

**28 Acres of Residential and Recreational Land for Sale  
in Sussex County VA!**  
Off of Concord Sappony Rd  
Stony Creek, VA 23882

**\$109,900**  
28± Acres  
Sussex County



## 28 Acres of Residential and Recreational Land for Sale in Sussex County VA! Stony Creek, VA / Sussex County

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### **SUMMARY**

#### **Address**

Off of Concord Sappony Rd

#### **City, State Zip**

Stony Creek, VA 23882

#### **County**

Sussex County

#### **Type**

Hunting Land, Recreational Land, Timberland

#### **Latitude / Longitude**

36.907854 / -77.505088

#### **Acreage**

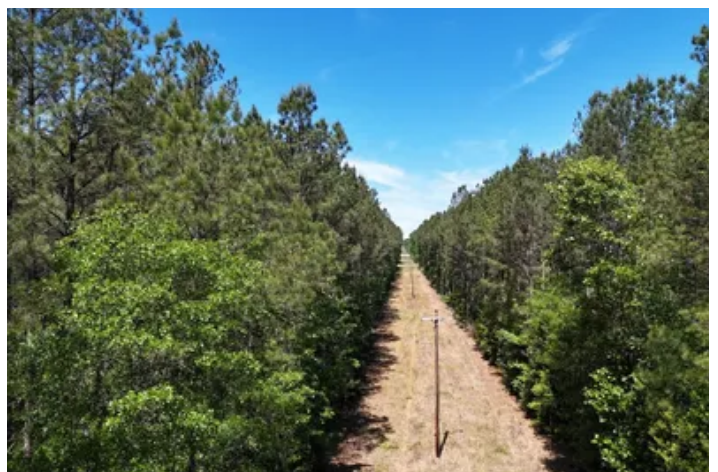
28

#### **Price**

\$109,900

#### **Property Website**

<https://www.mossoakproperties.com/property/28-acres-of-residential-and-recreational-land-for-sale-in-sussex-county-va-sussex-virginia/105800/>



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### **PROPERTY DESCRIPTION**

#### **Over 900' of road frontage - Substantial timber volume - power line clearing - small pond.**

Welcome to the Concord Sappony Twenty-Eight! With over 900 feet of road frontage and nearly 1,500 feet of interior power line right of way, this 28-acre parcel is well suited for your custom home as well as your recreational appetite. Soil maps indicate moderately well drained soils near the front of the property. You can utilize the powerline right of way as an amazing place for food plots, ATV and hiking trails, as well as a great line of sight when chasing that elusive whitetail or the strutting gobbler. The timber here is comprised of approximately 35-year-old loblolly pine that was thinned 16 years ago and now holds a substantial volume of pine sawtimber. A 1/10th acre pond sits on the northernmost corner and really rounds out this property as a great retreat for the wildlife enthusiast.

Here are a few more things to know when considering this property:

- Sussex County School District:

\*Sussex Central Elementary - PK-5 - 16 miles

\*Sussex Central Middle - 6-8 - 16 miles

\*Sussex Central High - 9-12 - 16 miles

- Internet available: Verizon, StarLink

Quiet Rural Setting with Regional Access

Peaceful rural living with convenient access to Rt. 40 and I-95, providing straightforward travel to Waverly, Stony Creek, Emporia, Petersburg, and the Richmond metro area while maintaining privacy, open space, and flexibility.

Outdoor Recreation & Natural Surroundings

Sussex County Countryside - Woodlands, farmland, and open space offering privacy, wildlife, and a quiet natural setting.

Nearby Rivers & Streams - Opportunities for fishing, paddling, and outdoor recreation throughout the region.

<https://dwr.virginia.gov/wp-content/uploads/NOTTA.pdf>

Regional Parks & Outdoor Areas - Access to public lands, trails, and natural areas across Southside Virginia.

<https://www.dcr.virginia.gov/state-parks>

Local Wildlife Management Areas - Access to hunting, hiking, birding, and camping.

<https://dwr.virginia.gov/wma/>

Expansive Acreage - 28 acres well suited for a homesite, recreation, gardening, or long-term investment.

History & Local Character

Sussex Courthouse Area - A region rich in Virginia history with deep agricultural roots and longstanding community character.

<https://www.sussexcountyva.gov>

Nearby Historic Towns - Easy access to Waverly and surrounding communities with local shops, dining, and historic charm.

