

95.682 acres of Agricultural / Hunting / Recreational /
Residential and Timberland For Sale in Accomack
County VA!
Off Hollies Church Rd
Melfa, VA 23410

\$449,900
95.682± Acres
Accomack County



95.682 acres of Agricultural / Hunting / Recreational / Residential and Timberland For Sale in Accomack County VA!

Melfa, VA / Accomack County

SUMMARY

Address

Off Hollies Church Rd

City, State Zip

Melfa, VA 23410

County

Accomack County

Type

Farms, Hunting Land, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

37.640184 / -75.779041

Acreage

95.682

Price

\$449,900

Property Website

<https://www.mossyoakproperties.com/property/95-682-acres-of-agricultural-hunting-recreational-residential-and-timberland-for-sale-in-accomack-county-va-accomack-virginia/55742/>



MORE INFO ONLINE:

www.landandfarmsrealty.com

95.682 acres of Agricultural / Hunting / Recreational / Residential and Timberland For Sale in Accomack County VA!

Melfa, VA / Accomack County

PROPERTY DESCRIPTION

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

Great Opportunity to Own this 95+ acres of beautiful crop and timber land with creek frontage perfect for your new home and plenty of space for recreational use! Call Caleb Hooker at [757-810-5303](tel:757-810-5303) to schedule a showing today!

As the exclusive listing agent, Mossy Oak Properties is pleased to present you an exceptional opportunity to own this 95.682 acres of prime Agricultural, Hunting, Recreational, Residential, and Timber Land in Accomack County, Virginia.

This property is full of great features starting off with the 42+/- acres of great producing BOJAC soil cropland that features excellent drainage and minerals for producing great crops. This offers you plenty of cleared space for a new home site or you can keep leasing the property to the current lease holder for instant income. The property features 1900+ feet of state road frontage on both sides of Hollies Church Road and 1600+ feet of road frontage down Michael Hill Road. This opens countless possibilities for your new home site entrance and easy access for all your future equipment needs. The total acreage consists in two tax parcels of 16.812 acres and 78.87 acres making it perfect for your own plans or as an investment to sell a portion in the future! Both parcels have a positive percolation test indicating it will be good for a 4+ bedroom home conventional septic drain field.

In addition to the cropland, the property features 52+/- acres of maturing pine and hardwoods in four distinct stands of timber around the property. The timber is loaded with deer and turkey sign throughout and the placement offers great locations for multiple stand sites. Among the timber you will find several oaks and a large number of walnut trees which makes for a great future timber investment. The property has some gentle rolling terrain and ridge lines sloping down toward the northeastern property boundary which offers you 1800+ feet of creek frontage along Hollies Church Branch.

This property is located just outside the town limits of Melfa, VA with easy access to Route 13. Located conveniently just 10 minutes from Riverside Shore Memorial Hospital, the shopping and dining in Onley, or the charm and waterfront of downtown Onancock only minutes away. This property offers that rural peaceful setting you have been looking for all while keeping the amenities of town close by. Want to enjoy more of the eastern shore, historic downtown Cape Charles is only 35 minutes away to the south with a world class golf course, marinas, shopping and fine dining. Need a great outdoor adventure or need to feed your space-based questions, head north along Route 13 and enjoy the amazing scenic countryside while you travel. Wallops Island Launch Facility and National Wildlife Refuge and the barrier islands on Chincoteague and Assateague are just 45-50 minutes away.

Links of Interest:

Town of Onley: <https://townofonley.org/>

Onancock Wharf: <https://www.onancock.com/wharf>

Accomack County, Virginia: <https://www.co.accomack.va.us/>

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



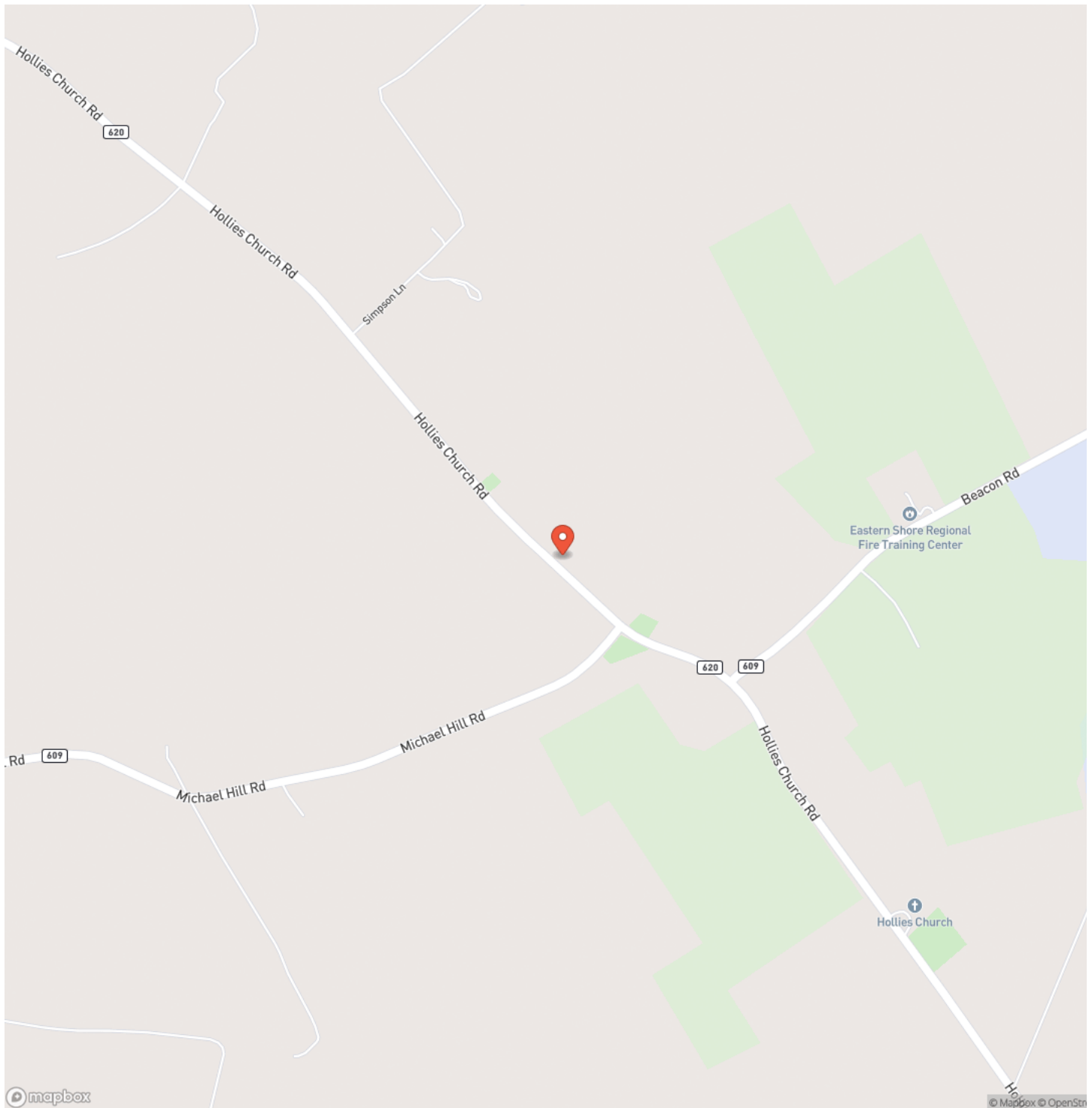
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VA!

