

UNDER CONTRACT!! 10.18 Acres of Residential Land for Sale in Sussex County VA!
Off Courthouse Road
Waverly, VA 23890

\$66,900
10.18± Acres
Sussex County



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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

36.936366 / -77.274056

Acreage

10.18

Price

\$66,900

Property Website

<https://www.mossoakproperties.com/property/under-contract-10-18-acres-of-residential-land-for-sale-in-sussex-county-va-/sussex/virginia/98504/>



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PROPERTY DESCRIPTION

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

Over 450' of road frontage - Conventional septic opportunity - 2025 clear cut and standing timber remaining! Call Chris Howell at [757-651-8872](tel:757-651-8872) to schedule a showing today!

Welcome to the Courthouse Ten! With over 450 feet of road frontage this 10.18-acre parcel is well suited for your custom home. A recent soil evaluation shows soils are suitable for a shallow placed conventional septic system. The 2025 clear cut timber harvest alongside the standing timber of the streamside management zone creates the edge effect that all gamekeepers love. A trail of nearly 1,000 feet has been pushed along the cutover for your enjoyment. It's time to set up your dream homestead, one where you can slip out the back door and catch that buck cruising the creek bottom or that big tom strutting the cutover.

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/0a5ba37ffe1e215fbb278eb2c7551be2/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 - 10.18 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, or visit landandfarmsrealty.com.

