**UPDATED!! 145 Acres of Recreational and Residential Land For Sale in Greensville County VA!**
**Off of Moore's Ferry Road**
**Skippers, VA 23879**

**$325,000**
**145± Acres**
**Greensville County**









**MORE INFO ONLINE:**

**https://www.mossyoakproperties.com/**

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**Skippers, VA / Greensville County**

## SUMMARY

**Address**
Off of Moore's Ferry Road

**City, State Zip**
Skippers, VA 23879

**County**
Greensville County

**Type**
Farms, Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

**Latitude / Longitude**
36.5697 / -77.58

**Acreage**
145

**Price**
$325,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

**4,000 feet of trails - 3 acre beaver pond - 4,300 feet of creek frontage!**

Discover this beautiful and diverse 145-acre tract conveniently located just off the I-95 corridor in Greensville County, Virginia. Offering an incredible blend of recreation, investment, and residential potential, this expansive property features an established and extensive internal road system consisting of over 4,000 feet of clear trails. These paths are great for ATVs, dirt bikes, horseback riding, and easy navigation during hunting season. A power line cuts through the parcel and is currently being utilized as a food plot for whitetail deer hunting.

Water features abound on this parcel. Cattail Creek serves as the northern property line, providing over 4,300 feet of creek frontage. Beavers have been at work on a portion of the creek, forming a pond that offers the opportunity for waterfowl hunting. This fresh clear-cut presents an opportunity for a clean slate to design a custom layout, plant new timber, or clear even more trails and wildlife food plots.

Access is exceptional with approximately 2,300 feet of direct road frontage along Route 629. Positioned perfectly for commuters, the property is just 15 minutes from Emporia, 75 minutes from Richmond, and 90 minutes from both Norfolk and Raleigh. The I-95 corridor between Richmond and Raleigh is considered to be an undervalued part of the path of progress in the Mid-Atlantic region. This property has excellent investment potential as it is located centrally between these two rapidly expanding urban areas.

Spectrum high speed internet availability along with excellent cell phone service throughout the property provides the ability to stay connected to work and school, while maintaining a rural setting. Soil maps indicate areas of well-draining soils across this large parcel, making it ready for you to design and build your ultimate dream home or weekend retreat.

More info regarding the county and nearby attractions below.

Public Schools:

Elementary School (Grades PK-5): Greensville Elementary School

Middle School (Grades 6-8): Edward W. Wyatt Middle School

High School (Grades 9-12): Greensville County High School

Recreation and Activities:

Cattail Creek Campground: Located just 2.5 miles from the property. Cattail Creek Campground offers a family friendly camping experience for all ages. 40 full service 50-amp hookups for RVs and campers of all sizes. Nightly, weekly, and long-term sites are available. https://www.cattailcreekcampground.com/

Lake Gaston: Lake Gaston is roughly a 30 minute drive from the property. Lake Gaston is a 20,300 acre man-made reservoir on the Roanoke River with 350 miles of shoreline. It is highly popular for boating, wakeboarding/water skiing, and fishing. Striped Bass, Largemouth Bass, Crappie, and Catfish populations are exceptional in the lake.

Meherrin River Park: A scenic 21 acre park located on the north banks of the Meherrin River. It is a popular spot for launching kayaks, canoes, and paddleboards. The boat ramp is available for use at $5 a day.

Greensville County, Virginia, was formed in 1781 from Brunswick County. Named after Revolutionary War General Nathanael Greene, the county grew as an agricultural hub focused on tobacco and cotton. Its county seat, Emporia, developed around vital railroad junctions, cementing the area's lasting role as a critical regional transportation corridor.

**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 Greensville County, contact Wren Sim at 757-508-3432 or by email at wsim@mossyoakproperties.com, or visit landandfarmsrealty.com.