Melfa, VA / Accomack County



Locator Map

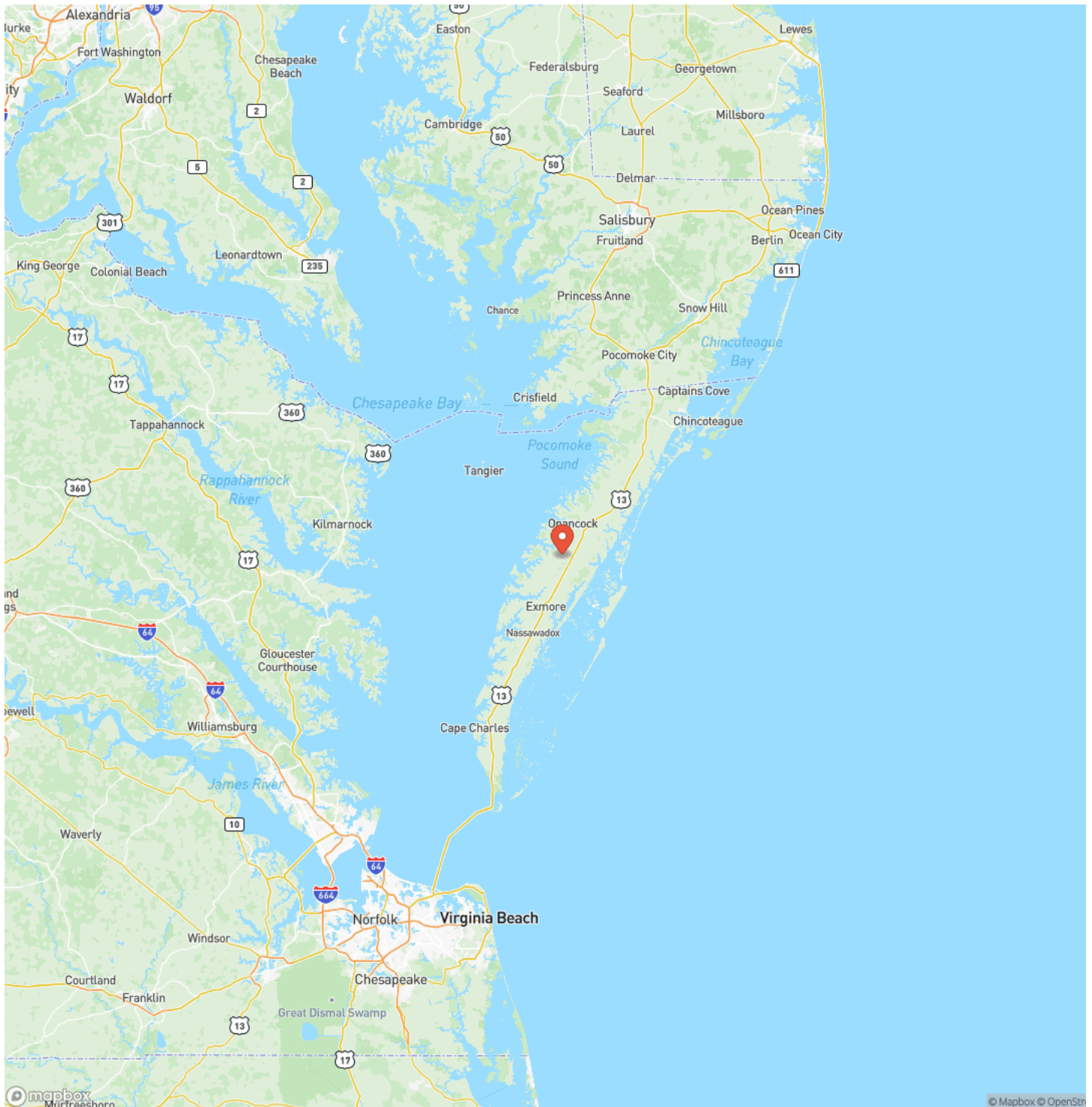




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VA!
Melfa, VA / Accomack County

Locator Map





95.682 acres of Agricultural / Hunting / Recreational / Residential and Timberland For Sale in Accomack County
VA!
Melfa, VA / Accomack County

Satellite Map





Melfa, VA / Accomack County

For more information contact:



Caleb Hooker

(757) 810-5303

(844) 480-5263

chooker@mossyoakproperties.com

601 N Mechanic Street Suite 310

Franklin, VA 23851

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



www.landandfarmsrealty.com

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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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