**UNDER CONTRACT!! 42.4 Acres of Farm and Timberland in the city of Chesapeake Virginia!**
**Off of Benefit Rd**
**Chesapeake, VA 23322**

**$675,000**
**42.4± Acres**
**Chesapeake County**









**MORE INFO ONLINE:**

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

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**Chesapeake, VA / Chesapeake County**

## SUMMARY

**Address**
Off of Benefit Rd

**City, State Zip**
Chesapeake, VA 23322

**County**
Chesapeake County

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

**Latitude / Longitude**
36.628189 / -76.321957

**Acreage**
42.4

**Price**
$675,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

**A beautiful working farm such as this one is a rare find in this part of the city while offering the best of country living and being convenient to all of Hampton Roads!**

A great and rare opportunity in the southern countryside of Chesapeake. 42.4 acres with about 28 acres cleared and ready for your custom home in a quiet country atmosphere. This property is great for that custom home you have been waiting to build. It would also make a nice horse farm or the family compound you have been dreaming of. To the rear is 14 acres of tall timber and borders 1,000 acres of the Nature Conservancy. Cornland Park, a municipal property, is the neighbor to the west with beautiful tall timber also. Sit on your back porch and watch the wildlife. Road front of this property is zoned R-15s which may present opportunity for an additional building lot and also the possibility for "cluster" development as well. 339 feet of total road frontage. Grassfield and Owens school districts. Only minutes from schools, shopping, restaurants, banks, and a Hospital. Convenient to all of Hampton Roads.

More information regarding the city and nearby attractions below:

Elementary School (Grades PK-5): Grassfield Elementary

Middle School (Grades 6-8): Hugo A Owens Middle

High School (Grades 9-12): Grassfield High School

Recreation, Activities, and Attractions:

Great Dismal Swamp National Wildlife Refuge - 113,000 acres of some of the most important wildlife habitat in the mid-Atlantic. Explore Lake Drummond, bike or walk the Dismal Swamp Canal Trail, and spot diverse wildlife. Federally managed hunting opportunities are available in the refuge. More information can be found here https://www.fws.gov/refuge/great-dismal-swamp/visit-us/activities/hunting

Bob's Fishing Hole - Located just a few miles from the property, Bob's Fishing Hole is a bait & tackle and boat launch facility on the Northwest River. This family-friendly destination features a fully stocked country store with live bait. Visitors can take advantage of the property's shoreline bank fishing docks, a gravel boat ramp, or a dedicated soft beach area designed for kayak, canoe, and paddleboard launching. Jon boat rentals are also available at the facility, providing you with a day full of fantastic fishing without the hassle of boat ownership. Anglers can expect to find trophy largemouth bass, crappie, bluegill, chain pickerel, and catfish.

Cavalier Wildlife Management Area - Just a 15 minute drive from your future home is this 3,800 acre WMA. This public land is managed by the Virginia Department of Wildlife Resources and provides opportunities for hunting, camping, hiking, and wildlife photography. Hunters can expect to find deer, bear, turkey, waterfowl, dove, and small game.

For more information on this and other land for sale in Chesapeake County, contact Danny Graham at (757) 613-6059 or by email at dgraham@mossyoakproperties.com, or visit www.landandfarmsrealty.com.





