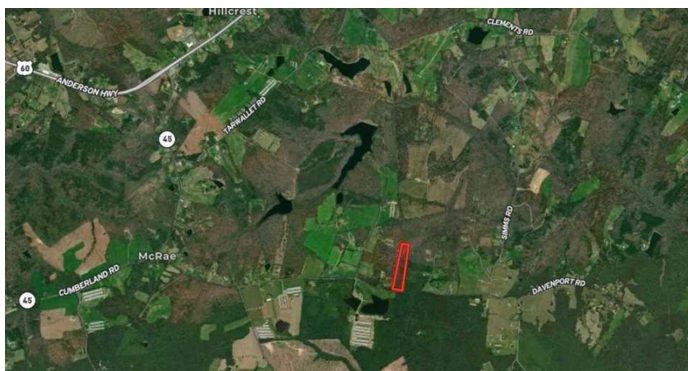


**UNDER CONTRACT!! 5 acres of Residential
and Recreational Land For Sale in
Cumberland County VA!**

**21 Davenport Rd
Cumberland, VA 23040**

\$35,000

**5 +/- acres
Cumberland County**



UNDER CONTRACT!! 5 acres of Residential and Recreational Land For Sale in Cumberland County VA!
Cumberland, VA / Cumberland County

SUMMARY

Address

21 Davenport Rd

City, State Zip

Cumberland, VA 23040

County

Cumberland County

Type

Recreational Land, Residential Property,
Timberland

Latitude / Longitude

37.4584 / -78.2562

Acreage

5

Price

\$35,000

Property Website

<https://mossyoakproperties.com/property/under-contract-5-acres-of-residential-and-recreational-land-for-sale-in-cumberland-county-va-cumberland-virginia/13510/>



UNDER CONTRACT!! 5 acres of Residential and Recreational Land For Sale in Cumberland County VA!

Cumberland, VA / Cumberland County

PROPERTY DESCRIPTION

Build your dream home on 5 acres in Cumberland Farmsteads.

Five acres located in Cumberland County. This is lot number 21 with road frontage on Davenport Rd. The lot is wooded and has a small spring. Restrictive covenants are in place. Cumberland County invites you to experience "Virginia's Heartland," an area rich in tradition and resources. A close neighbor to Virginia's state capitol, Cumberland offers the perfect blend of a peaceful, rural setting with easy accessibility to Virginia's nearby metropolitan areas.

Bear Creek Lake State Park is located 4.5 miles northwest of the town of Cumberland. Bear Creek Lake features overnight cabins, a lodge, permanent camp sites, and picnic shelters. Swimming and boating are allowed at the lake, and boat rentals are available. The park also has trails for hiking and running.

The 16,233-acre Cumberland State Forest is north of U.S. Route 60, west of State Route 45 and bordered on the west by the Willis River. The Forest has multiple purposes, including watershed protection, recreation, timber production, hunting, fishing, and applied forest research. There are two self-guided trails at Cumberland State Forest that are open for walking, hiking, horses, and mountain bikes. These are the Cumberland Multi-Use Trail (14 miles) and the Willis River Hiking Trail (16 miles). White-tailed deer, wild turkey, and bobcats are common residents of this natural area. The State forest also features five lakes which may be fished from with a Virginia State fishing license, including: Oak Hill Lake, Bear Creek Lake, Winston Lake, Arrowhead Lake, and Bonbrook Lake.

Farmville is about 15 minutes away and is home to both Longwood University and Hampden-Sydney College it is a distinctive place where college town vibe meets small town charm. The result is a friendly, welcoming atmosphere with unique shopping and dining opportunities and a vibrant arts and culture scene. Its also a popular destination for outdoor enthusiasts and history buffs alike. In other words, a wonderful place to come and spend some time. Plan your visit today!

For more information on this and other land for sale in Cumberland County, contact Johnny Seamster at 434-294-6714 or by email at jseamster@mossyoakproperties.com, or visit [landandfarmsrealty.com](http://www.landandfarmsrealty.com)



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Locator Maps



UNDER CONTRACT!! 5 acres of Residential and Recreational Land For Sale in Cumberland County VA!
Cumberland, VA / Cumberland County

Aerial Maps



UNDER CONTRACT!! 5 acres of Residential and Recreational Land For Sale in Cumberland County VA!
Cumberland, VA / Cumberland County

LISTING REPRESENTATIVE

For more information contact:



Representative

Johnny Seamster

Mobile

(434) 294-6714

Email

jseamster@mossyoakproperties.com

Address

601 N Mechanic St Ste 310

City / State / Zip

Franklin, VA, 23851

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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