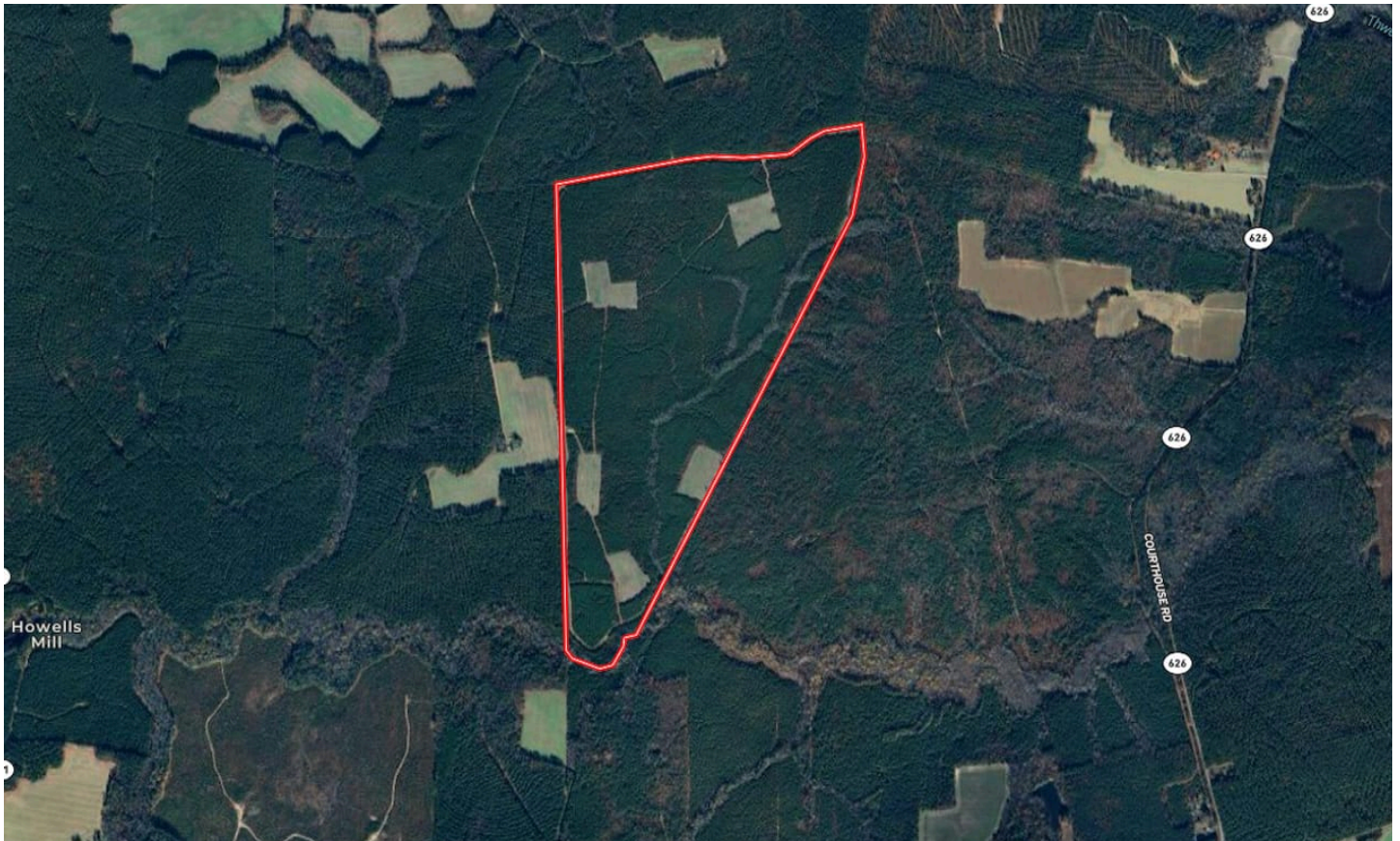


**UNDER CONTRACT!! 244 Acres of Premier Big Game
Hunting Property For Sale in Sussex County VA!
Off Optimist Rd.
Sussex, VA 23882**

\$699,900
244.400± Acres
Sussex County



UNDER CONTRACT!! 244 Acres of Premier Big Game Hunting Property For Sale in Sussex County VA!
Sussex, VA / Sussex County

SUMMARY

Address

Off Optimist Rd.

