

**77.23 acres of Residential Land for Sale in Southampton
County, VA!**
30503 Camp Parkway
Courtland, VA 23837

\$999,900
77.230± Acres
Southampton County



77.23 acres of Residential Land for Sale in Southampton County, VA!
Courtland, VA / Southampton County

SUMMARY

Address

30503 Camp Parkway

City, State Zip

Courtland, VA 23837

County

Southampton County

Type

Hunting Land, Timberland, Residential Property

Latitude / Longitude

36.6907624 / -76.9860211

Dwelling Square Feet

2691

Bedrooms / Bathrooms

3 / 2

Acreage

77.230

Price

\$999,900

Property Website

<https://www.mossyoakproperties.com/property/77-23-acres-of-residential-land-for-sale-in-southampton-county-va-southampton-virginia/59843/>



77.23 acres of Residential Land for Sale in Southampton County, VA! Courtland, VA / Southampton County

PROPERTY DESCRIPTION

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

Here is your chance to own a custom home on large acreage in Southampton County, VA! This beautiful estate boasts a 2,600+ sq. ft. home featuring 3 bedrooms and 2 baths, multiple outbuildings with versatile amenities, and an extensive landscape of over 77 acres of premier waterfowl and trophy whitetail hunting ground, located just west of Franklin in Southampton County, VA! Call Chris Howell at [757-651-8872](tel:757-651-8872) to schedule a showing today!

Very rare opportunity to own the home of an award-winning residential contractor. This exclusive listing exemplifies impeccable craftsmanship for both carpentry and outdoorsmanship. The spacious colonial/craftsman style brick home is move in ready! The tasteful design incorporates hardwood flooring that was sustainably sourced from trees grown right on the property! Nestled down a private paved driveway you will find this stunning brick home. Before you reach the home you will pass two large buildings. The first is a 28' x 64', 4 bay garage with two enclosed bays, an office, and a full bathroom. The second is a 45' x 60', 3 bay pole barn with one bay enclosed. Behind the home you will find a gorgeous inground pool, complete with a gazebo and pool house bathroom. Along with this house comes a whole home generator to ease your worries of typical rural power outages.

Continuing down the path beyond the house, through the sunflower patch and wooded bottom, you come upon a two-and-a-half-acre soybean field. This field serves as a year-round food plot with deer and turkeys visiting daily. Heading north will bring you to a second food plot and eventually crossing a bridge over a tributary of the Nottoway Swamp and into a stand of healthy pines. This tributary is known for ducks and deer travel! Heading back to the big food plot and going west, you will meander through a diverse forest with large oak canopies shading the path. Continue down the path and make your way to the main run of the Nottoway Swamp. There is over 2,000' of frontage on this run with proven duck holes throughout!

The last timber harvest on the property was in 2016, with only 20 acres being cut. Timber hauling is done through an easement located 2 lots east of the main entrance to Camp Parkway.

Please view the 3D tour of the home, the aerial video, and the picture icons on the LandID Map!

Links of Interest:

<https://www.nativnurseries.com/>

<https://www.plantbiologic.com/>

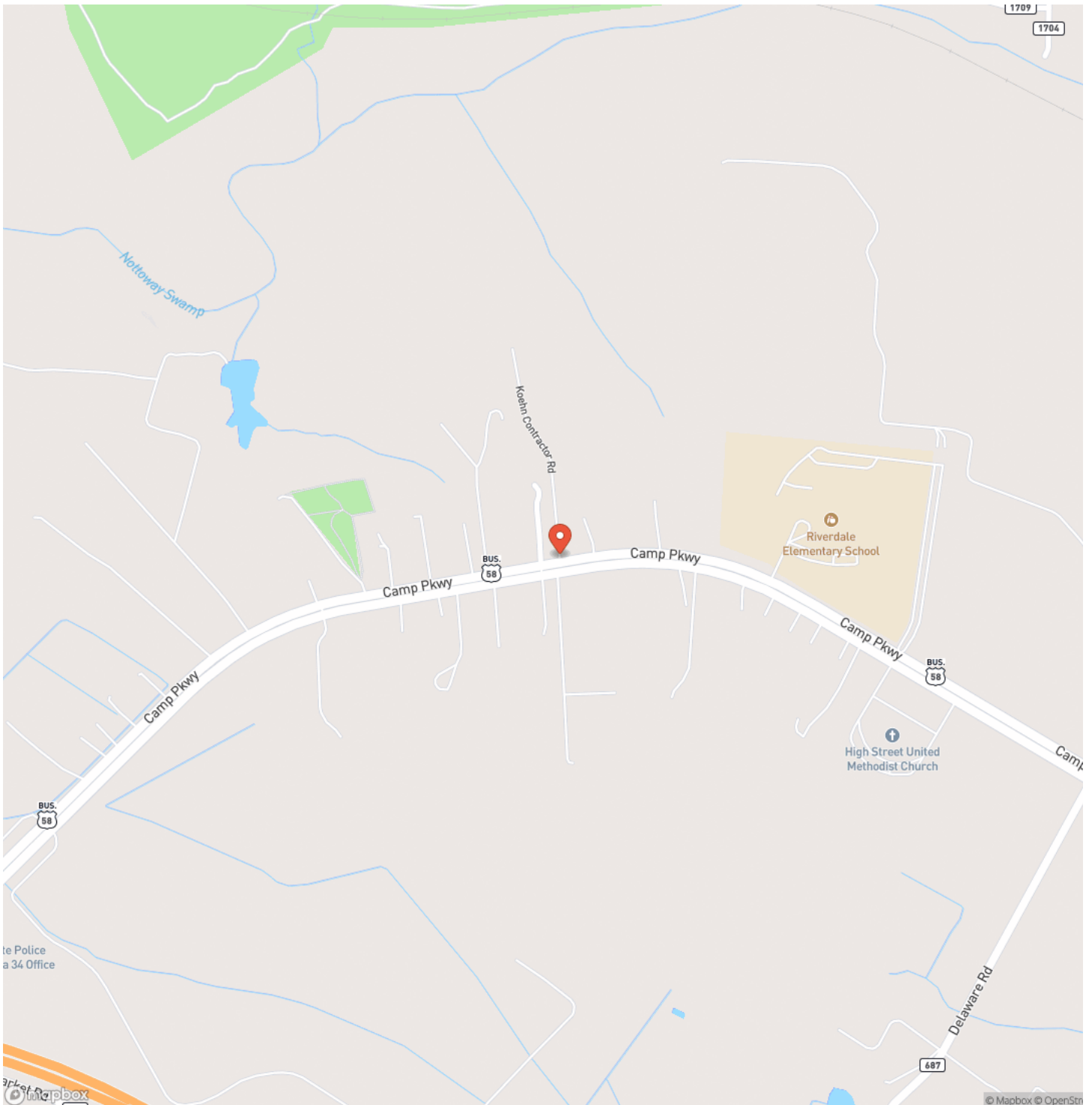
If you are interested in obtaining more information on this listing or other land for sale throughout the Commonwealth of Virginia, contact Chris Howell at [757-651-8872](tel:757-651-8872) or email at chris@mossyoakproperties.com. Please visit our website www.landandfarmsrealty.com for additional details 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.



