UNDER CONTRACT!! 140+/- Acres of Recreational, Residential, Timber and Hunting Land For Sale in Buckingham County VA!
799 Sunnyside Rd
Arvonia, VA 23004

$649,900
140± Acres
Buckingham County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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Arvonia, VA / Buckingham County

SUMMARY

Address
799 Sunnyside Rd

City, State Zip
Arvonia, VA 23004

County
Buckingham County

Type
Hunting Land, Timberland, Recreational Land

Latitude / Longitude
37.6454 / -78.4239

Acreage
140

Price
$649,900

Property Website
www.mossyoakproperties.com







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PROPERTY DESCRIPTION

140± Acres - 0.8± Acre Pond - Creek - Nearly 2 Miles of Trails - Timber - Recreation and Hunting - 48x24 Metal Building with 4 Roll-Up Bay Doors on a Concrete Slab in Arvonia, Buckingham County VA!

Located on 140± acres in Buckingham County, this property offers space, natural resources, and versatility to create a true legacy property for generations to come. With approximately 1,520 feet of gravel road frontage along Sunnyside Road, nearly two miles of established trails, and power available at the road, the property provides plenty of flexibility for recreation, hunting, timber and wildlife management, a future homesite, or simply enjoying the privacy and freedom that comes with owning a larger tract of land.

The trail system provides easy access throughout the property and opens the door to a wide range of recreational opportunities, from hiking and exploring the woods to ATV and UTV riding, hunting, wildlife watching, and simply enjoying the outdoors.

The rolling terrain is a mix of pine timber with approximately 13 years of growth and mature hardwoods, with hardwoods following the creek and creating natural corridors throughout the property. A creek and a 0.8+/- acre pond add to the property's natural beauty and recreational appeal, while providing additional wildlife habitat and places to relax, fish, explore, and enjoy the outdoors.

For the sportsman, the combination of timber, hardwoods, water, and varied terrain creates excellent wildlife habitat and opportunities for hunting and outdoor recreation, with several cleared openings suitable for food plots. For the landowner looking toward the future, the timber offers an additional investment component while the acreage provides plenty of room to explore a variety of uses.

The property also includes a 48' x 24' metal building with four roll-up bay doors on a concrete slab, along with a smaller shed, providing valuable storage and workspace for equipment, vehicles, tractors, recreational gear, or future property projects.

Whether your vision is a country home surrounded by acreage, a private hunting and recreational retreat, a place to raise a family, or a property you can eventually pass down to the next generation, this tract offers the room and natural features to make that vision possible.

Some properties are simply land. Others become a place your family remembers. This 140± acre Buckingham County property offers the opportunity to build something that can be enjoyed today and passed down for generations to come.

Property Highlights

- 140± acres in Buckingham County

- Approximately 1,520 feet of gravel road frontage on Sunnyside Road

- Nearly 2 miles of established trails throughout the property

- 0.8+/- acre pond

- Creek with hardwood bottoms and natural wildlife corridors

- Approximately 83 acres of Loblolly Pine Timber / last cut in 2013

- Mature hardwoods

- Several cleared openings suitable for food plots

- Rolling terrain with varied topography

- Power available at the road

- 48' × 24' metal building with four roll-up bay doors

- Concrete slab beneath the metal building

- Additional small shed

- Excellent opportunities for hunting, hiking, ATV/UTV riding, wildlife watching, fishing, and outdoor recreation

- Potential setting for a future home or private country retreat

- Timber investment potential

- A property with the size, resources, and versatility to create a true family legacy

Area Highlights:

- Dillwyn - approximately 10-12 miles / 15-20 minutes, offering grocery stores, restaurants, fuel and everyday conveniences

https://dillwynva.org

- Scottsville - approximately 16-18 miles / 22-27 minutes, offering grocery stores, restaurants, fuel and everyday conveniences

https://www.townofscottsville.org

- James River State Park - approximately 25-30 miles / 35-40 minutes

https://www.dcr.virginia.gov/state-parks/james-river

- James River access and recreation - nearby throughout the region

https://thejamesriver.org/about-the-james-river

- Farmville - approximately 35 miles / 48 minutes

https://farmvilleva.com

- Lynchburg - approximately 60 miles / 1 hour 20 minutes

https://www.lynchburgva.gov

- Charlottesville - approximately 35-40 miles / 54 minutes

https://www.charlottesville.gov

Buckingham County School District

- Buckingham County Primary School - K-2

- Buckingham County Elementary School - 3-5

- Buckingham County Middle School - 6-8

- Buckingham County High School - 9-12

Be sure to check out the embedded map in this listing, it gives a great bird's eye view of the property and surrounding area.