City, State Zip

Sussex, VA 23882

County

Sussex County

Type

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

Latitude / Longitude

36.898043 / -77.307278

Acreage

244.400

Price

\$699,900

Property Website

<https://www.mossyoakproperties.com/property/under-contract-244-acres-of-premier-big-game-hunting-property-for-sale-in-sussex-county-va-sussex-virginia/75675/>



UNDER CONTRACT!! 244 Acres of Premier Big Game Hunting Property For Sale in Sussex County VA! Sussex, VA / Sussex County

PROPERTY DESCRIPTION

For immediate assistance call Chris Howell at [757-651-8872](tel:757-651-8872).

244 acres of big game paradise - 20+ acres of food plots across 5 different locations - impressive road system throughout. Call Chris Howell at [757-651-8872](tel:757-651-8872) to schedule a showing today!

Here is your opportunity to own a premier big game hunting property in the heart of Sussex County, Virginia! This property was designed to attract and hold whitetail deer and turkey. One glance at the layout and you will see how. Over 20 acres of food plots spread across 5 different locations. Hunt any wind direction! A corn and soybean rotation has been established with bumper crops each year! Cow peas are planted on soybean years for early forage and late soybeans come after. Utilize the established fields to concoct your own formula for success! This area is known for great timber production and this property is no exception. The last timber harvest was a clear cut of all but the stream side management zones. This happened in 2014 and the cutover was replanted the following year. Now you have a solid stand of 10-year-old loblolly pines. Come watch your investment grow! A deeded access road gets you in from Rt. 40. 2.8 miles of all-weather road circumnavigates the property with an additional 1.2 miles of interior roads. The road along the eastern boundary is 1.1 miles long by itself! The southern boundary is 1,089 feet along the run of Hunting Quarter Swamp and there's an additional 4,500 feet of interior intermittent streams. There are several ladder stands across the property and there is a box blind on every food plot. All stands and blinds convey with the property! The off-grid camp site is currently located on the northwest corner of the northwest food plot. There you will find two 10'x12' bunk houses that also convey with the property!

The rolling terrain on this property bears a striking resemblance to what you would find in the midwest. If you have dreams of hunting where the giants live, I strongly encourage you to jump at the opportunities this property provides. Located just minutes from I-95. Less than an hour to Richmond and less than a half hour to Emporia.

Links of Interest:

<https://www.plantbiologic.com/>

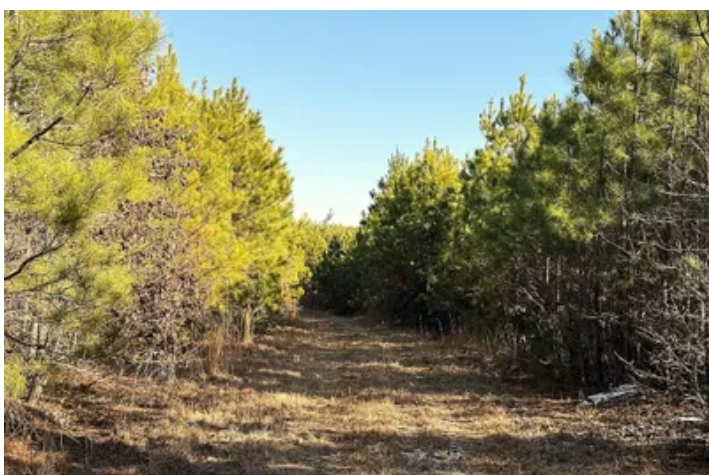
<https://dwr.virginia.gov/hunting/>

At Mossy Oak Properties we understand your passion for the outdoors; it's our obsession. We believe in the heart of every human being is a desire and connection to the land that touches our souls in a way that binds us more deeply to God's great creation. That is what makes owning your own piece of ground so fulfilling. If you are interested in obtaining more information on this listing or other land for sale throughout the Commonwealth of Virginia, contact Chris Howell at [757-651-8872](tel:757-651-8872) or email at chris@mossyoakproperties.com. Please visit our website www.landandfarmsrealty.com for additional details and other land offerings. This property is shown by appointment only. Serious inquiries only. Please schedule showings at least 24 hours in advance with the listing agent.

