

**UNDER CONTRACT!! 44 acres of Commercial and
Recreational Land for Sale in Sussex County VA!**
13496 Shands Road
Stony Creek, VA 23882

\$999,950
44± Acres
Sussex County



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Stony Creek, VA / Sussex County**

SUMMARY

Address

13496 Shands Road

City, State Zip

Stony Creek, VA 23882

County

Sussex County

Type

Hunting Land, Timberland, Recreational Land, Residential Property, Undeveloped Land, Business Opportunity

Latitude / Longitude

36.931826 / -77.487890

Dwelling Square Feet

840

Bedrooms / Bathrooms

1 / 1.5

Acreage

44

Price

\$999,950

Property Website

<https://www.mossyoakproperties.com/property/under-contract-44-acres-of-commercial-and-recreational-land-for-sale-in-sussex-county-va-sussex-virginia/87189/>



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PROPERTY DESCRIPTION

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

With a brand-new cottage overlooking a 9-acre private pond, 5 parcels offering ample space for expansion, and two creeks offering a beautiful confluence, this sprawling wedding venue is purely magical! Call Chris Howell at [757-651-8872](tel:757-651-8872) to schedule a showing today!

Welcome to Sappony Crossing! This breath-taking wedding venue has already featured a few special weekends and is ready for you to take it to the next level! This 44-acre property is comprised of 5 parcels, with one parcel being the pond and 3 of the remaining 4 testing positive for conventional septic systems! You read that right; your purchase includes exclusive ownership of the stunning 9-acre pond! The picturesque landscape is most welcoming as it flows seamlessly from the cottage down to the fishing pier and boat landing. From there it follows a stone bulkhead for 150 feet to the pavilion overlooking the dam. Also, there's over 2,000 feet of additional, untouched shoreline remaining on this property!

The 9-acre pond is fed by two creeks, Sappony Creek and Rocky Branch Creek. Sappony Creek flows across the scenic dam and beneath a 60' bridge that overlooks the rocky landscape of the creek below. The newly constructed, 840 square foot, handcrafted cottage is timber framed in white pine, featuring a soaring 18' ceiling with an oak wood spiral staircase that leads to a cozy loft. The kitchen is fully functional, and all appliances are included. The cottage has one and a half bathrooms and a utility area with washer/dryer included. The living room is entered through a mahogany front entry door with beveled glass and accesses the screened in porch through 8' multi slide glass doors. The screened porch overlooks the pond, pier and pavilion. The property features a timber framed waterfront pavilion overlooking the dam and Sappony Creek, complete with a stone fireplace with gas logs, electricity and water. Between the cottage and pavilion there's a 40'x60' concrete pad for entertaining and a large parking area nestled amongst the dogwood trees. A two-stall mobile bathroom facility adds to the estate's functionality. This private oasis is bordered by mature hardwoods and planted 21-year-old pines. Nature trails wind throughout the property, offering peaceful walks and an abundance of wildlife. Bring your rod and reel too. This old mill pond offers some of the best largemouth bass fishing in the area!

Whether seeking a personal retreat or a venue for hosting memorable events, this estate offers rare opportunities at a magical experience. Your entrepreneurial spirit mixed with the ever-thriving wedding industry makes this an opportunity of a lifetime.

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](tel:757-651-8872) or email at chris@mossyoakproperties.com. Please visit our website www.landandfarmsrealty.com for additional details and other land offerings.

This property is shown by appointment only. Serious inquiries only. Please schedule showings at least 24 hours in advance with the listing agent.

