling fans and a large rear concrete patio - perfect for morning coffee or evening entertaining.

25' x 20' oval above-ground pool (installed 2021) with spacious deck

Brand new (2025) Norwegian cedar 3-person sauna on the wrap-around side of the front porch



Fenced dog run (30 x 29 ft) with a raised covered kennel (12 x10ft)

20' x 18' metal carport for boat/UTV/equipment storage

8' x 6' greenhouse and productive peach trees

### **For the Outdoor Enthusiast**

Over 3/4 mile of maintained trails wind through beautiful hardwood and pine timber. Multiple elevated hunting blinds (box blinds, ladder stands, and tripod setups all convey with sale) are strategically placed along oak groves, natural funnels, and a spring-fed tributary of Three Creek. The property has been thoughtfully forestry mulched for easy access and food plot potential.

Whitetail deer, turkey, and bear frequent the land, and a 125+ yard shooting range with backstop makes it easy to stay sharp year-round. Surrounding large timber tracts and crop fields create an ideal wildlife corridor.

### **Location & Convenience**

Located right off US-58 (Southampton Parkway), you're minutes from everywhere:

- o Emporia, VA - 13 minutes - with I-95 access for quick trips north to Richmond, VA or south to Rocky Mount, NC.
- o Courtland, VA - 20 minutes
- o Multiple public boat ramps on Emporia Lake, Meherrin River, Roanoke Rapids Lake, and Lake Gaston all within easy driving distance

This is a rare opportunity to own a high-quality custom home on managed timberland with exceptional hunting, privacy, and recreational features - all in a convenient Southampton County setting.

### **Southampton County School District**

- Elementary - K-5 - Capron Elementary School
- Middle School - 6-8 - Southampton Middle School
- High School - 9-12 - Southampton High School

### **Links of Interest:**

Southampton County: <https://www.southamptoncounty.org/>

Emporia Public Boat Ramp: <https://dwr.virginia.gov/waterbody/emporia-reservoir/>

Roanoke Rapids City Ramp on Roanoke Rapids Lake & Summit Landing at Lake Gaston: <https://www.dominionenergy.com/-/media/content/about/lakes-and-recreation/lake-gaston-and-roanoke-rapids-lake-nc/pdfs/lake-gaston-roanoke-rapids-lake-boat-landings.pdf>

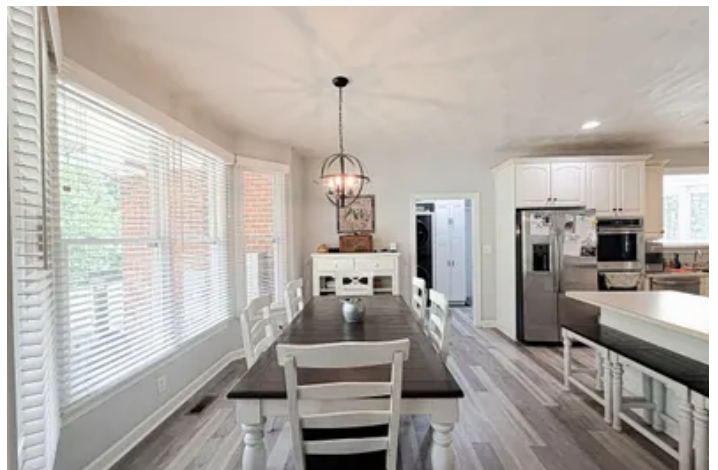
I invite you to explore both the Property Tour: <https://id.land/tour/f8c8ac13-e261-4765-aed2-e6b362825498> and the embedded map: <https://id.land/maps/2e7177070da18b09a58762e2943681b6/share/unbranded> in this listing for a birds-eye view of the property and additional information.

This property is shown by appointment only (48 hour notice required) with proof of funds required to schedule the showing. Please contact me to schedule your showing today!