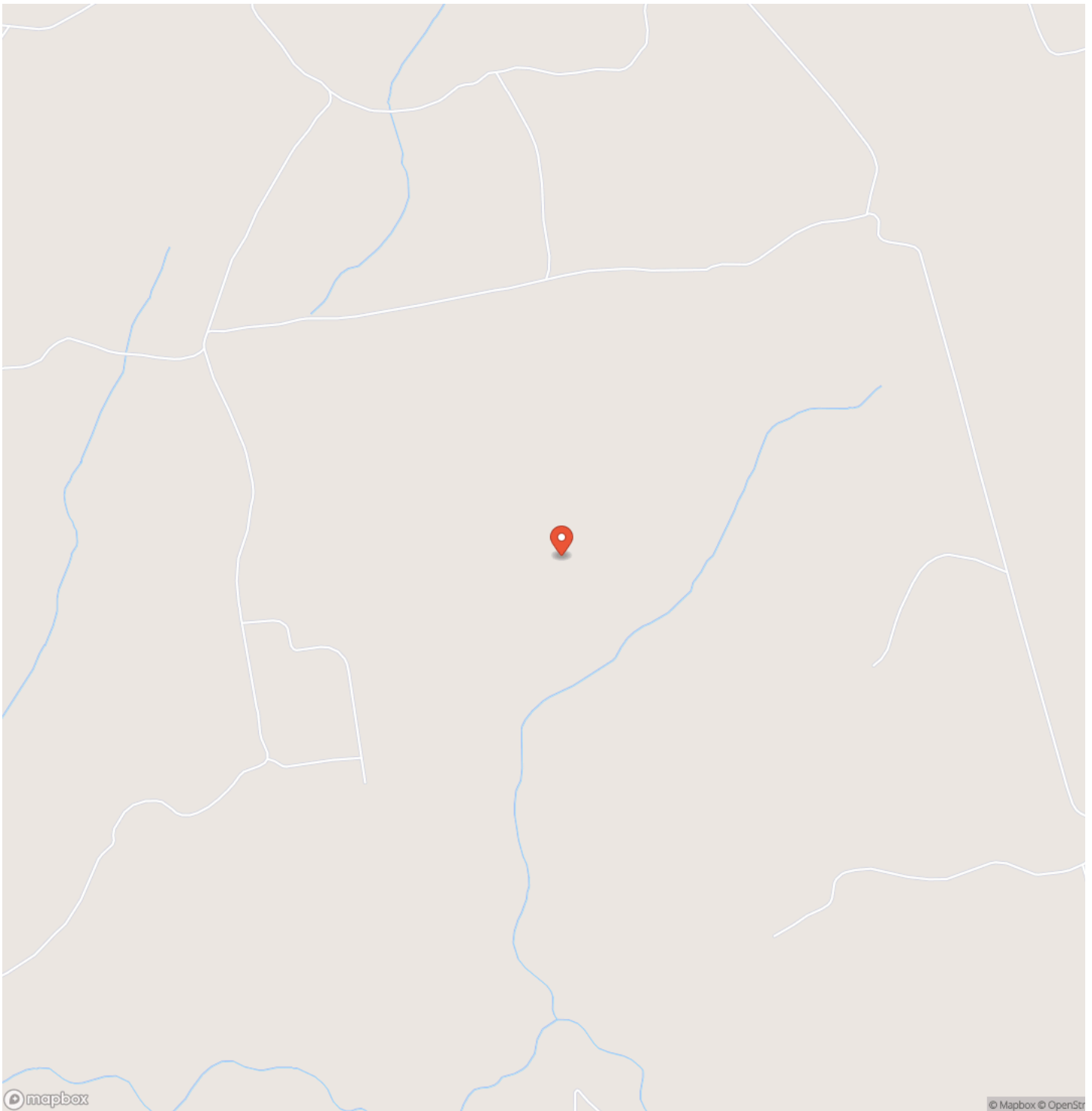
For more information on this and other land for sale in Sussex County, contact Chris Howell at [757-651-8872](tel:757-651-8872) or by email at chris@mossyoakproperties.com, or visit landandfarmsrealty.com.