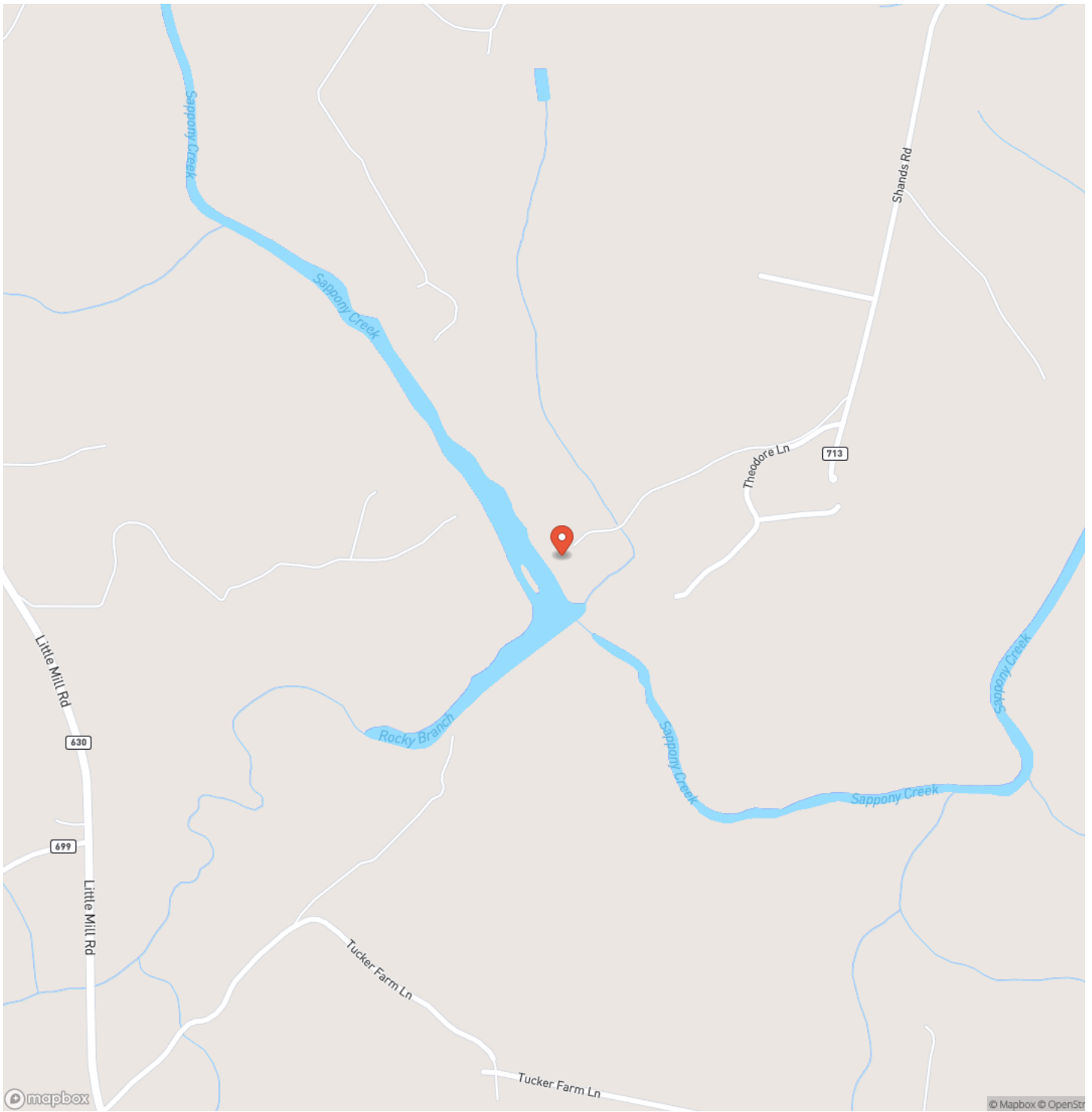
For more information on this and other land for sale in Sussex County, contact Land and Farms Realty at [844-480-5263](tel:844-480-5263) or visit landandfarmsrealty.com.



