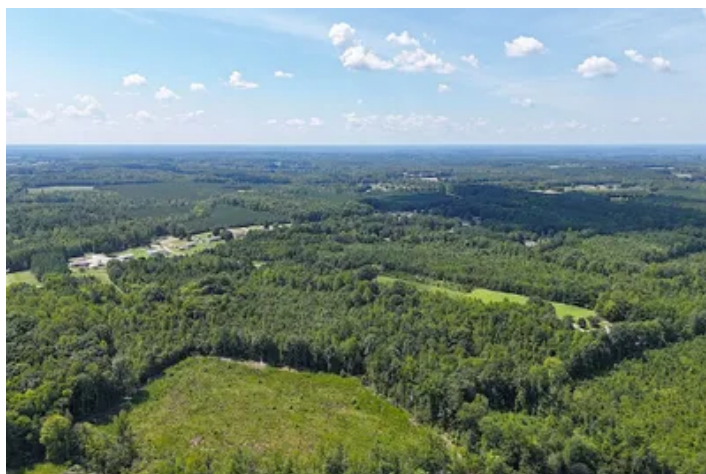


**60 Acres of Hunting and Recreational Land for Sale in
Mecklenburg County VA!**
Off of Reed Rd
South Hill, VA 23970

\$189,900
59.56± Acres
Mecklenburg County



60 Acres of Hunting and Recreational Land for Sale in Mecklenburg County VA! South Hill, VA / Mecklenburg County

SUMMARY

Address

Off of Reed Rd

City, State Zip

South Hill, VA 23970

County

Mecklenburg County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

36.6484832 / -78.1257490

Acreage

59.56

Price

\$189,900

Property Website

<https://www.mossyoakproperties.com/property/60-acres-of-hunting-and-recreational-land-for-sale-in-mecklenburg-county-va--mecklenburg-virginia/115517/>



60 Acres of Hunting and Recreational Land for Sale in Mecklenburg County VA! South Hill, VA / Mecklenburg County

PROPERTY DESCRIPTION

Come explore the tranquility of this 60 acre tract loaded with creek bottoms, rolling hills, and old rustic barns!

Welcome to the Reed Road Sixty! Immerse yourself in the countryside of Mecklenburg County as you pursue wildlife on your very own outdoor oasis! This property features multiple creek bottoms, rolling hills, and rustic old barns! The diversity of habitat here is compliments of an approximately 14-year-old timber harvest that has regenerated naturally. The intertwining streamside buffers provide travel corridors that wildlife enthusiasts dream of! Two natural springs on the property provide beautiful flowing creeks that also offer a few pools along the way. Imagine taking a dip after a long day of working on those perfect food plots! Signs of wildlife are abundant throughout the property! Soil maps are indicative of well drained soils. This property can be the perfect place for your custom home or weekend getaway. Conveniently located between South Hill and Bracey, you can enjoy the country life without missing out on urban amenities!

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

- Mecklenburg County School District:

*Lacrosse Elementary - PK-5 – 4.8-miles

*Park View Middle - 6-8 – 7.0-miles

*Mecklenburg High - 9-12 – 13.0-miles

- Internet available: T-Mobile, Verizon, AT&T, StarLink

Rural Serenity with Premier Regional Access

- Prime Mecklenburg Location: Situated off Reed Road in eastern Mecklenburg County just east of the Interstate 85 corridor, this private 60-acre timberland retreat is accessed via a 25-foot ingress/egress easement.
- Interstate 85 Gateway: Enjoy rapid connectivity to I-85, US-1, and US-58, providing an easy north-south commute toward Petersburg and Richmond, or south across the state line to the Raleigh-Durham metro area.
- Convenient Town Proximity: Located just minutes from South Hill for regional medical care, big-box shopping, local dining, and amenities, while keeping you within easy reach of lakeside communities like Clarksville and Bracey.

Outdoor Recreation & Natural Surroundings

- Kerr Lake (Buggs Island) & Lake Gaston: Positioned right in Virginia's premier lake region, offering world-class striped bass and bass fishing, expansive boating, public boat ramps, and miles of scenic shoreline just a short drive away.
- Occoneechee State Park: Accessible nearby for weekend outings, offering expansive public land with modern campgrounds, miles of hiking and equestrian trails, and rich native heritage along the Roanoke River.

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

- Premier Hunting & Wildlife Habitat: Tucked away down a private access lane, the 14-year-old natural timber stand provides dense bedded cover, natural forage, and ideal shooting lanes for white-tailed deer, wild turkey, and small game, supported by nearby public lands like the Dick Cross Wildlife Management Area.