Southside Virginia Heritage - Known for rural landscapes, historic significance, and a slower, more relaxed pace of life.



## Everyday Convenience & Flexibility

Local Shopping & Services - Dining, shopping, and medical services available in Waverly, Stony Creek, and Emporia.

Regional Transportation Corridors - Convenient access to major routes connecting Southside Virginia to the Richmond metro and beyond. Located just 52 miles south of downtown Richmond.

When colonists arrived from England in 1607, some traveled along the Nottoway River. But when they established the first counties in the colony, James City County included both sides of the James River to the North Carolina line. The south side of the James River later was organized as Surry County in 1652. Virginia's General Assembly formed Sussex County in 1754 from the southwestern end of Surry County.

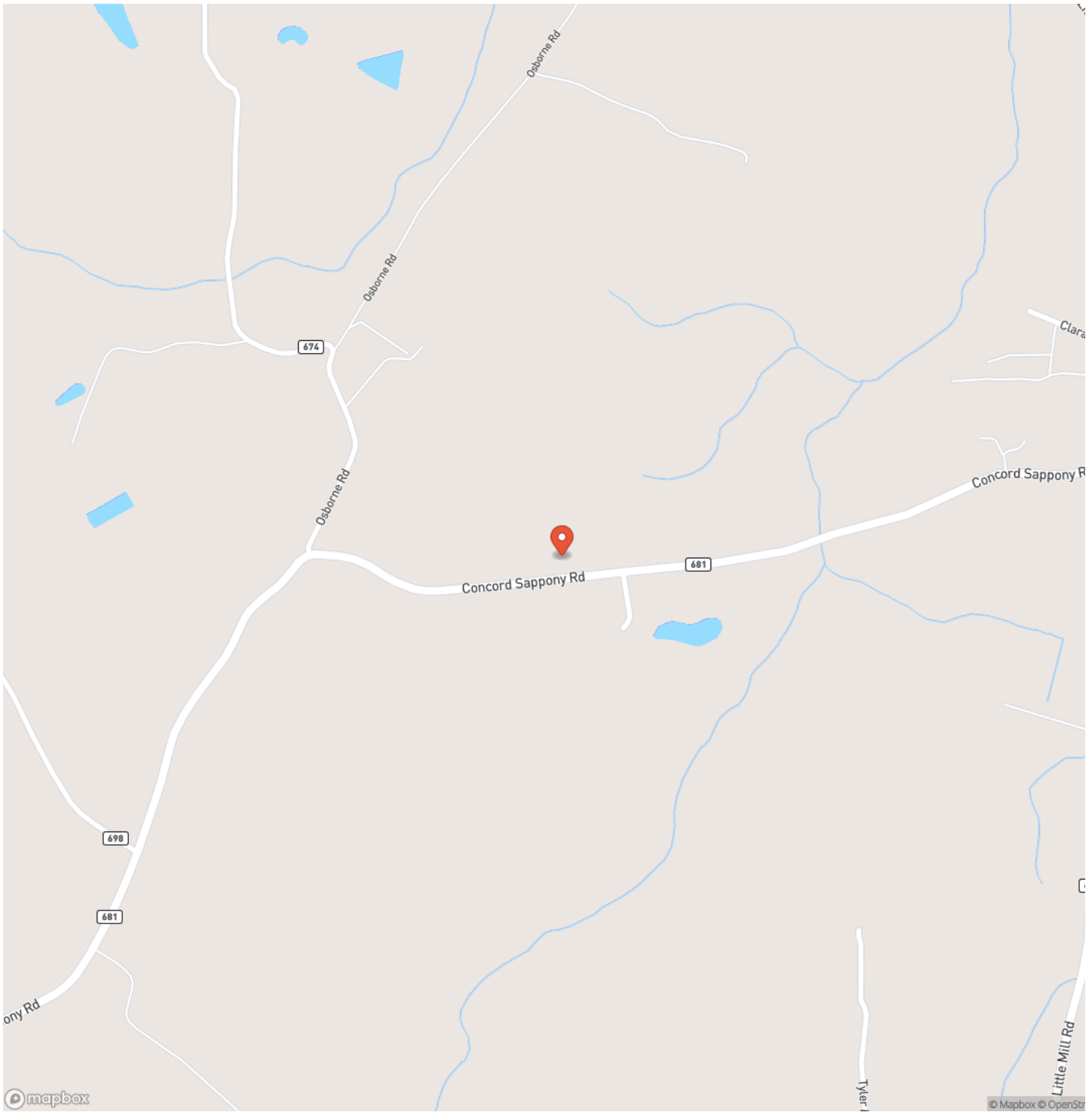
For more information on this and other land for sale in Sussex County, contact Chris Howell at [757-651-8872](tel:757-651-8872) or by email at [chris@mossyoakproperties.com](mailto:chris@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).



