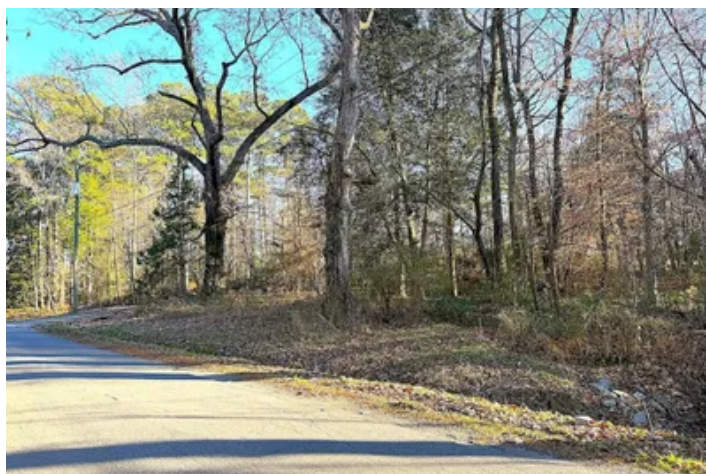


**2.05 acres of Residential Land for Sale in Southampton
County VA!
Off Maple Ave
Sedley, VA 23878**

\$28,500
2.050± Acres
Southampton County



2.05 acres of Residential Land for Sale in Southampton County VA! Sedley, VA / Southampton County

SUMMARY

Address

Off Maple Ave

City, State Zip

Sedley, VA 23878

County

Southampton County

Type

Hunting Land, Recreational Land, Lot

Latitude / Longitude

36.772189 / -76.981883

Acreage

2.050

Price

\$28,500

Property Website

<https://www.mossyoakproperties.com/property/2-05-acres-of-residential-land-for-sale-in-southampton-county-va-southampton-virginia/95095/>



2.05 acres of Residential Land for Sale in Southampton County VA! Sedley, VA / Southampton County

PROPERTY DESCRIPTION

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

84 feet of County Road Frontage - Generous Lot Size - Cozy and Quaint Living! Call Chris Howell at [757-651-8872](tel:757-651-8872) to schedule a showing today!

Welcome to the Sedley Two! A rare opportunity to own a spacious R-1-zoned parcel in the heart of the quiet, close-knit community of Sedley, Virginia. This gently rolling, 2.05-acre lot with town water hookup and 84 feet of road frontage offers the perfect setting for a new homesite with room to spread out — privacy, open space, and small-town charm all in one. Enjoy whitetail deer at your back door! The surrounding ag fields coupled with your very own watering hole will keep them coming back for years to come!

Convenient Rural Living

Enjoy peaceful country life without sacrificing access to essential services. Sedley provides easy travel routes to nearby towns and employment centers:

Franklin, VA – groceries, restaurants, Walmart, hospital – ~15 minutes

Courtland, VA – county offices, services – ~15 minutes

Suffolk, VA – major shopping, Route 58 access – ~35–40 minutes

Chesapeake / Hampton Roads – ~45–60 minutes

Sedley's location offers a quiet escape while still keeping you connected to larger regional amenities.

- Internet available: Spectrum, StarLink

Outdoor Recreation & Nature

Southampton County is known for its open space, farmland, and natural beauty. Nearby destinations include:

Nottoway River

Perfect for kayaking, fishing, and scenic river exploration.

<https://www.dgif.virginia.gov/waterbody/nottoway-river/>

Blackwater River

More hiking, fishing, and kayaking!

https://franklinva.gov/visitors/parks_facilities.php

Cypress Bridge Swamp Natural Area Preserve

A unique bald-cypress wetland system full of wildlife and natural quiet.

<https://www.dcr.virginia.gov/natural-heritage/natural-area-preserves/cypressbridge>

Local Schools (Southampton County Public Schools)

(Approximate distances)

Riverdale Elementary School – PK-5 – ~8 miles

Southampton Middle School – 6-8 – ~10 miles

Southampton High School – 9-12 – ~10 miles

Southampton County is known for its supportive community environment and strong agricultural and technical programs.

History & Local Culture

Sedley and the surrounding county hold deep roots in Tidewater and agricultural history:

Southampton Heritage Village & Agriculture Museum

Preserves the farming history that shaped the region.

<https://www.facebook.com/RTravisCovington/>

Southampton County Courthouse Complex – historic heart of the county

<https://www.southamptoncounty.org/>

These cultural landmarks highlight the unique heritage of the region.

Small-Town Comfort & Community

Sedley is known for its friendly atmosphere and annual community traditions:

Sedley Recreation Association Ball Fields – local sports & events

Nearby dining & shops in Franklin and Courtland

Local churches and community centers offering events and gatherings

The area delivers a relaxed, rural lifestyle where neighbors know each other and community ties run deep.