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

History, Timber, & Local Character

- Established 14-Year Natural Timber: Featuring 60 acres of 14-year-old natural regeneration, this tract offers growing stock of pine and hardwood for future timber investment returns alongside immediate recreational land use.
- Southside Virginia Heritage: Own a piece of Mecklenburg County's proud forestry and agricultural landscape, defined by expansive timber tracts, rolling topography, and deep-rooted rural traditions.

<https://www.mecklenburgva.com>

- Charming Regional Hubs: Take quick country drives to downtown South Hill for local eateries and cultural sites, or visit Clarksville—Virginia's only lakeside town—for boutique shopping, marina dining, and seasonal lake festivals.

Land Utility, Flexibility & Connection

- Versatile 60-Acre Acreage: Reached by a deeded 25-foot easement off Reed Road, this secluded tract is ideal for a private hunting sanctuary, a long-term timber hold, or a hidden country estate tucked entirely away from the main road.
- Enhanced Privacy & Seclusion: The off-road easement access creates a natural buffer from traffic and passersby, maximizing quiet, security, and dark night skies while keeping you just moments from the I-85 interchange.
- Broadband Connected: Located in a county served by high-speed rural fiber initiatives (such as Empower Broadband), helping support remote work, security systems, and modern connectivity on a large land tract.
- Mecklenburg County was named after Charlotte of Mecklenburg-Strelitz, a British queen of German origin. Due to new settlement and population increases in the area, both Mecklenburg and Charlotte County were split from Lunenburg County in 1764, creating three separate counties.

