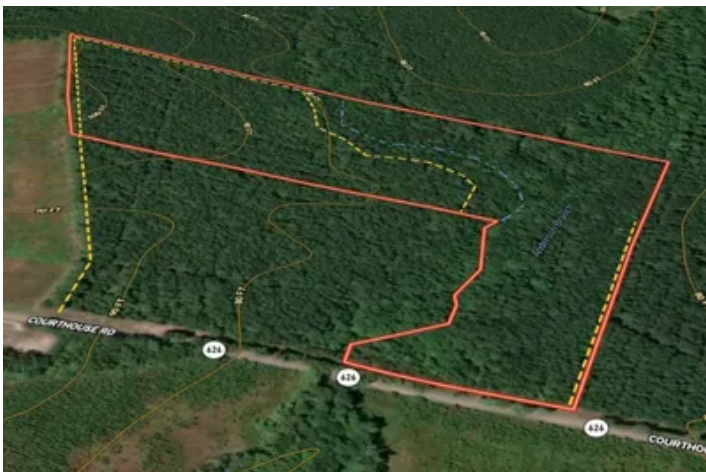


**31.50 Acres of Residential Land for Sale in Sussex County VA!**  
**Off Courthouse Road**  
**Waverly, VA 23890**

**\$154,900**  
**31.5± Acres**  
**Sussex County**



**31.50 Acres of Residential Land for Sale in Sussex County VA!  
Waverly, VA / Sussex County**

**SUMMARY**

**Address**

Off Courthouse Road

**City, State Zip**

Waverly, VA 23890

**County**

Sussex County

**Type**

Hunting Land, Recreational Land, Timberland

**Latitude / Longitude**

36.935332 / -77.276758

**Acreage**

31.5

**Price**

\$154,900

**Property Website**

<https://www.mossyoakproperties.com/property/31-50-acres-of-residential-land-for-sale-in-sussex-county-va-/sussex/virginia/98507/>



## 31.50 Acres of Residential Land for Sale in Sussex County VA! Waverly, VA / Sussex County

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### **PROPERTY DESCRIPTION**

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

**Over 570' of road frontage - Conventional septic opportunity - Additional homesite access! Call Chris Howell at [757-651-8872](tel:757-651-8872) to schedule a showing today!**

Welcome to the Courthouse Thirty-One! With over 570 feet of road frontage as well as a 50' access easement to the homesite, this 31.50-acre parcel is well suited for your custom home and a large slice of recreational heaven. At the homesite, a recent soil evaluation shows soils are suitable for a conventional septic system. The 2025 clear cut timber harvest coupled with the large swath of remaining timber creates the diversity, edge, and habitat that gamekeeper dreams are made of. Over 2,500 feet of trails have recently been pushed giving you access to slip out in front of that ol' tom turkey this spring and those elusive whitetails this fall.

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/e70adb0bcfc43456a7e7331a263c8448/share/unbranded>

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

- Sussex County School District:

\*Sussex Central Elementary - PK-5 - 2.5-miles

\*Sussex Central Middle - 6-8 - 2.5-miles

\*Sussex Central High - 9-12 - 2.5-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 - 31.50 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 47 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.

