193 Acres of Hunting and Timber Land For Sale in Accomack County VA!
Off of Saxis Road
Temperanceville, VA 23442

$475,000
193± Acres
Accomack County







SUMMARY

Address
Off of Saxis Road

City, State Zip
Temperanceville, VA 23442

County
Accomack County

Type
Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude
37.918 / -75.6095

Acreage
193

Price
$475,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Great opportunity with this large tract of cut over timber with potential home site in Big Buck country!

Welcome to 193 acres of recreational paradise in Accomack County, Virginia! This property consists of a cleared 1.4-acre area, with the remaining acreage in 4-year natural re-growth timber. The bones of an old road system remain from a previous logging operation. With a little work, this juvenile timber can be cleared to open the paths back up for better ATV riding or hunting access.

The cleared area at the front of the property presents a perfect location for a hunting camp. Situated on the corner, you can place your cabin or camper here without risking disturbing the wildlife. Over 5,300 feet of road frontage gives you numerous other potential access points as well. For waterfowl hunting, the 5,000+ acre Saxis Wildlife Management Area is just a few miles west, with other creeks and tidal marshes less than a mile away. The shallow water table on this tract opens up the possibility for you to dig a pond to attract ducks and geese into your backyard. Along with birds, Accomack County is known for trophy whitetail. An abundance of neighboring cropland combines with the heavy forest vegetation on this parcel to hold deer and offer excellent hunting opportunities.

Beyond fall and winter recreation, the Hammock Public Boat Ramp is less than a 10-minute drive away. This free public ramp puts you in the mouth of Messongo Creek for quick access to the Chesapeake Bay, offering legendary fishing, crabbing, and family boating activities. This piece of land ensures year-round enjoyment. Priced below county assessment, this is an excellent opportunity to own a large tract of land at a great value.

More information regarding the county and nearby attractions below:

Public Schools:

Elementary School (Grades PK–5): Kegotank Elementary School

Middle School (Grades 6–8): Arcadia Middle School

High School (Grades 9–12): Arcadia High School

Recreation and Activities:

Saxis Wildlife Management Area: Located on the bayside of Virginia's Eastern Shore in Accomack County, the Saxis Wildlife Management Area remains one of the region's pristine marshlands. The management area offers the opportunity to hunt the marshes, fish the surrounding waters or view a vast array of water and shore birds. The Saxis Wildlife Management Area is predominately tidal marshland, divided into three tracts totaling approximately 5,678 acres. All three tracts are peninsulas, bordered by the brackish waters of Beasley Bay Pocomoke Sound or Messongo Creek, or several smaller fresh water creeks. Forested high ground, or hummocks, occupy portions of the area farthest inland. Find more info about the WMA and hunting opportunities here: https://dwr.virginia.gov/wma/saxis/

Hammock Boat Ramp: A public water access site located at 788 Saxis Road, Saxis, VA 23427, providing direct entry to Messongo Creek. Managed by the Virginia Department of Wildlife Resources (DWR), it serves as an excellent launch point for small-to-midsize recreational boats, kayaks, and skiffs looking to explore the tidal marshlands of the Saxis Wildlife Management Area or venture out into the Pocomoke Sound and the greater Chesapeake Bay. Launching here provides opportunity for targeting striped bass, speckled trout, red drum, croaker, spot, and gray trout. The area is also renowned for its shellfish production.

Call Wren Sim at 757-508-3432 or Danny Graham at 757-613-6059 to schedule a showing today!