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

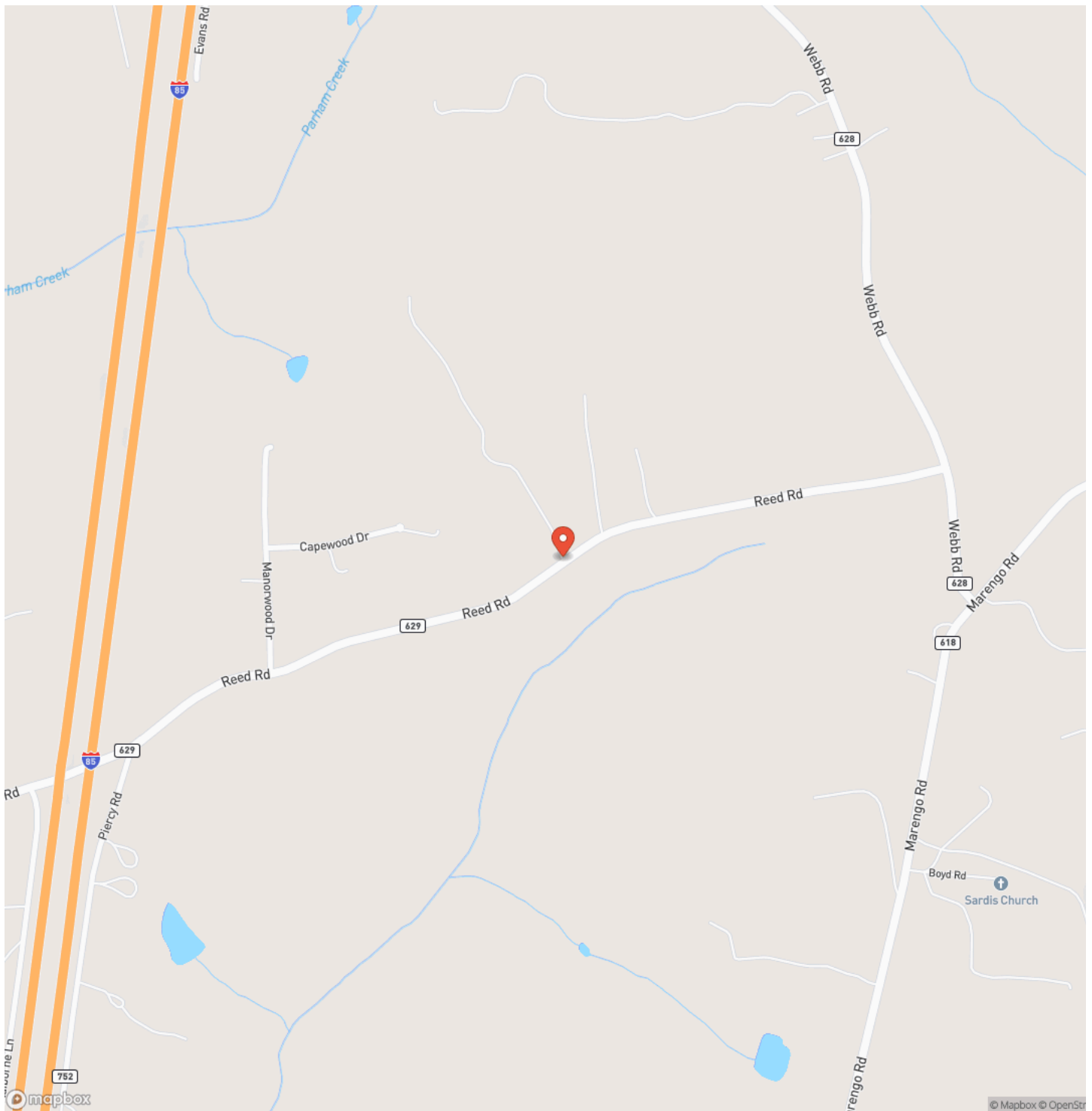


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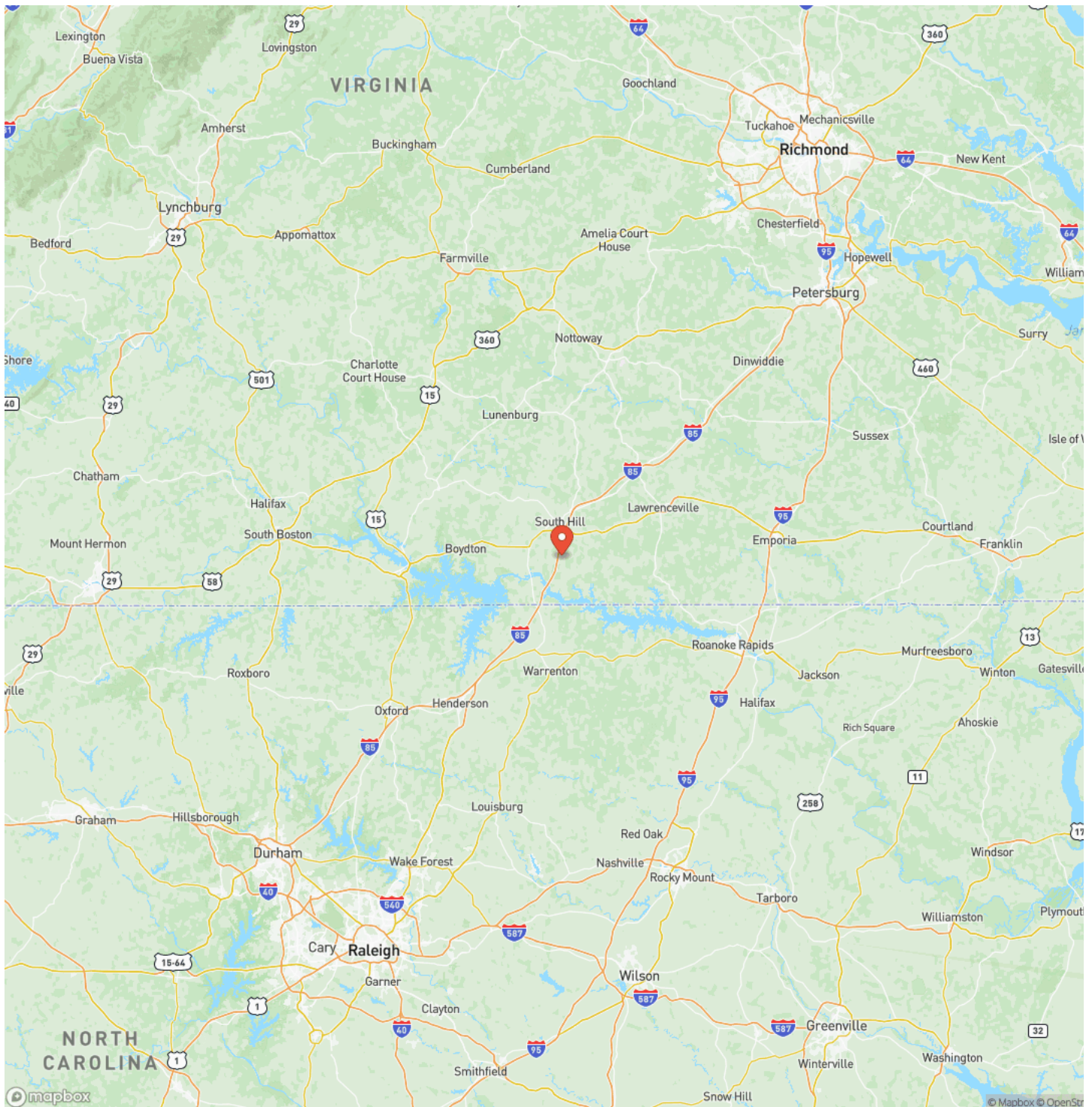
60 Acres of Hunting and Recreational Land for Sale in Mecklenburg County VA!
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Locator Map