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



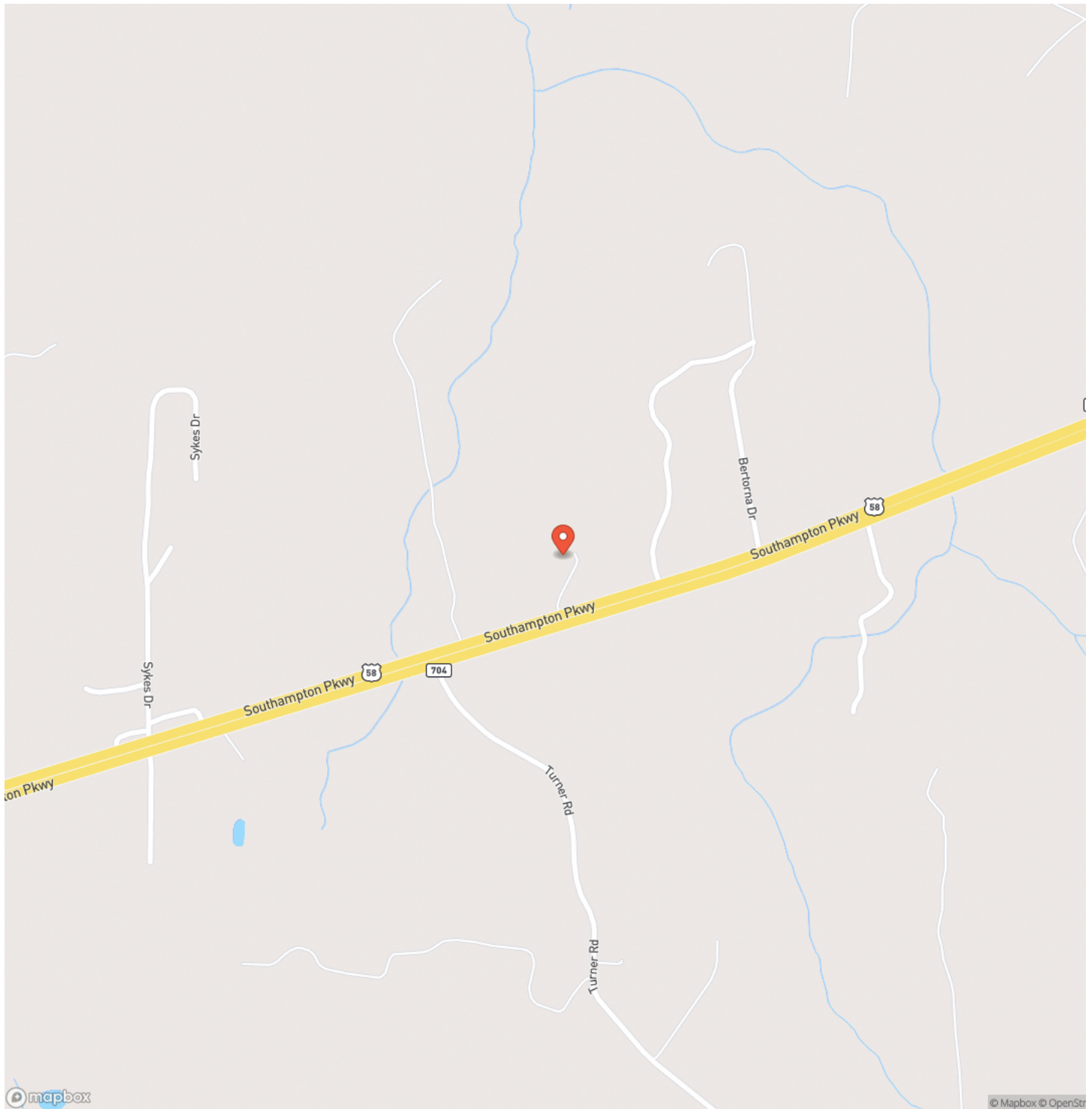
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