About Sedley & Southampton County

Sedley began as a small agricultural community surrounded by timber, farmland, and rail corridors that supported the region's growth. Southampton County — one of Virginia's oldest rural counties — blends long-standing farming traditions with growing residential development. Today it remains known for its quiet landscapes, tall pines, wide fields, and friendly, small-town living.

This 2.05-acre parcel offers the perfect opportunity to join a timeless Southern Virginia community while building the home you've always imagined.

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/4b8c41599147937e4cbc921065c4641c/share/unbranded>

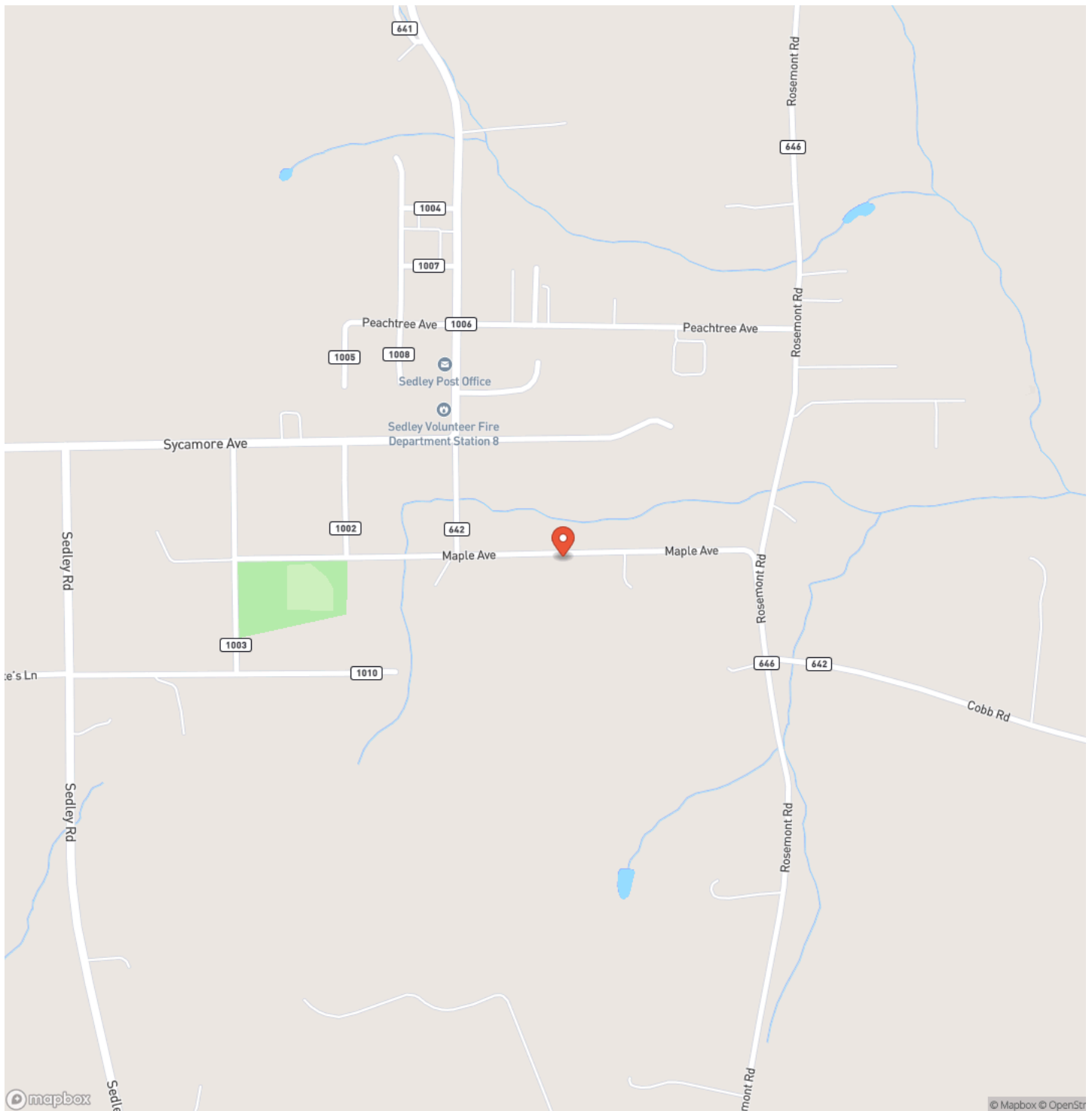
For more information on this and other land for sale in Southampton County, contact Chris Howell at [757-651-8872](tel:757-651-8872) or by email at chris@mossyoakproperties.com, or visit landandfarmsrealty.com.