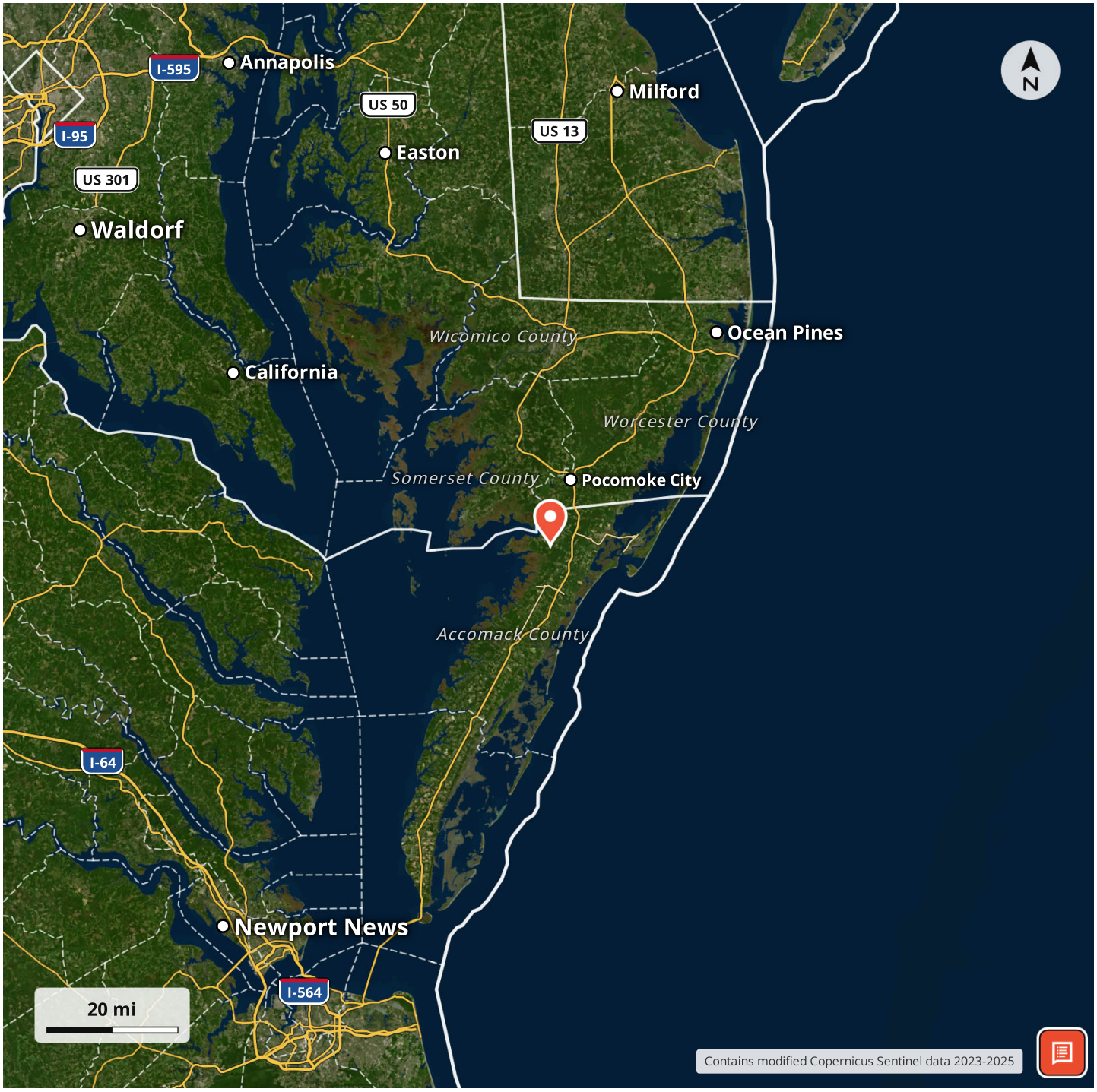
For more information on this and other land for sale in Accomack County, contact Wren Sim at 757-508-3432 or by email at wsim@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