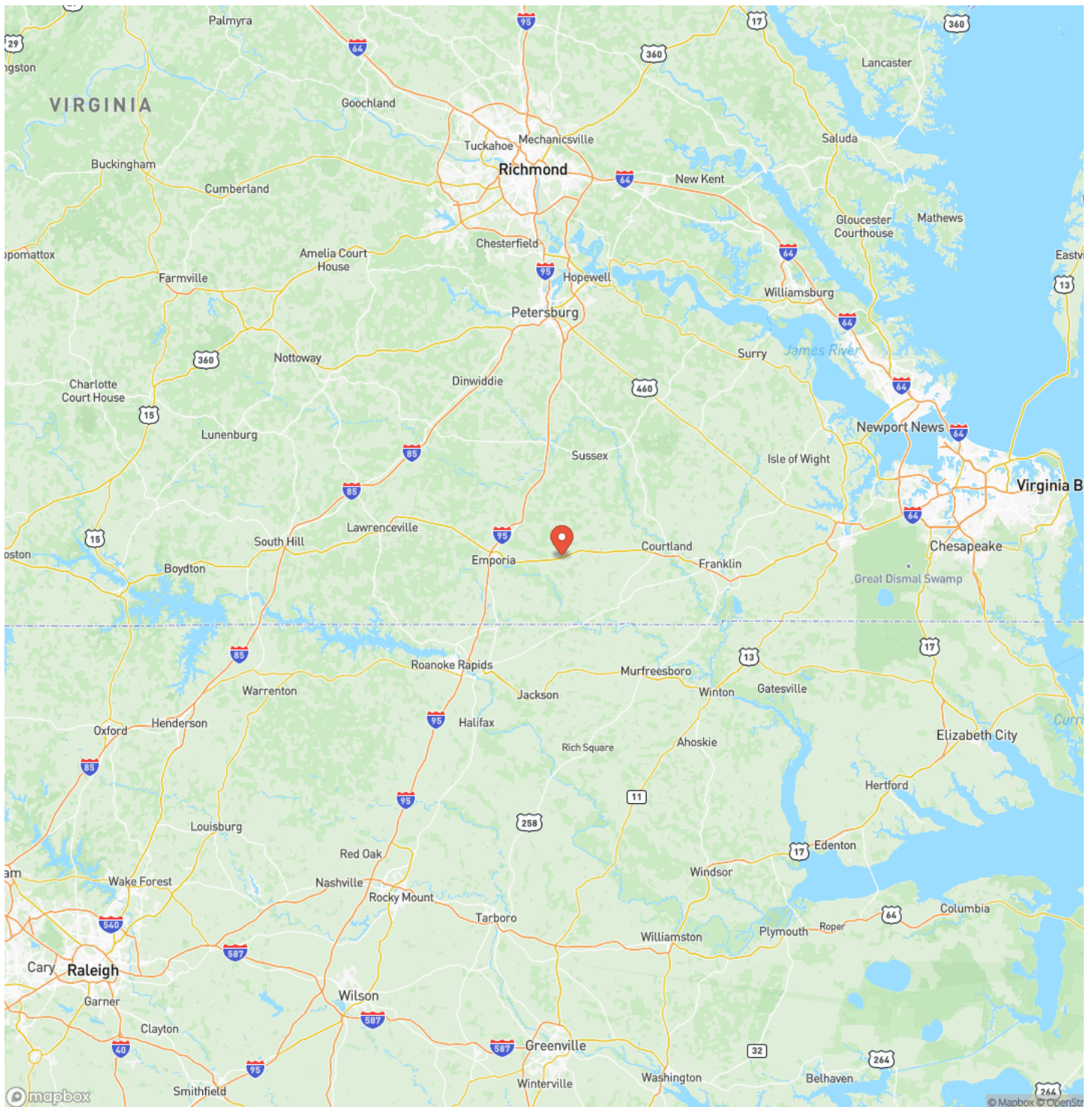
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## Locator Map



