

**125+/- Acres of Hunting & Investment Land for Sale in
Sussex County, VA!
Off of Newville Rd.
Waverly, VA 23890**

\$269,900
125± Acres
Sussex County



125+/- Acres of Hunting & Investment Land for Sale in Sussex County, VA!
Waverly, VA / Sussex County

SUMMARY

Address

Off of Newville Rd.

City, State Zip

Waverly, VA 23890

County

Sussex County

Type

Hunting Land, Recreational Land, Undeveloped Land

Latitude / Longitude

36.973388 / -77.187594

Acreage

125

Price

\$269,900

Property Website

<https://www.mossyoakproperties.com/property/125-acres-of-hunting-investment-land-for-sale-in-sussex-county-va-sussex-virginia/115919/>



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PROPERTY DESCRIPTION

Prime hunting ground - Secluded location - Custom food plot - Waterfowl opportunities

Welcome to the Newville 125! This hunting oasis is primed and ready to become a top tier producer in your trophy whitetail portfolio. From the ready-to-go turkey foot food plot to the 10-acre stand of recently thinned mast producing hardwoods, this property has something for all types of hunting strategies. The 25-acre swamp backs up to the run of the regionally famous Assamoosick Swamp where the critters swing by for a cool drink year-round. The one-year-old naturally regenerating clearcut spans approximately 90 acres. The wildlife potential on this stand is only limited by your imagination. Whether you look to expand upon trails, food plots, travel corridors, etc., this tract has the makings of something special.

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

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

Deed Restrictions

- Access easement is not to be used to access a residential address.
- Access easement is not to be used to access a solar farm.

Rural Serenity with Premier Regional Access

- Prime North Central Sussex Location: Situated in a quiet, timber-rich sector of Sussex County, this ~125-acre property offers a highly private recreational and investment retreat accessed via a deeded 30-foot access easement.
- Convenient Regional Corridors: Fast connectivity to US-460 and Route 40 provides straightforward travel to Petersburg and Richmond to the northwest, or Waverly, Wakefield, and Hampton Roads to the east.
- Off-Road Privacy: The deeded 30-foot access lane sets the entire property back from main thoroughfares, creating a natural noise buffer and complete privacy across the entire tract.

Outdoor Recreation & Natural Surroundings

- Tupelo & Cypress Swamp Haven: Approximately 25 acres of stunning tupelo and cypress wetland offer a natural haven for waterfowl, creating an incredible private duck hunting setup and scenic wetland sanctuary right on site.
- Hardwood Mast & Big Game Cover: A 10-acre thinned hardwood stand features mature, mast-producing species (such as oaks and hickories) that supply abundant natural forage, heavily drawing white-tailed deer and wild turkey.
- Early Successional Habitat: The ~90-acre one-year-old cutover stand provides dense bedding cover and natural browse for local game, while offering prime conditions for site preparation, pine replanting, or custom hunting lane design.
- Regional Outdoor Access: Minutes from local river basins and wildlife corridors, with easy access to state-managed lands across Southside Virginia. <https://dwr.virginia.gov/wma/>

History, Timber, & Local Character

- Southside Forestry & Land Heritage: Located in the heart of Sussex County's proud timberland and agricultural region, where deep-rooted forestry practices meet classic Virginia land stewardship.

<https://www.sussexcountyva.gov>

- Diverse Coastal Plain Ecosystem: A rare combination of habitat types on a single parcel-spanning managed young growth, mature mast-bearing hardwoods, and classic Virginia bottomland wetlands.
- Charming Neighboring Towns: Enjoy short country drives to Waverly and Wakefield for local diners, peanut country traditions, and essential everyday supplies.