https://id.land/maps/35d01c507ada3d7e047f51d088738f81/share/unbranded

For more information on this and other land for sale in Buckingham County, contact Danny Bunch at 434-305-0118 or by email at dbunch@mossyoakproperties.com, or visit www.landandfarmsrealty.com.

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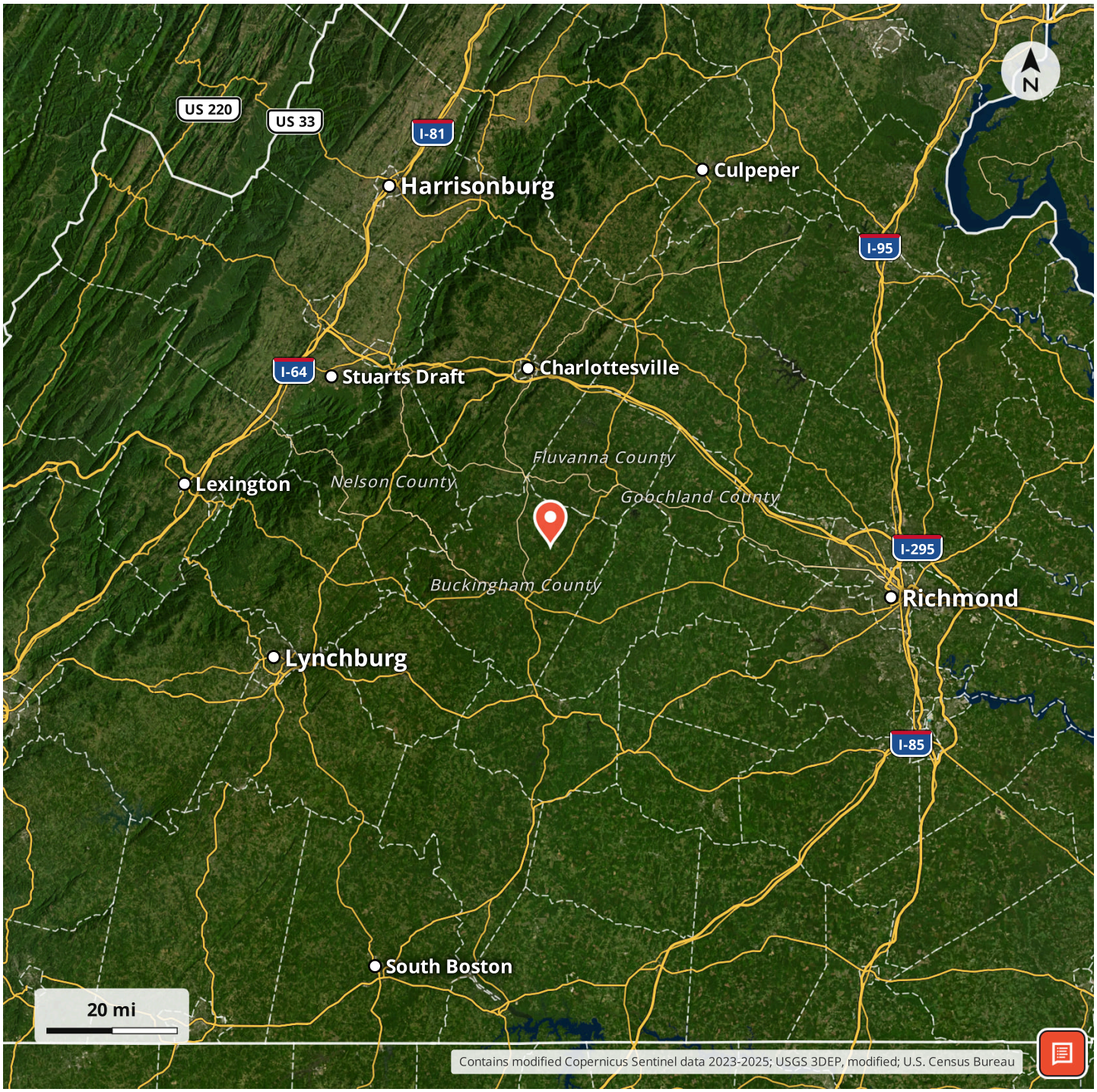