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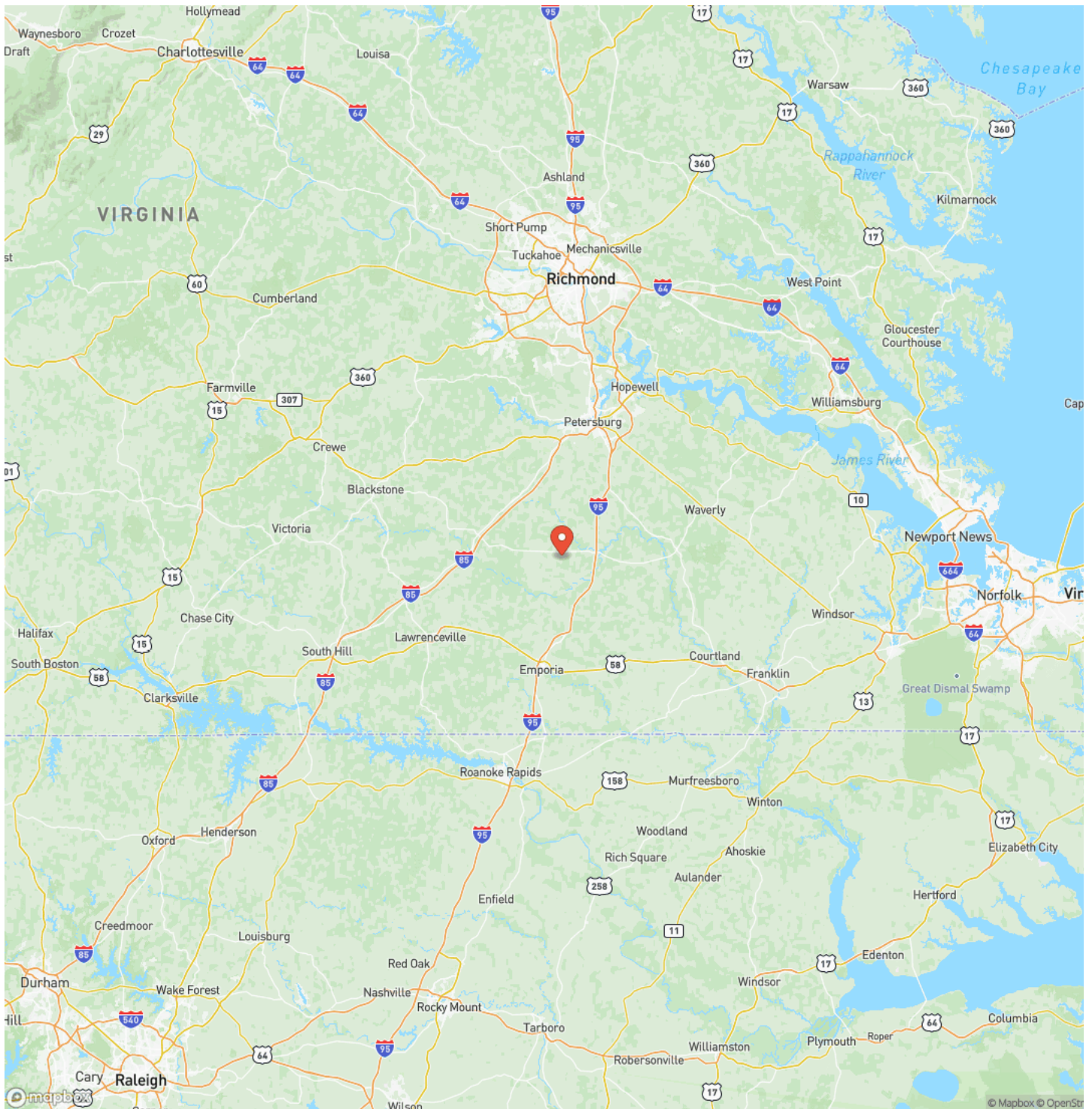