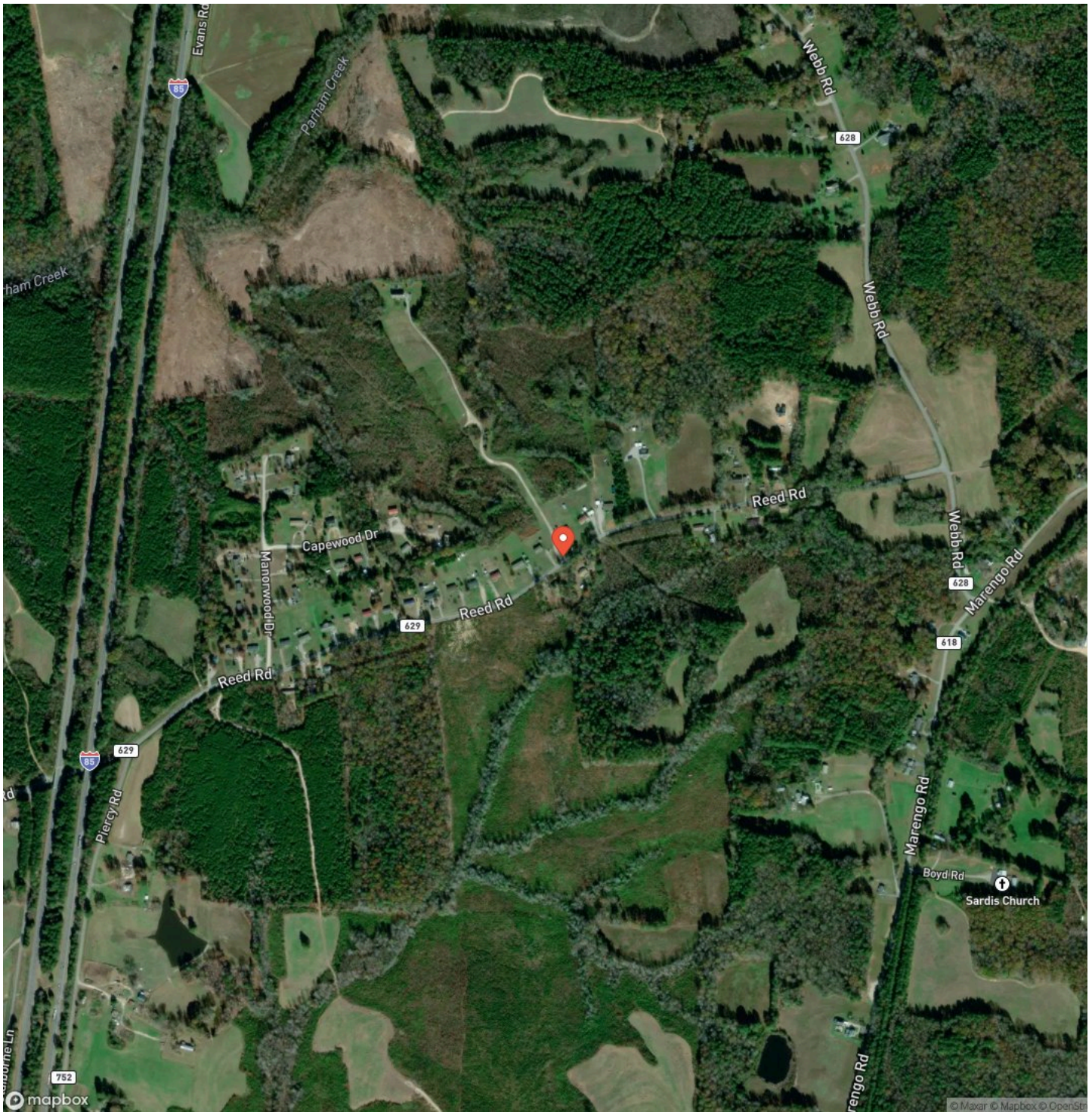
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Locator Map



60 Acres of Hunting and Recreational Land for Sale in Mecklenburg County VA!
South Hill, VA / Mecklenburg County

Satellite Map



60 Acres of Hunting and Recreational Land for Sale in Mecklenburg County VA! South Hill, VA / Mecklenburg County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

Franklin, VA 23851

NOTES



This image shows a single 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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