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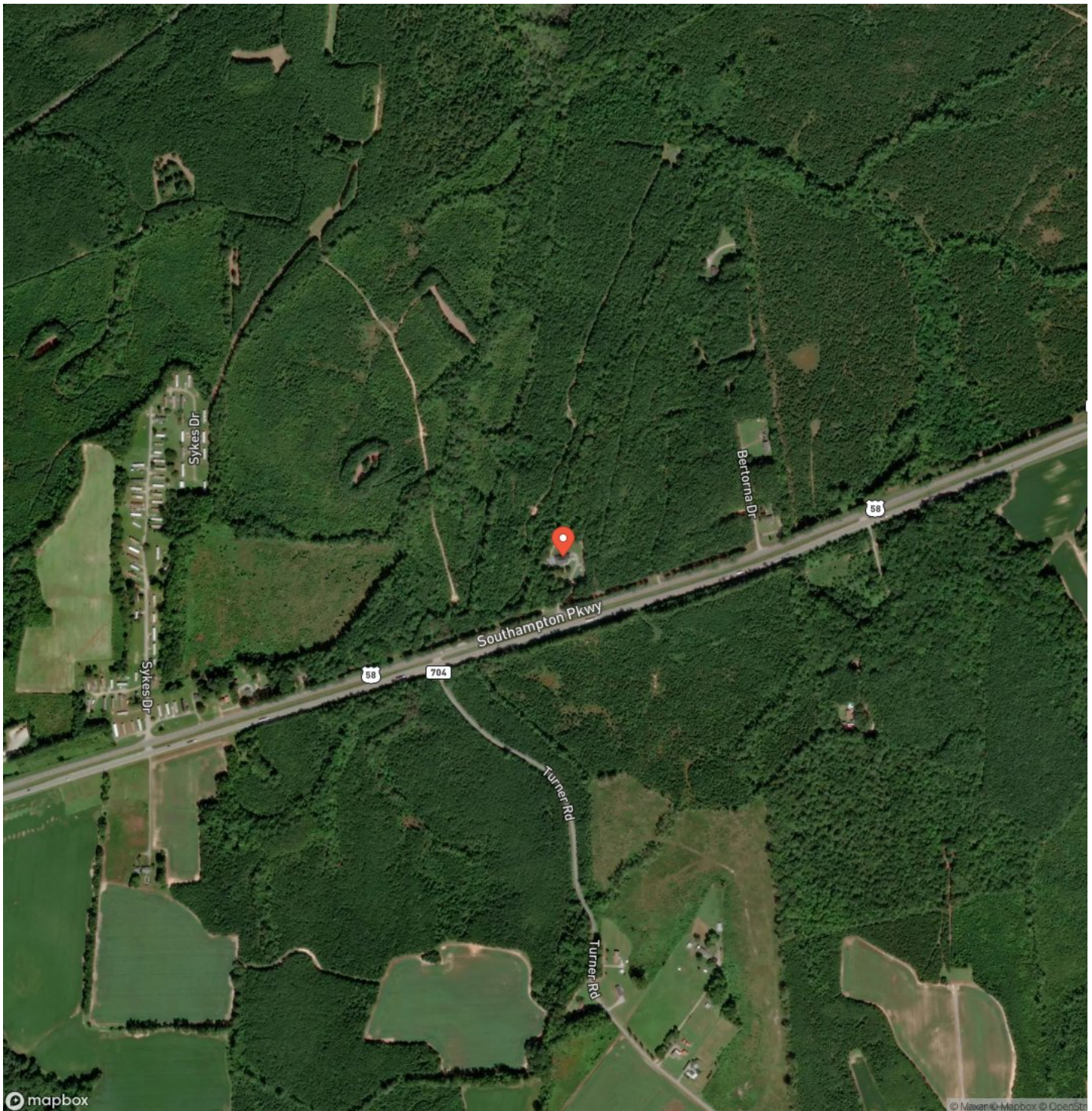
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## Satellite Map



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## 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



## 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.



**<https://www.mossyoakproperties.com/>**

## **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.

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**Mossy Oak Properties Land and Farms Realty**  
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