UNDER CONTRACT!! 244 Acres of Premier Big Game Hunting Property For Sale in Sussex County VA!
Sussex, VA / Sussex County

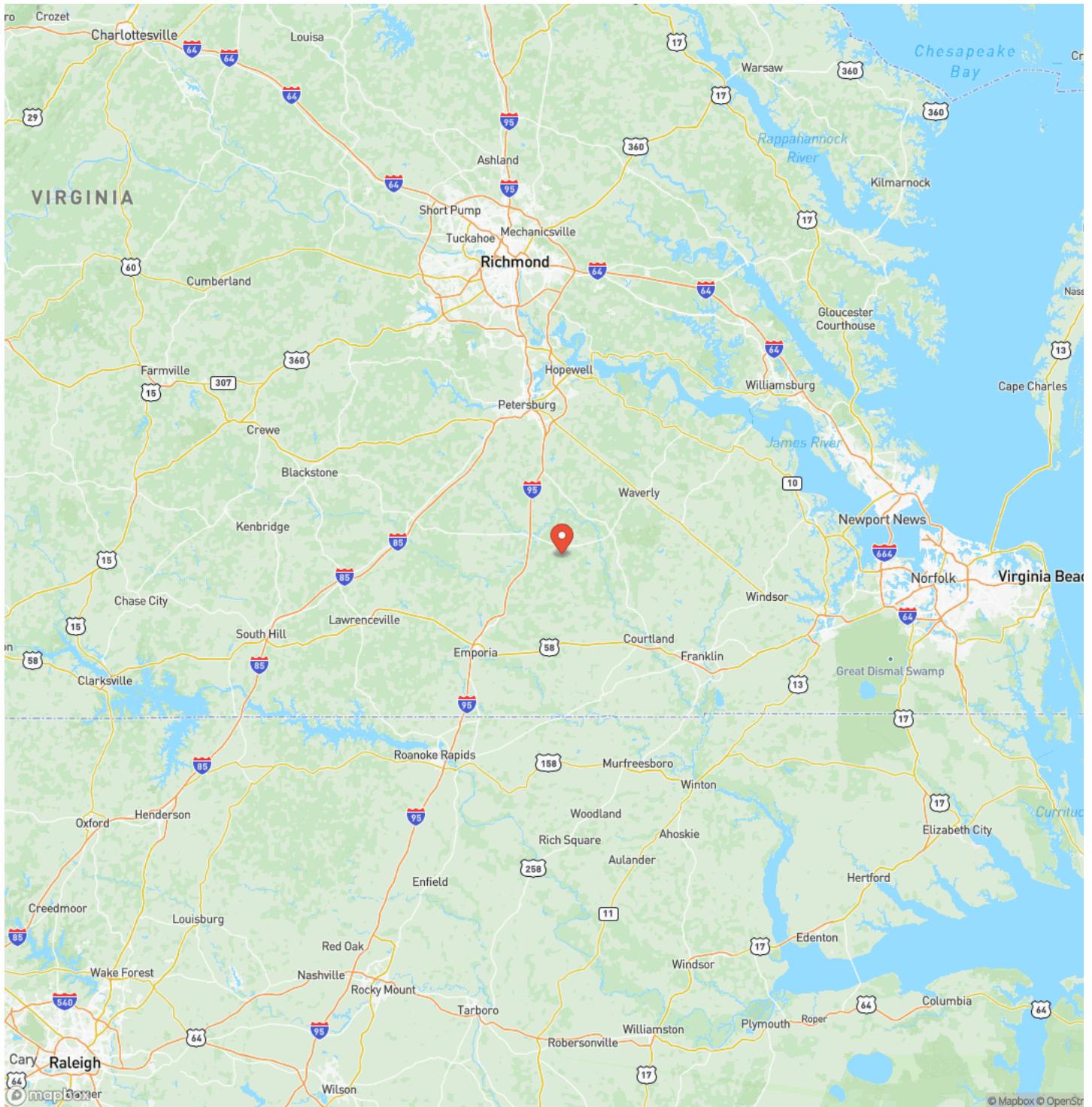


Locator Map



UNDER CONTRACT!! 244 Acres of Premier Big Game Hunting Property For Sale in Sussex County VA!
Sussex, VA / Sussex County

Locator Map



UNDER CONTRACT!! 244 Acres of Premier Big Game Hunting Property For Sale in Sussex County VA!
Sussex, VA / Sussex County

Satellite Map



UNDER CONTRACT!! 244 Acres of Premier Big Game Hunting Property For Sale in Sussex County VA!
Sussex, VA / Sussex County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chris Howell

Mobile

(757) 651-8872

Office

(844) 480-5263

Email

chris@mossyoakproperties.com

Address

601 N Mechanic St Suite 310

City / State / Zip

NOTES

[illegible]

This image shows a blank 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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