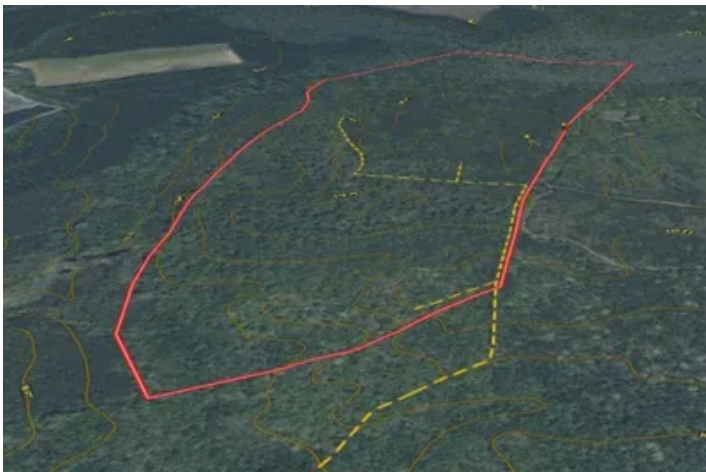
Land Utility, Flexibility & Connection

- Versatile ~125-Acre Investment: Ideal for a multi-use hunting camp, long-term timber investment, or private recreational sanctuary, balanced with diverse habitat and future timber income potential.
- Deeded 30-Foot Easement Access: A well-defined 30-foot private ingress/egress easement ensures secure legal access while keeping your property secluded from drive-by traffic.

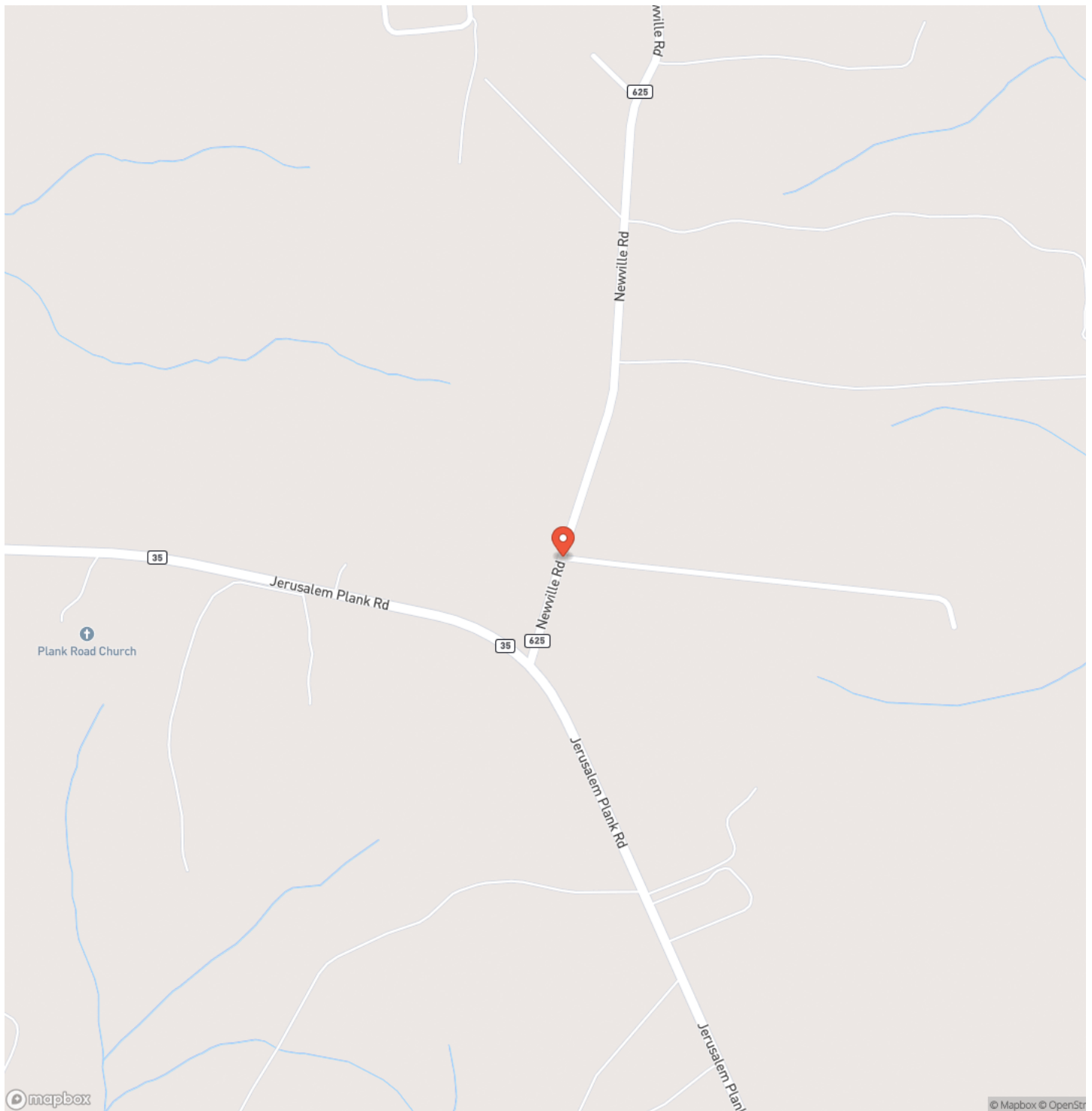
When colonists arrived from England in 1607, some traveled along the Nottoway River. But when they established the first counties in the colony, James City County included both sides of the James River to the North Carolina line. The south side of the James River later was organized as Surry County in 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 www.landandfarmsrealty.com.