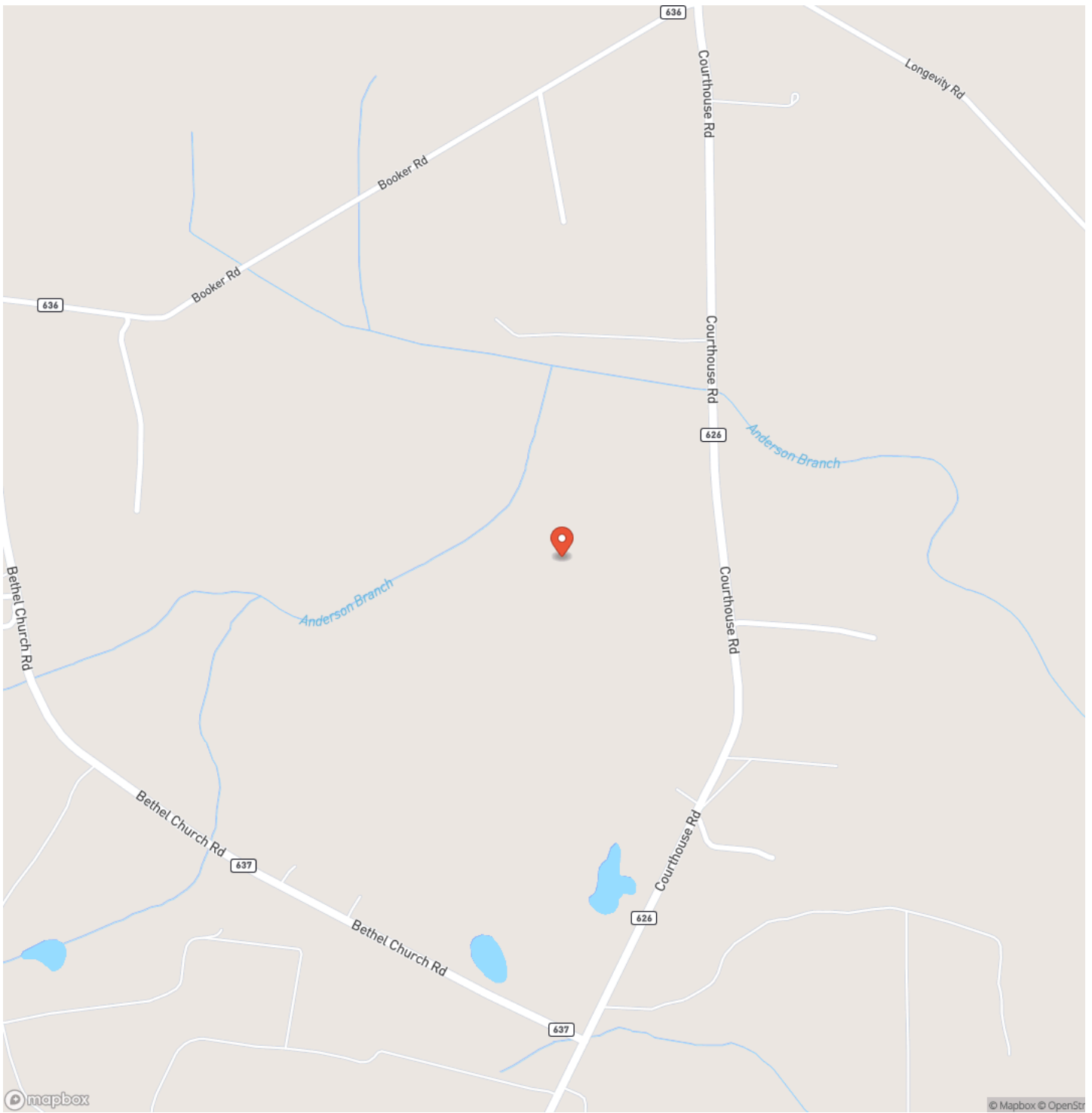
For more information on this and other land for sale in Sussex County, contact Chris Howell at [757-651-8872](tel:757-651-8872) or by email at [chris@mossyoakproperties.com](mailto:chris@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).