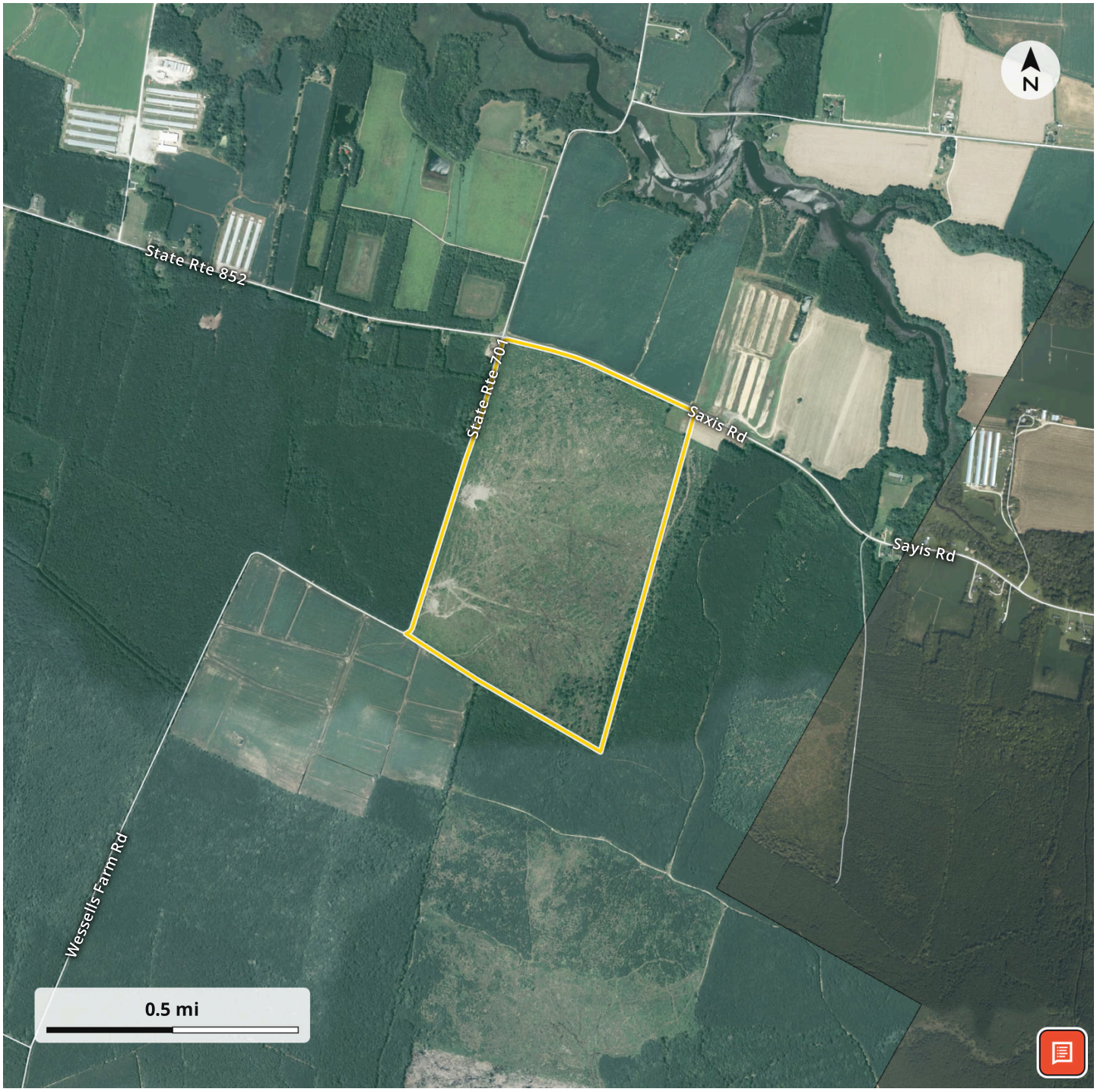




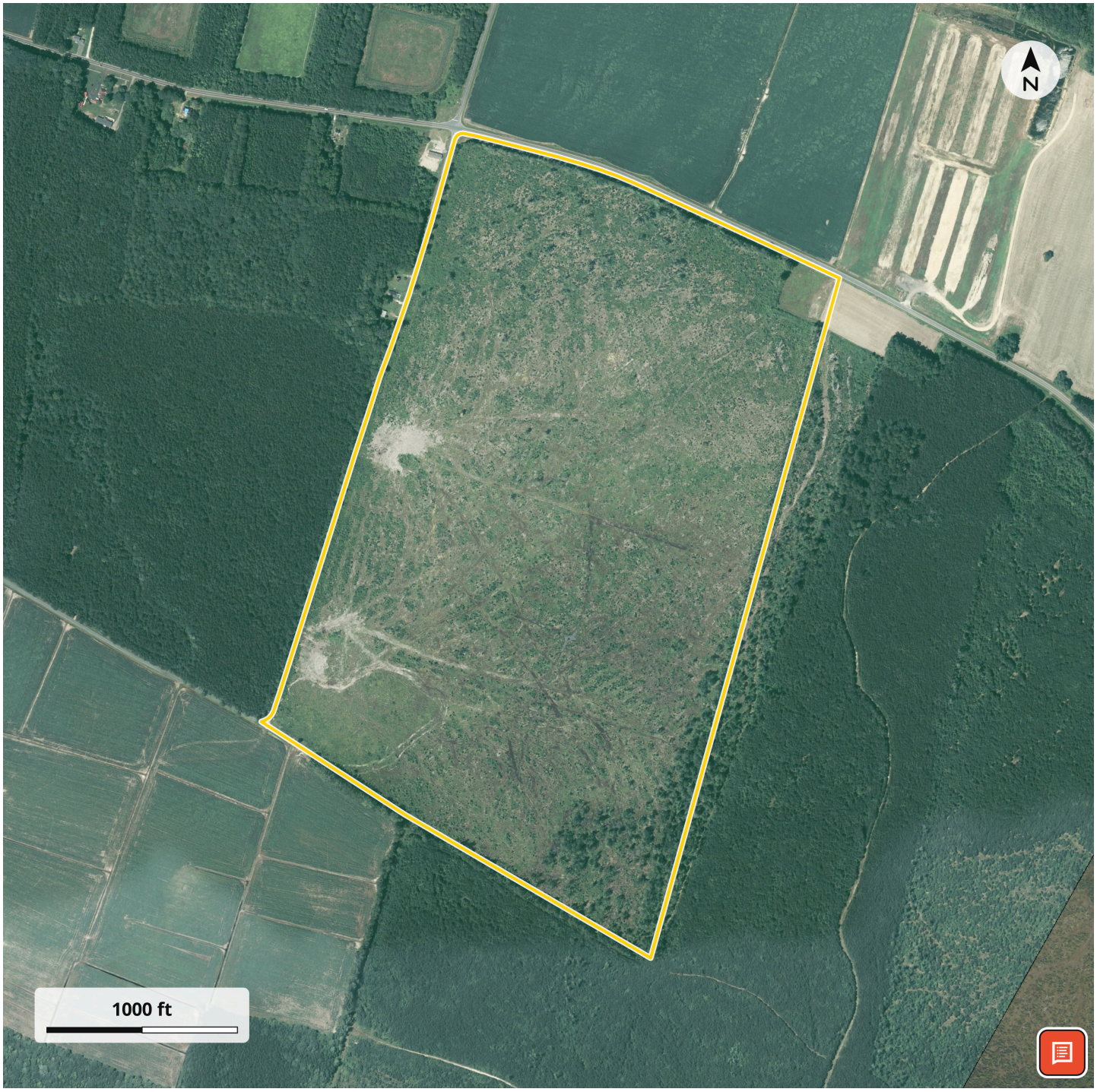

Regional Map



Locator Map


N
State Rte 852
State Rte 701
Saxis Rd
Sayis Rd
Wessells Farm Rd
0.5 mi

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Wren Sim

Mobile
(757) 508-3432

Office
(844) 480-5263

Email
wsim@mossyoakproperties.com

Address
601 N Mechanic Street Suite 310

City / State / Zip
Franklin, VA 23851

NOTES

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.

Mossy Oak Properties Land and Farms Realty
101 Budleigh Street, Suite F
Manteo, NC 27954
(844) 480-5263
https://www.mossyoakproperties.com/