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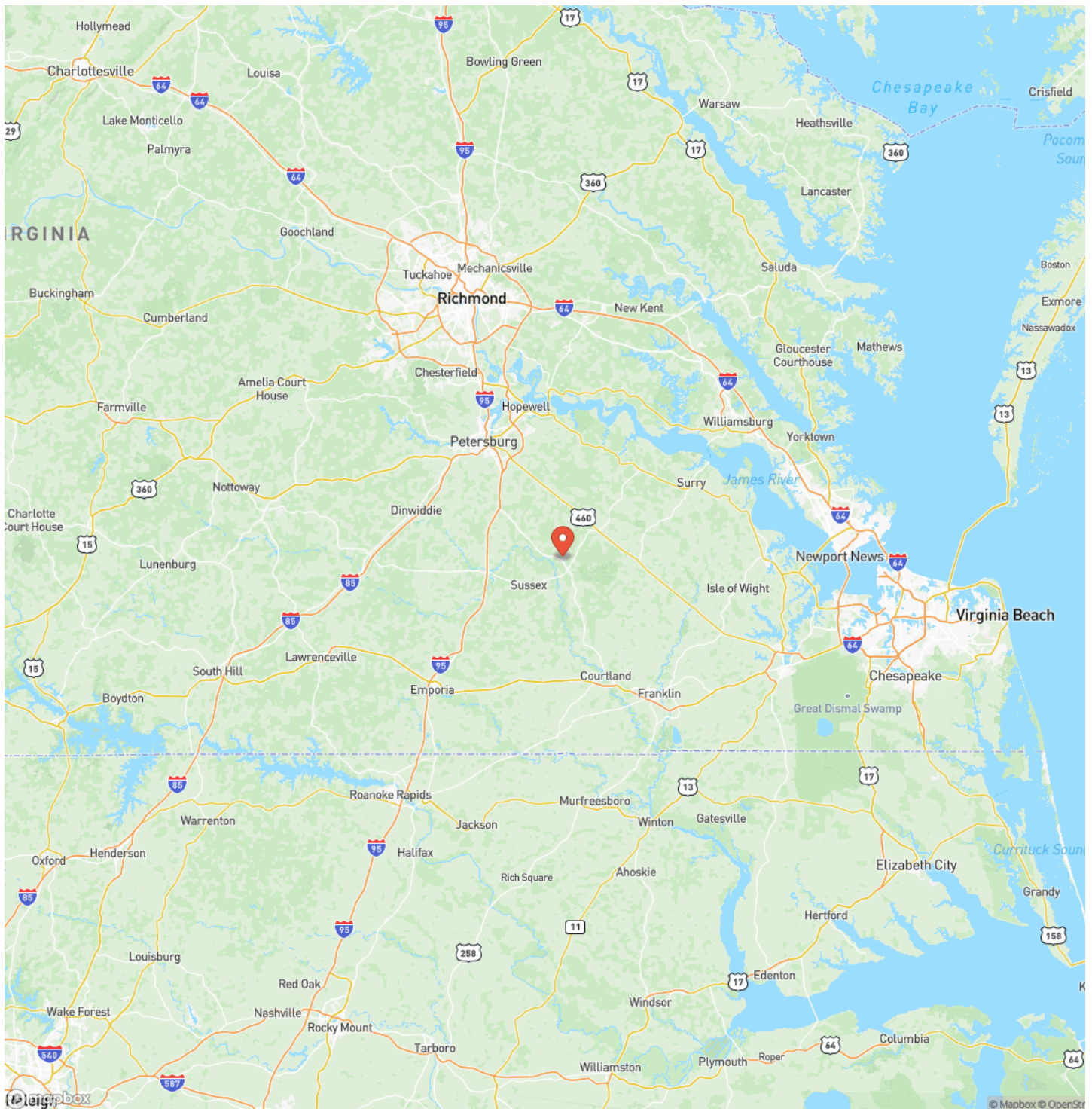