**31.50 Acres of Residential Land for Sale in Sussex County VA!  
Waverly, VA / Sussex County**

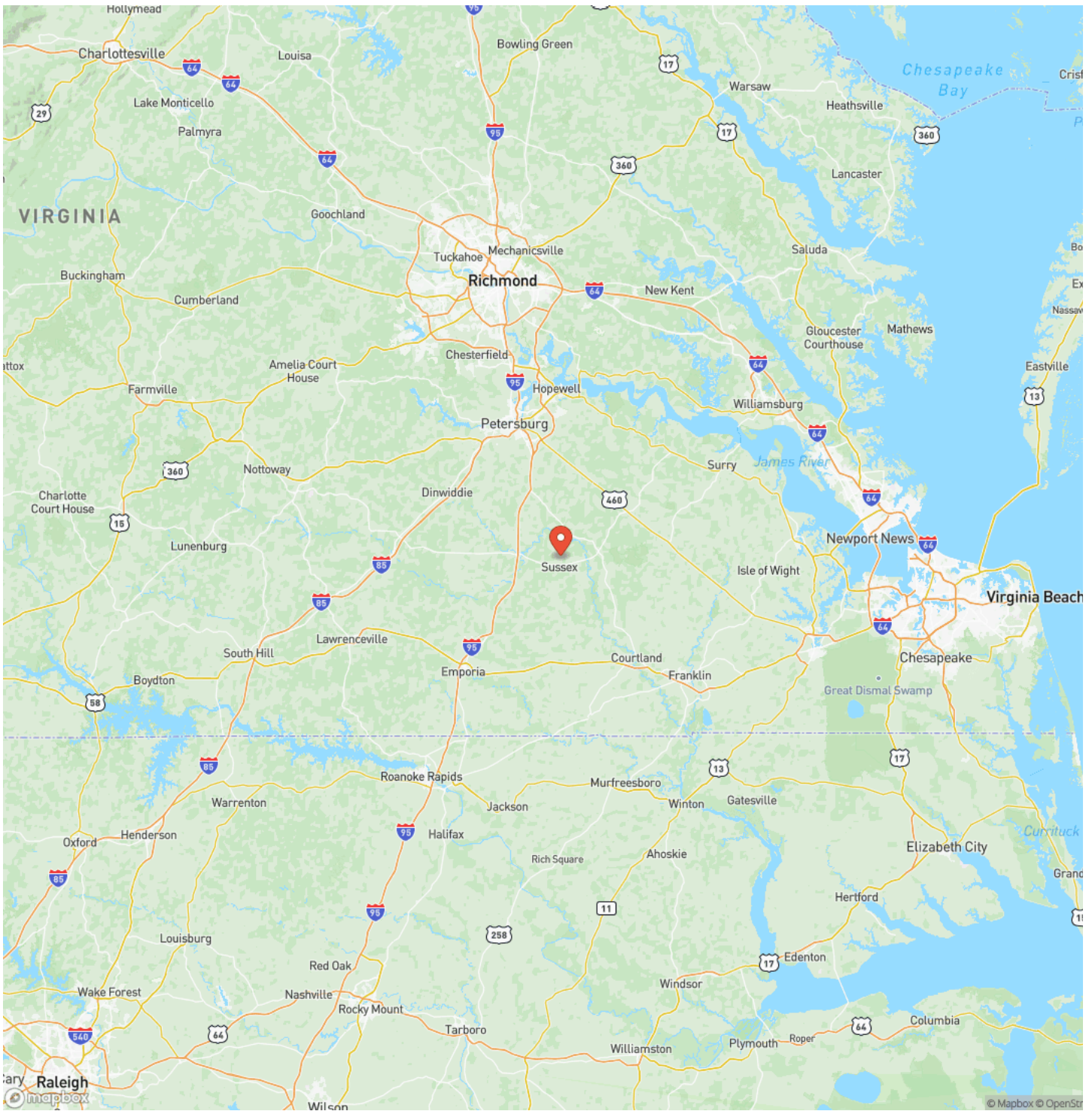


## Locator Map

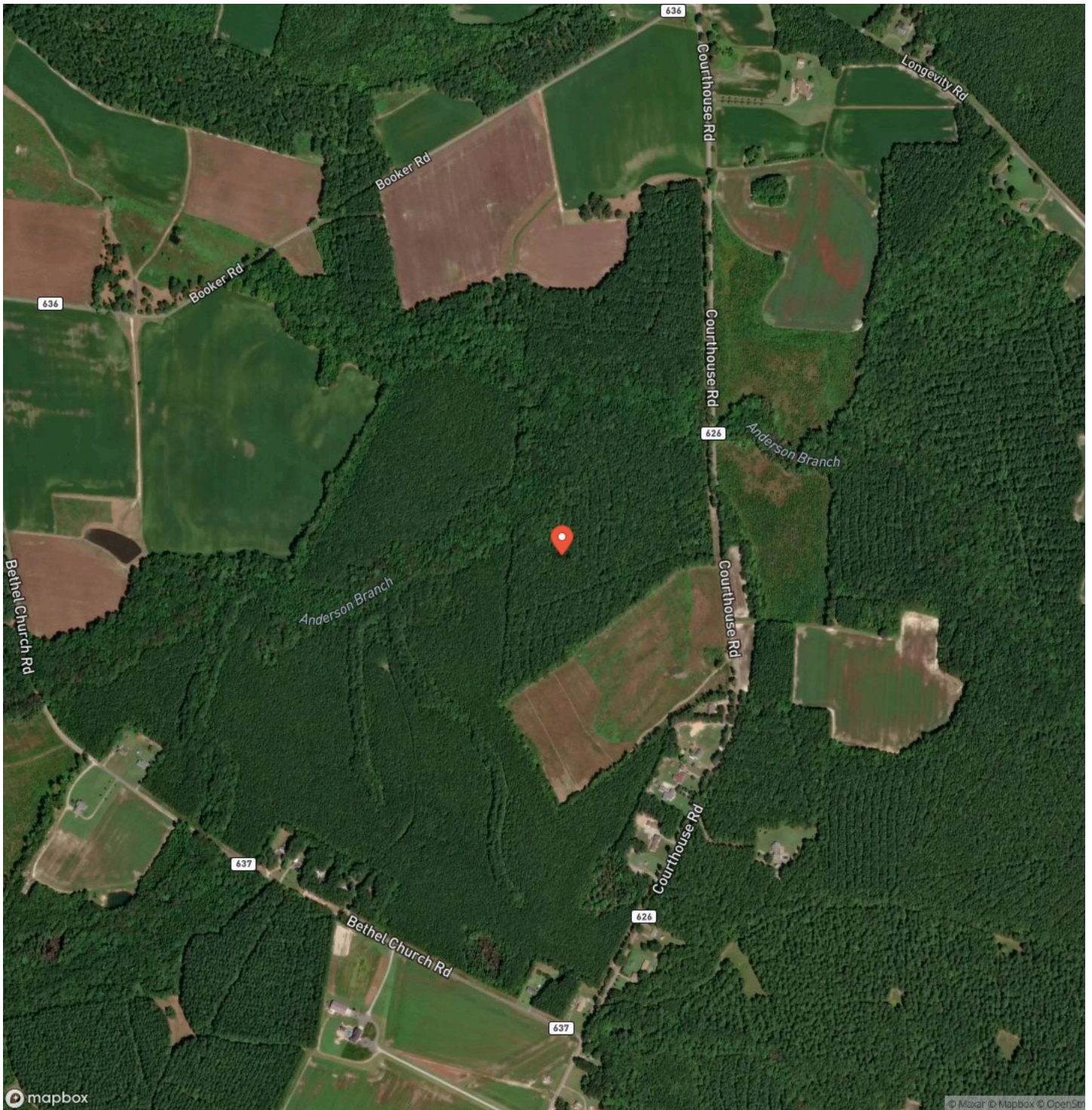


**31.50 Acres of Residential Land for Sale in Sussex County VA!  
Waverly, VA / Sussex County**

# Locator Map



## Satellite Map







## **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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