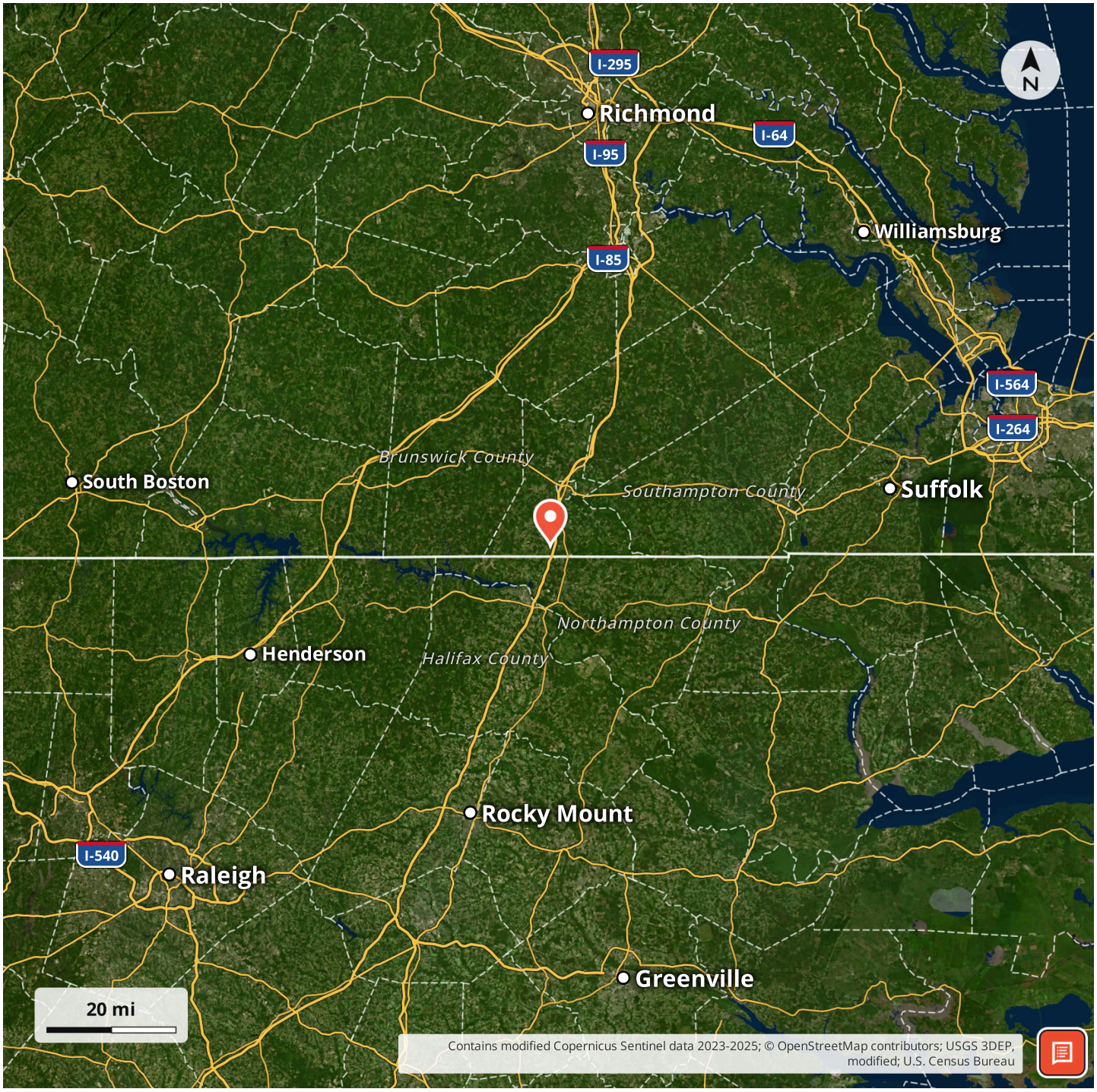








# Regional Map



# Locator Map


N
State Rte 629
I-95
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

# 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

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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.

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