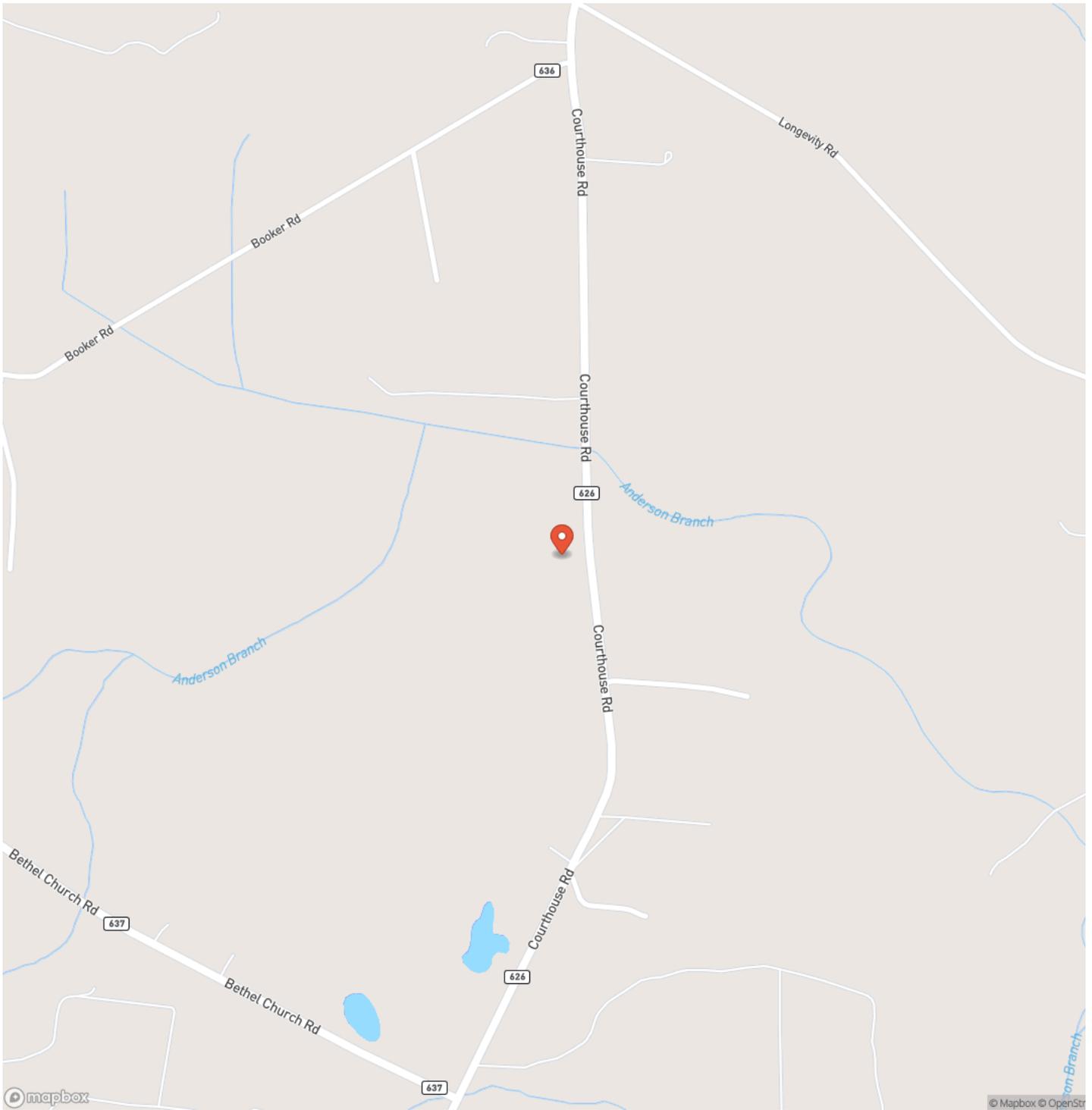


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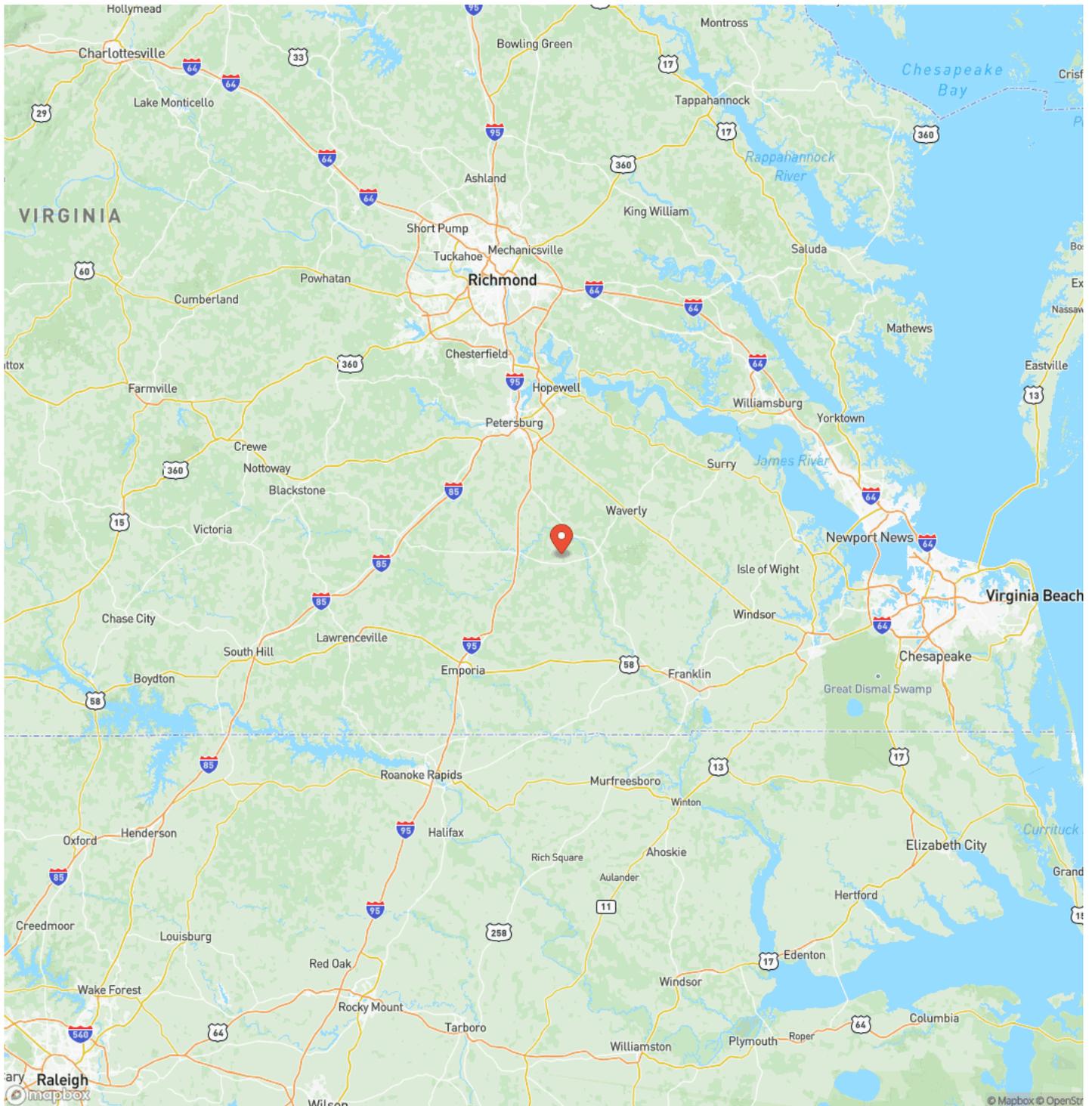
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Locator Map