**2.05 acres of Residential Land for Sale in Southampton County VA!
Sedley, VA / Southampton County**



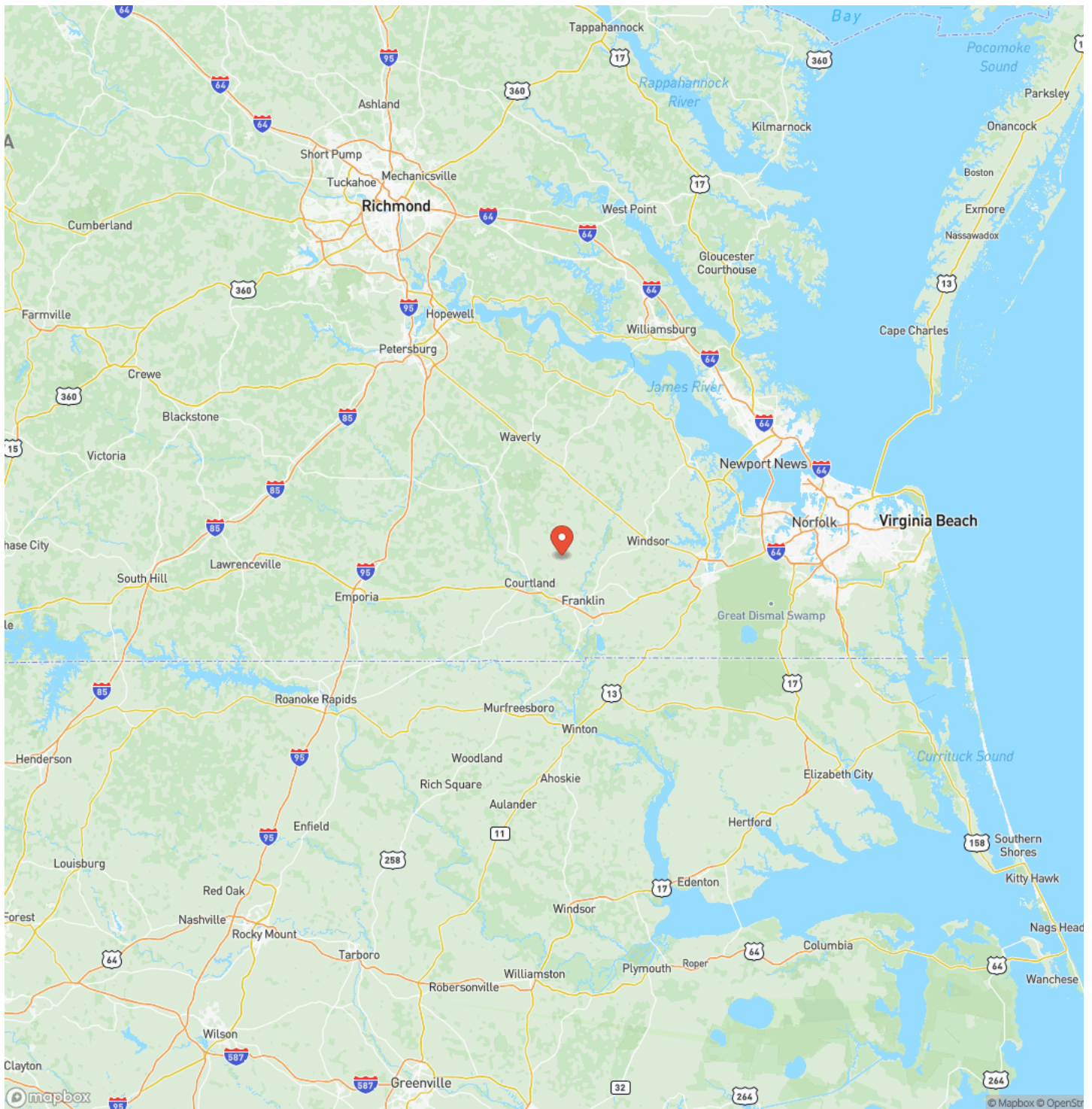
2.05 acres of Residential Land for Sale in Southampton County VA!
Sedley, VA / Southampton County

Locator Map



**2.05 acres of Residential Land for Sale in Southampton County VA!
Sedley, VA / Southampton County**

Locator Map



2.05 acres of Residential Land for Sale in Southampton County VA!
Sedley, VA / Southampton County

Satellite Map



2.05 acres of Residential Land for Sale in Southampton County VA! Sedley, VA / Southampton 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



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www.landandfarmsrealty.com

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.

Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
www.landandfarmsrealty.com

