3.43 Acres of Waterfront Residential Land for Sale in Mecklenburg County VA!
Off Boxwood Shores Drive
Boydton, VA 23917

$124,900
3.43± Acres
Mecklenburg County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

SUMMARY

Address
Off Boxwood Shores Drive

City, State Zip
Boydton, VA 23917

County
Mecklenburg County

Type
Undeveloped Land

Latitude / Longitude
36.604768 / -78.249868

Acreage
3.43

Price
$124,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

For immediate assistance call Chris Howell at 757-651-8872 .

Waterfront Living- Gorgeous Views - Quiet Neighborhood! Call Chris Howell at 757-651-8872 to schedule a showing today!

Welcome to Boxwood Shores! This 3.43-acre conglomerate is the sum of 3 parcels being sold together on the side of Lake Gaston in Mecklenburg County, VA! The stunning views are hard to beat and the location is one that offers absolute peace to the soul! Soil maps are indicative of well drained soils so get your plans ready for that custom home or ultimate weekend getaway.

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/c494fe0c345e459f174883b496e12e3f/share/unbranded

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

- Mecklenburg County Public Schools:

South Hill Elementary - PK-5 - 14 miles

Mecklenburg County Middle - 6-8 - 11 miles

Mecklenburg County High - 9-12 - 11 miles

Internet Availability:

Broadband , Starlink

Peaceful Lake Community with Convenient Access

Located in the Boxwood Shores area near Lake Gaston, this property offers quiet, rural lake living with convenient access to US-58, making travel to Boydton, Clarksville, South Hill, and the Raleigh-Durham region straightforward while maintaining privacy and a relaxed pace.

Outdoor Recreation & Nature

Lake Gaston - Boating, fishing, kayaking, swimming, and waterfront recreation just moments away.

https://www.lakegastonchamber.com/area-information/about-lake-gaston.html

Occoneechee State Park - Trails, picnic areas, camping, fishing, and scenic lake views.

https://www.dcr.virginia.gov/state-parks/occoneechee

John H. Kerr Reservoir - Expansive waters for boating, fishing, and outdoor adventure.

https://www.saw.usace.army.mil/Locations/District-Lakes-and-Dams/John-H-Kerr/

Dick Cross Wildlife Management Area - Thousands of acres for hunting, wildlife viewing, hiking, and outdoor exploration.

https://dwr.virginia.gov/wma/dick-cross

Buggs Island Lake (John H. Kerr Reservoir) - One of Virginia's premier recreational lakes offering boating, fishing, swimming, and miles of scenic shoreline.

https://dwr.virginia.gov/waterbody/buggs-island-lake-kerr-reservoir/

Miles of Shoreline & Natural Surroundings - Ideal for enjoying nature, outdoor hobbies, and relaxed lake living.

History & Local Character

Historic Boydton - A charming courthouse town with deep Virginia roots and community pride.

https://www.boydton.org/

Clarksville Lake Country - Known for festivals, dining, and small-town charm on the water.

https://www.clarksvilleva.org

Staunton River State Park - One of Virginia's premier parks for hiking, fishing, and stargazing.

https://www.dcr.virginia.gov/state-parks/staunton-river

Community & Everyday Convenience

Downtown Clarksville - Dining, shopping, marinas, and year-round lake events.

https://www.clarksvilleva.org

Kerr Lake Regional Amenities - Boat ramps, parks, and recreation areas throughout the region.

https://www.visitmeckva.com

Quiet Lake-Area Living - A setting well suited for a homesite, weekend retreat, or long-term investment.

Important Notes

- This property is located within a homeowners association (HOA); buyers should review all governing documents, covenants, and restrictions.

- These lots are considered non-dockable waterfront lots. Based on current shoreline conditions, the waterfront area is classified as a Sensitive Area by Dominion Energy, and dock permits are not available under current regulations.

Mecklenburg County was organized on March 1, 1765, after splitting from Lunenburg County in 1764 by an act of the Virginia General Assembly. As settlement expanded and the population grew, the legislature divided Lunenburg into three counties: Lunenburg, Charlotte, and Mecklenburg. The county was named in honor of Charlotte of Mecklenburg-Strelitz, a British queen of German origin.