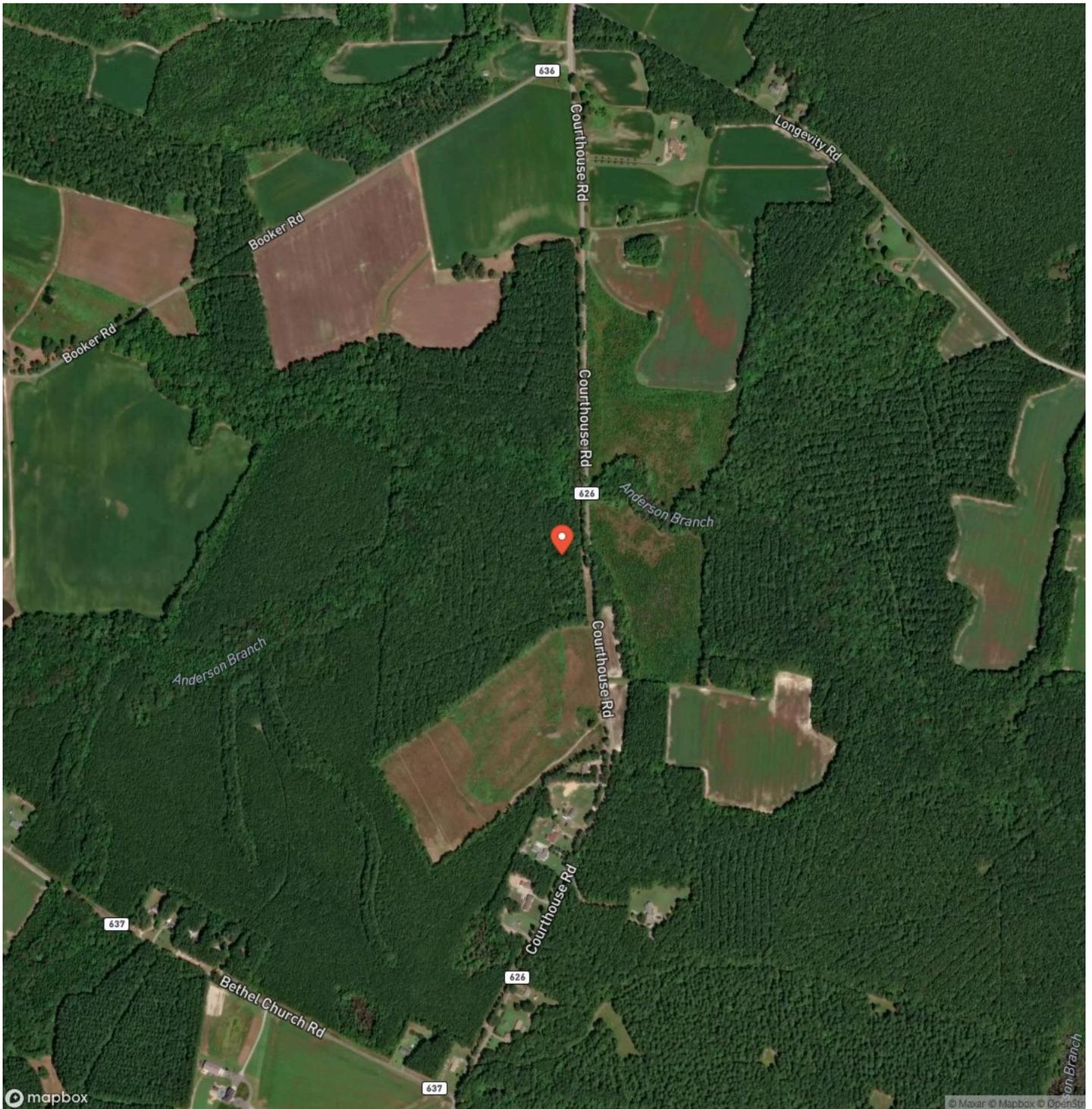
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Satellite Map



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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