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Courtland, VA / Southampton County

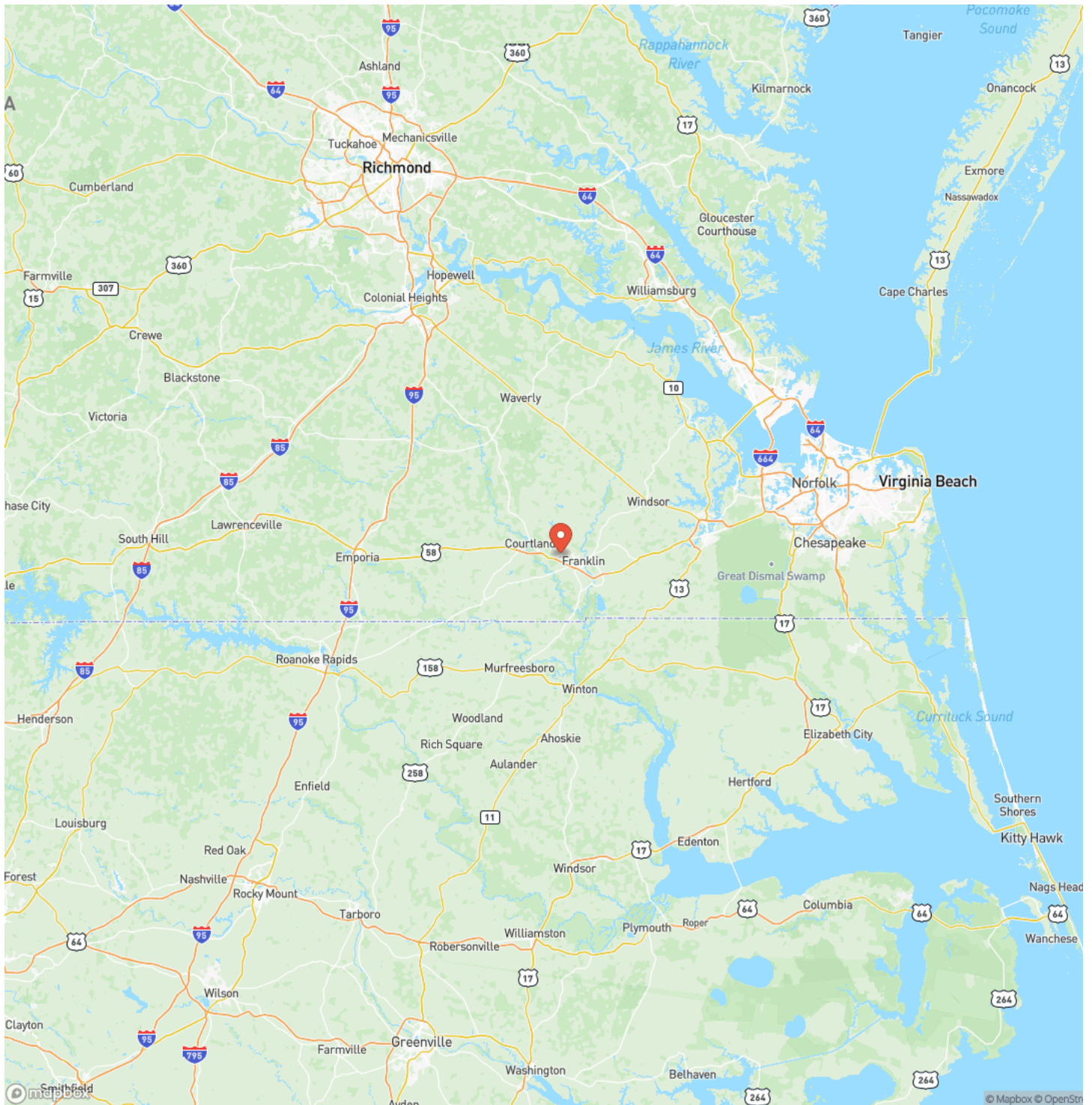


Locator Map



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Locator Map



MORE INFO ONLINE:

www.landandfarmsrealty.com

77.23 acres of Residential Land for Sale in Southampton County, VA!
Courtland, VA / Southampton County

Satellite Map



77.23 acres of Residential Land for Sale in Southampton County, VA! Courtland, 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

Franklin, VA 23851

NOTES



MORE INFO ONLINE:

www.landandfarmsrealty.com

This image shows a blank 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.



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.



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