Locator Map



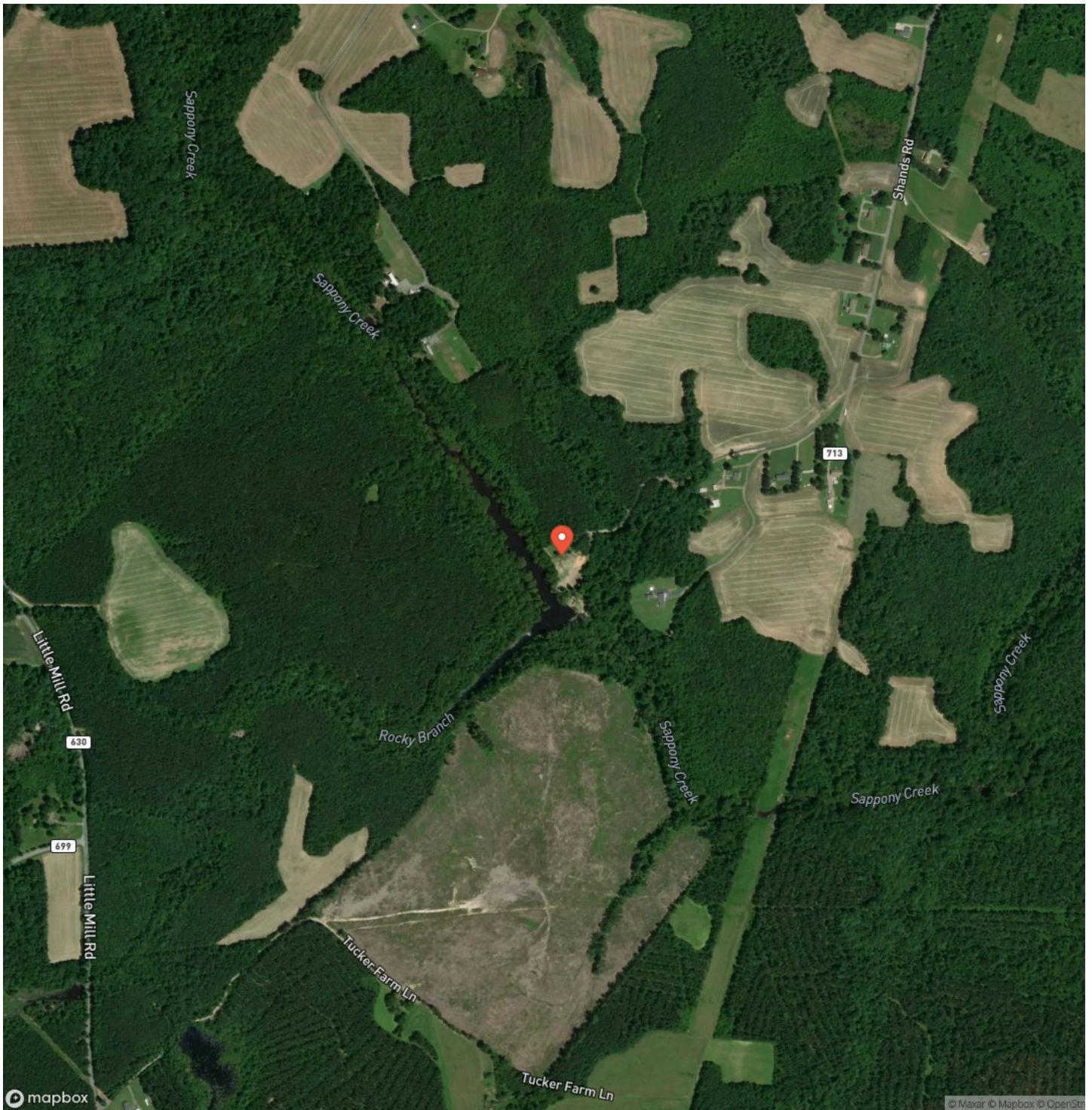
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Locator Map



UNDER CONTRACT!! 44 acres of Commercial and Recreational Land for Sale in Sussex County VA!
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Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative

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Address

601 N Mechanic St Suite 310

City / State / Zip

NOTES

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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