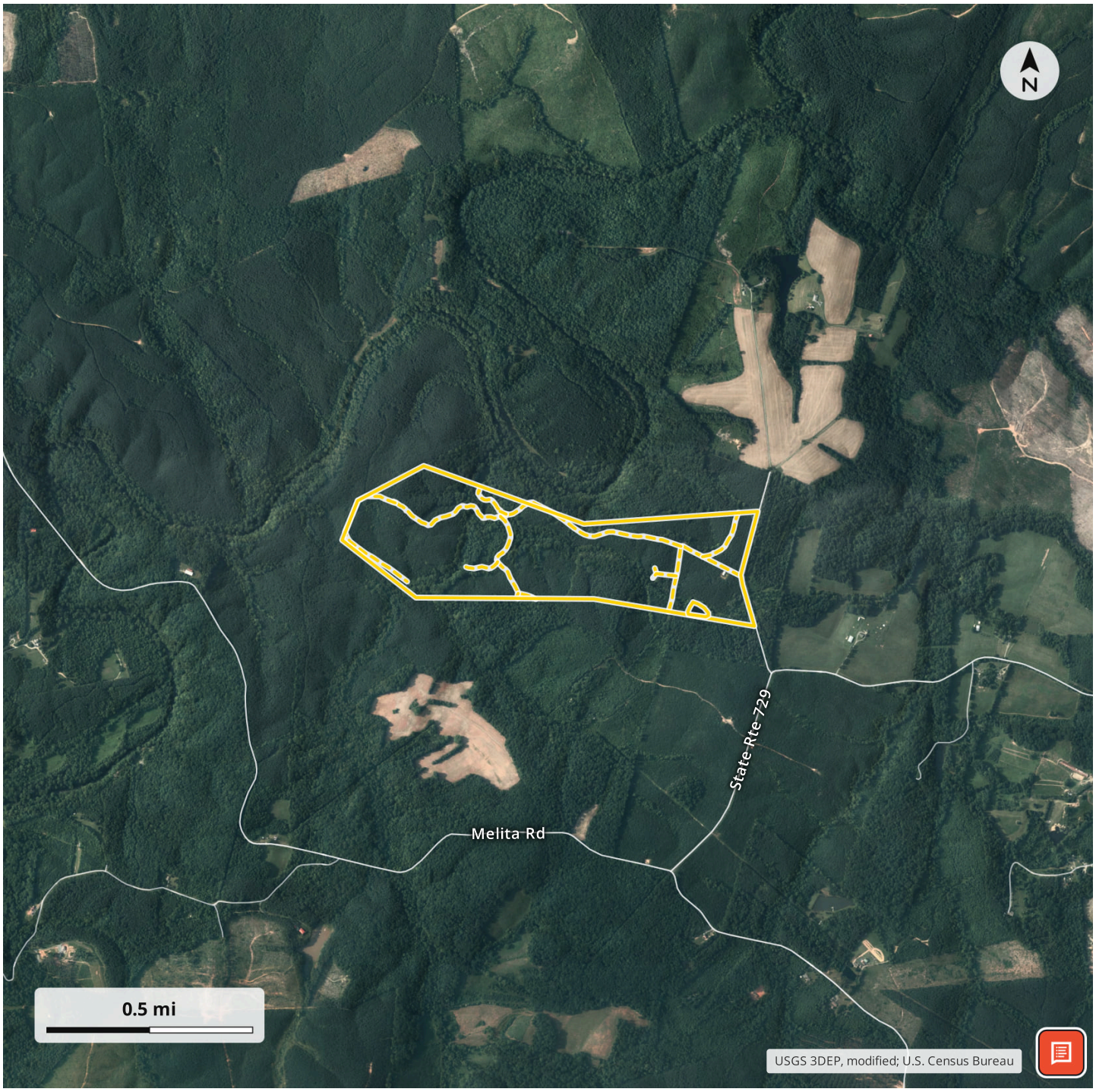




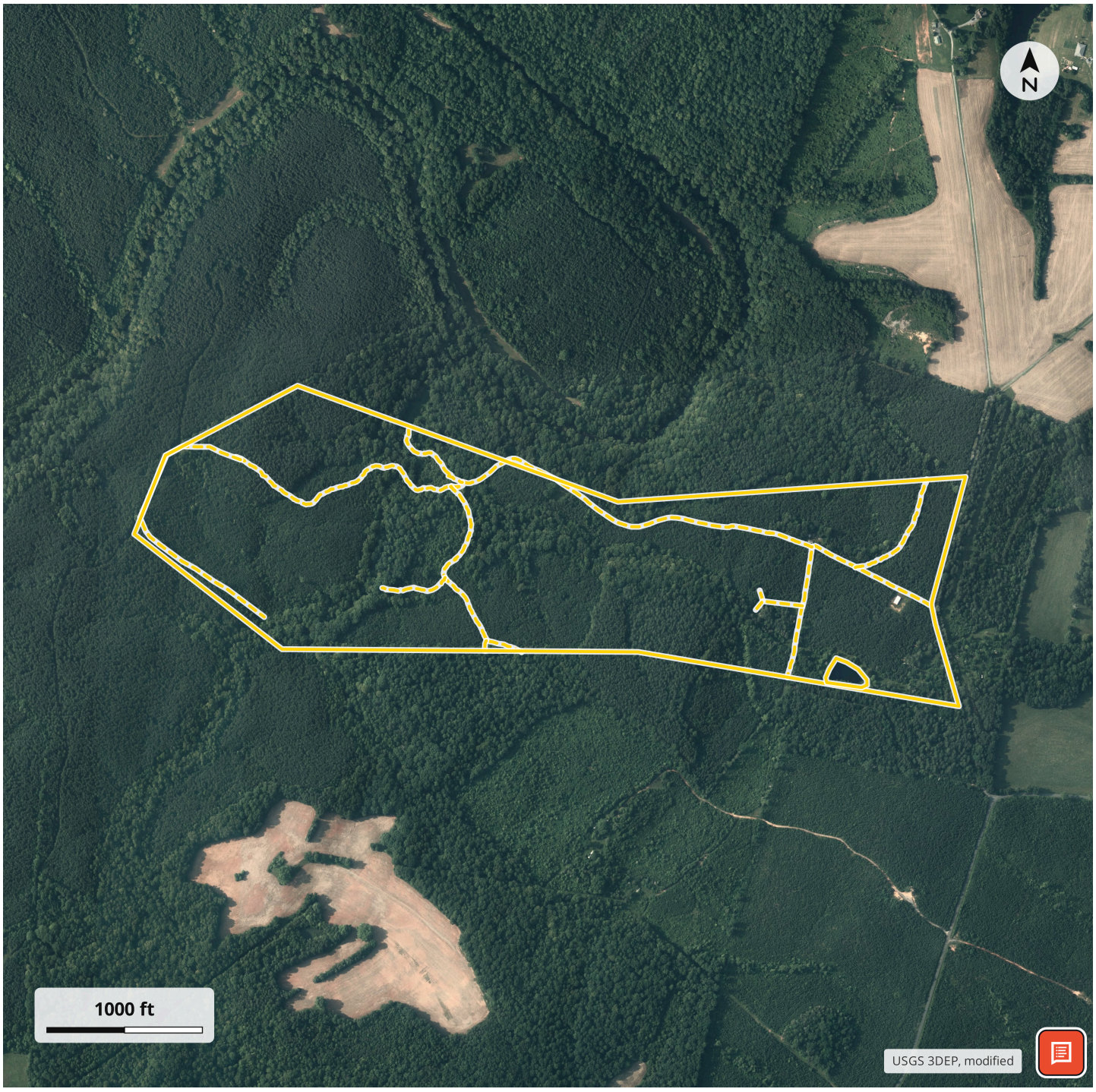
Regional Map



Locator Map


N
State Rte 729
Melita Rd
0.5 mi
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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NOTES

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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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