Locator Map



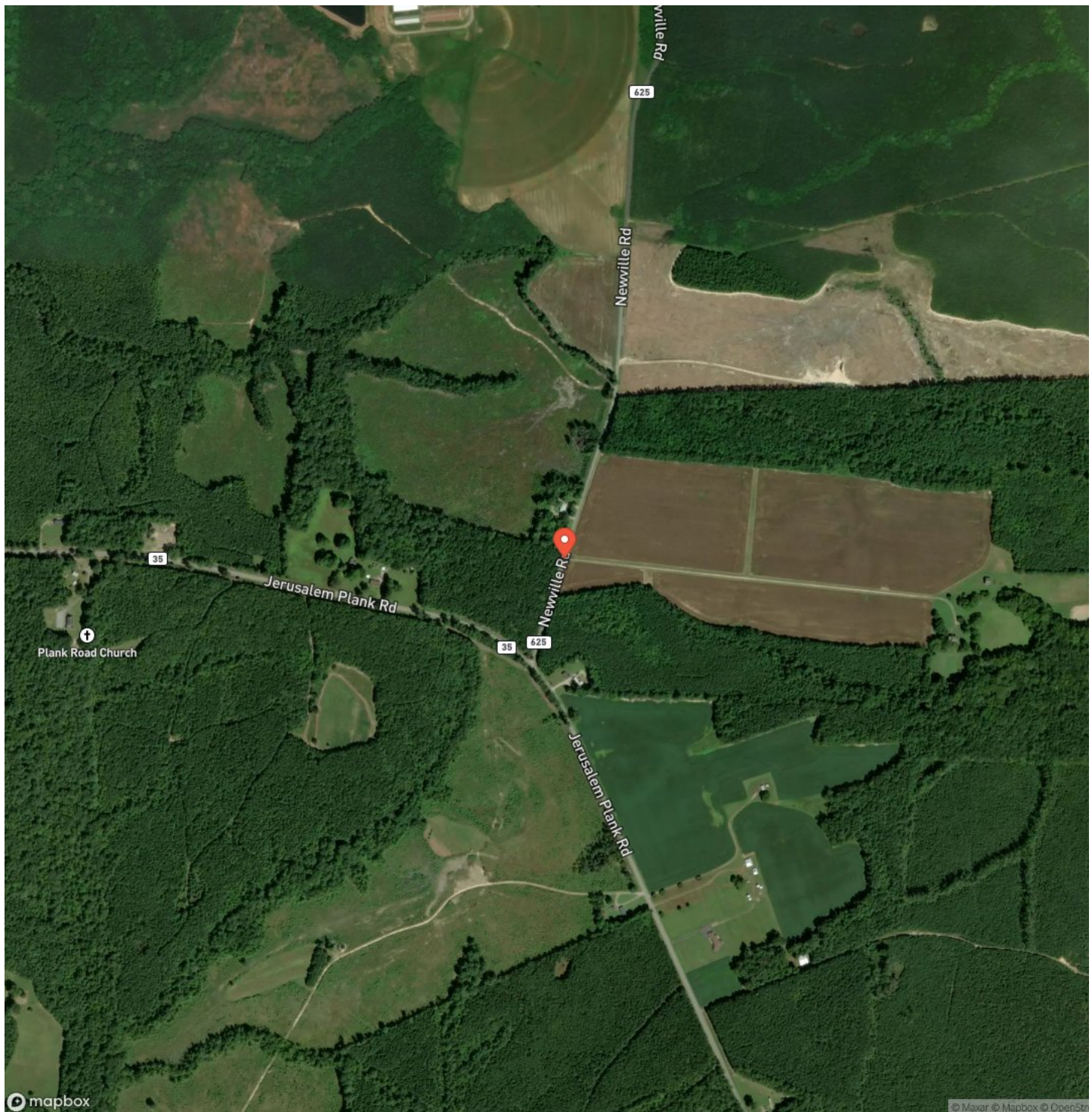
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Locator Map



125+/- Acres of Hunting & Investment Land for Sale in Sussex County, VA!
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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Address

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City / State / Zip

NOTES



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.



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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