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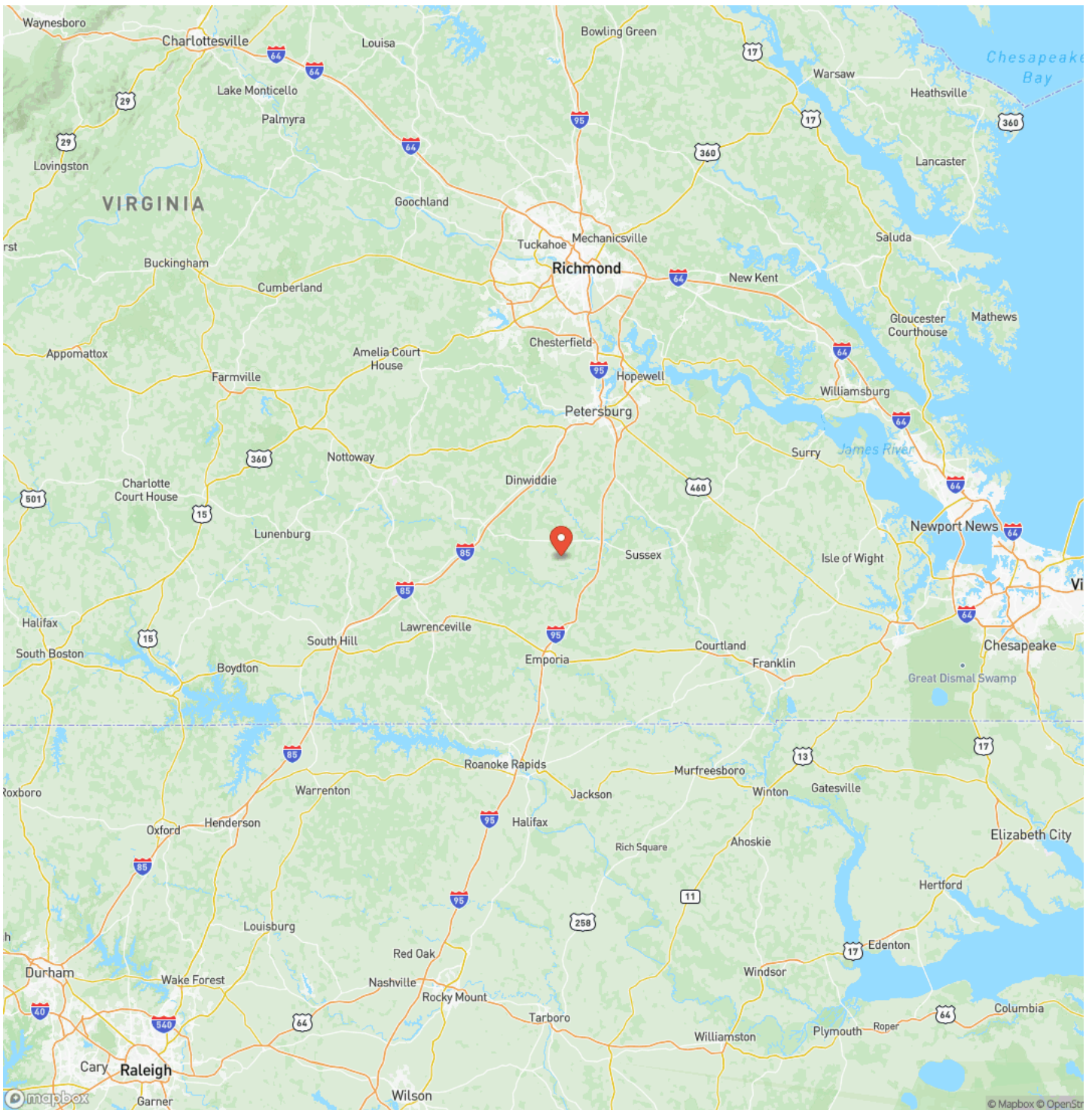


## Locator Map



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# Locator Map



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## Satellite Map







## **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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