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 or email at chris@mossyoakproperties.com. Please visit our website www.landandfarmsrealty.com for additional details and other land offerings.

For more information on this and other land for sale in Mecklenburg County, contact Chris Howell at 757-651-8872 or by email at chris@mossyoakproperties.com, or visit landandfarmsrealty.com.





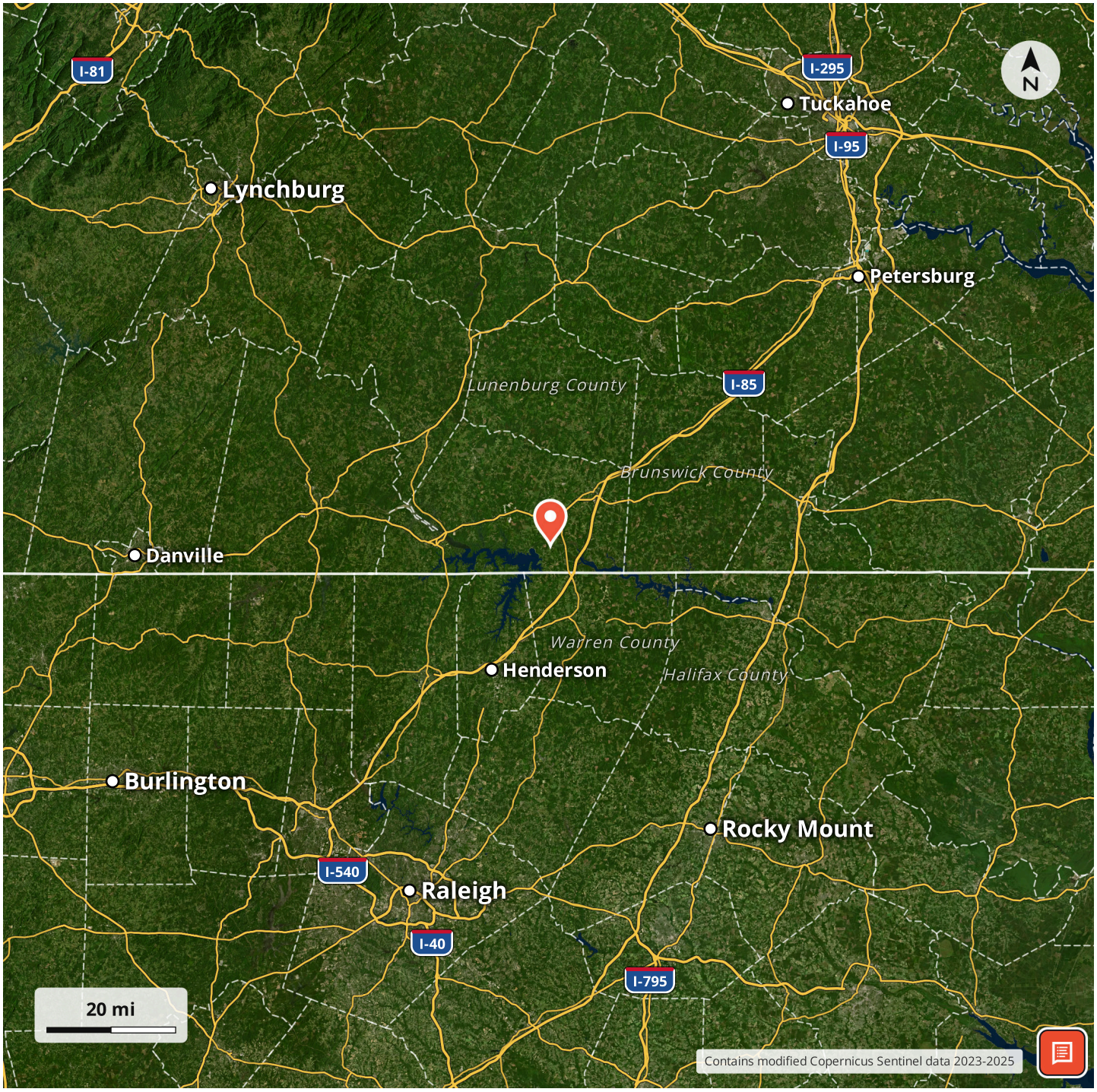



270 FT
280 FT
290 FT
250 FT
240 FT
230 FT
310 FT
250 FT

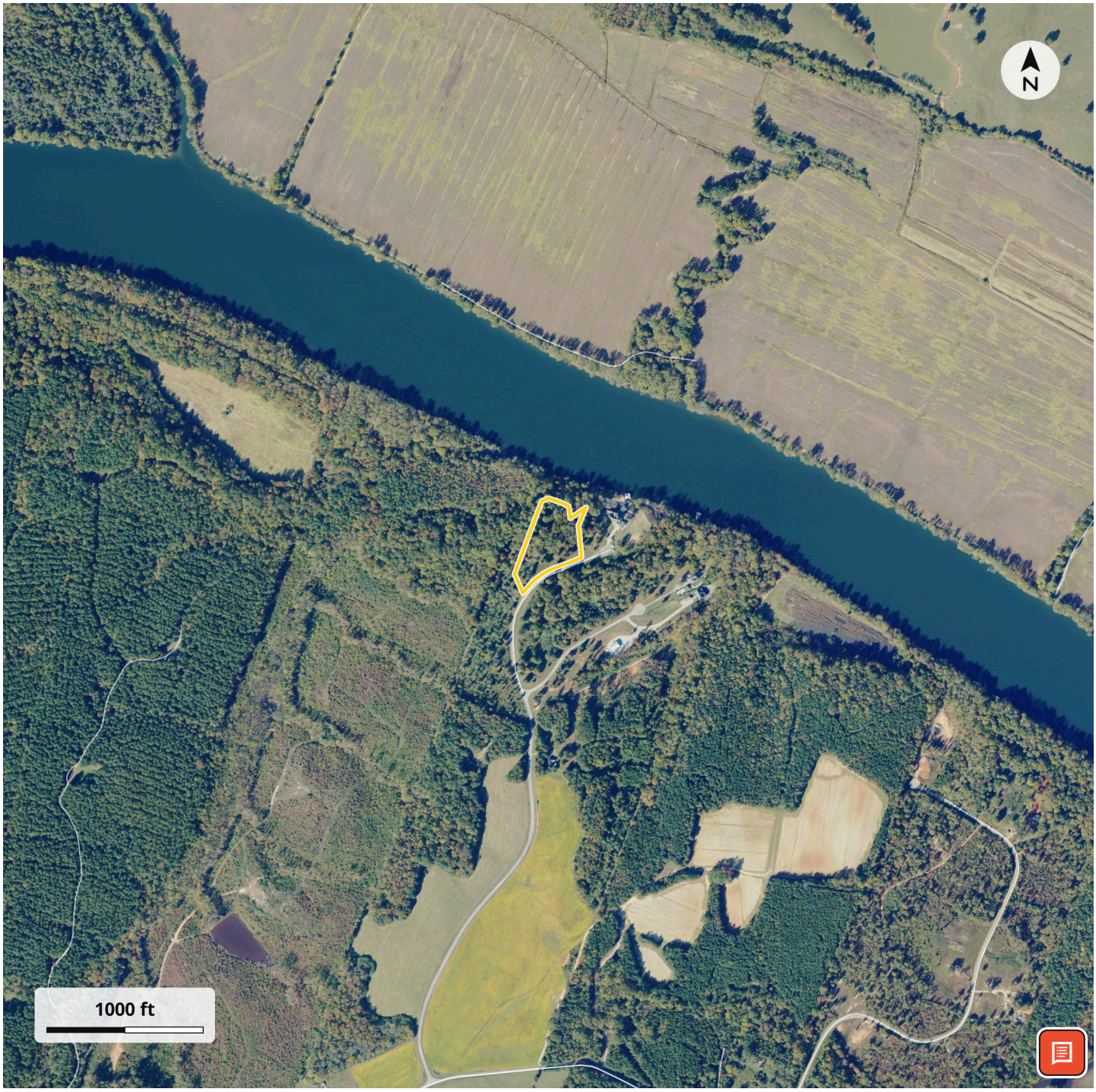




Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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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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