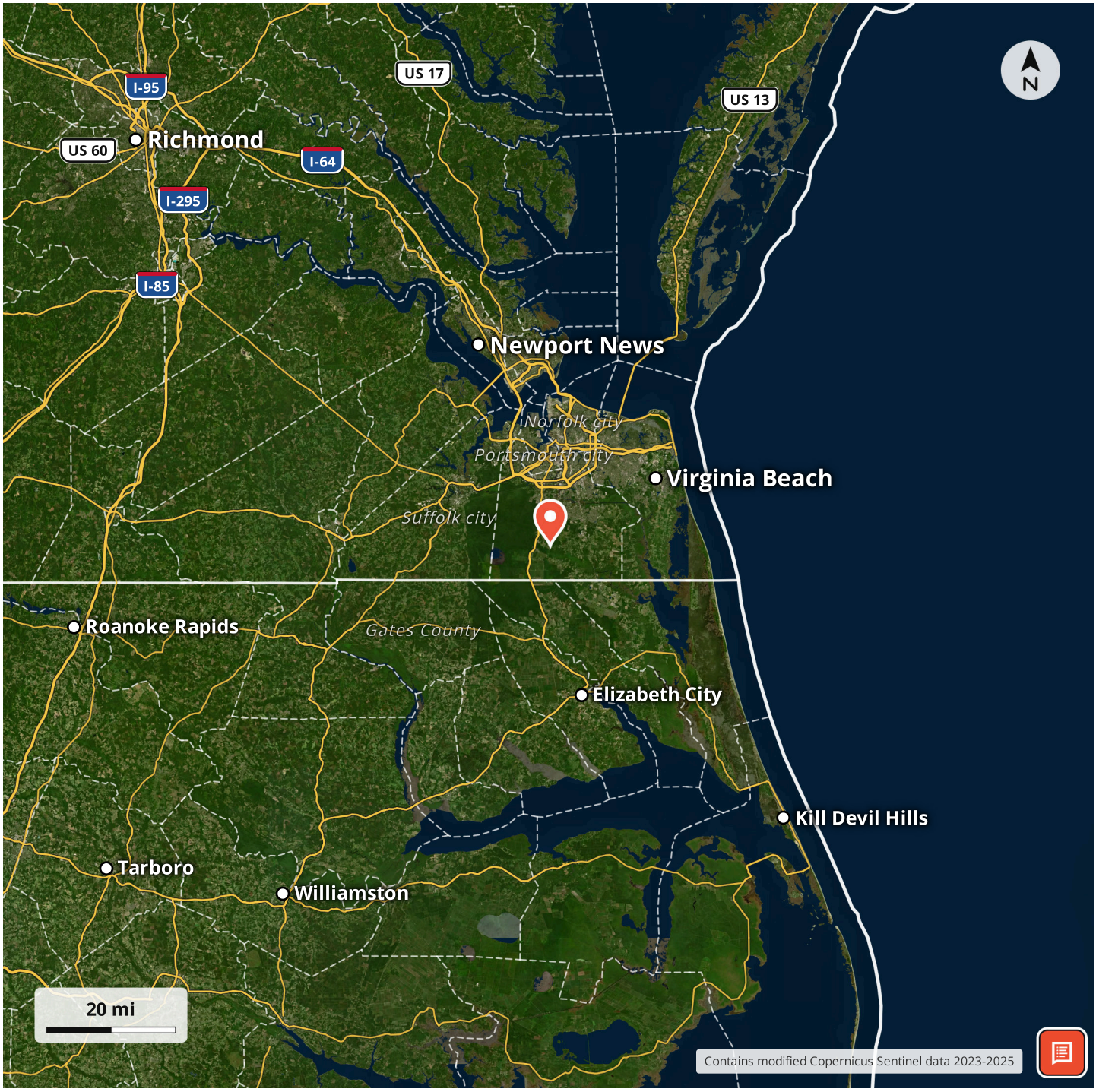



Cornland
Cornland Park

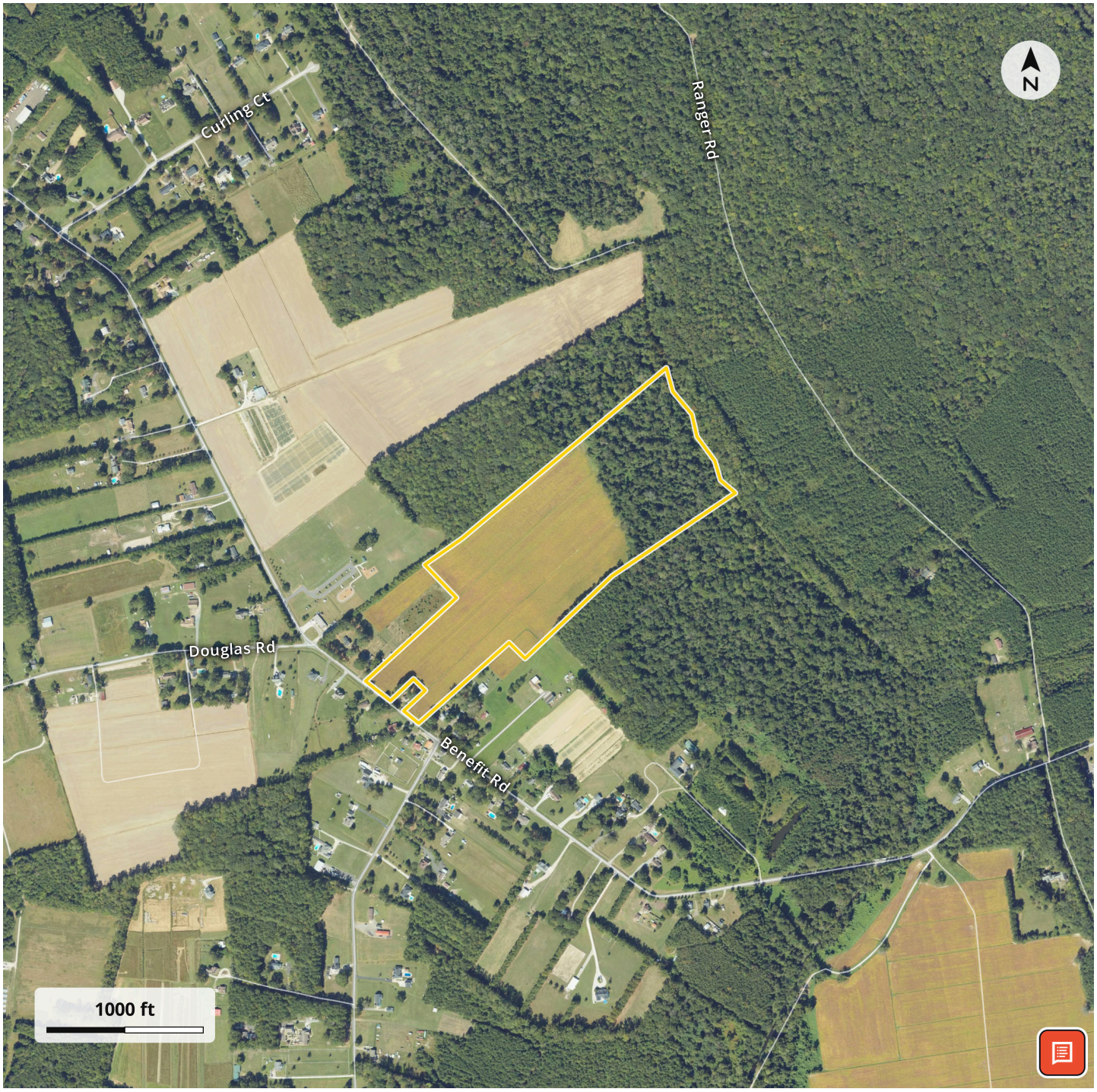




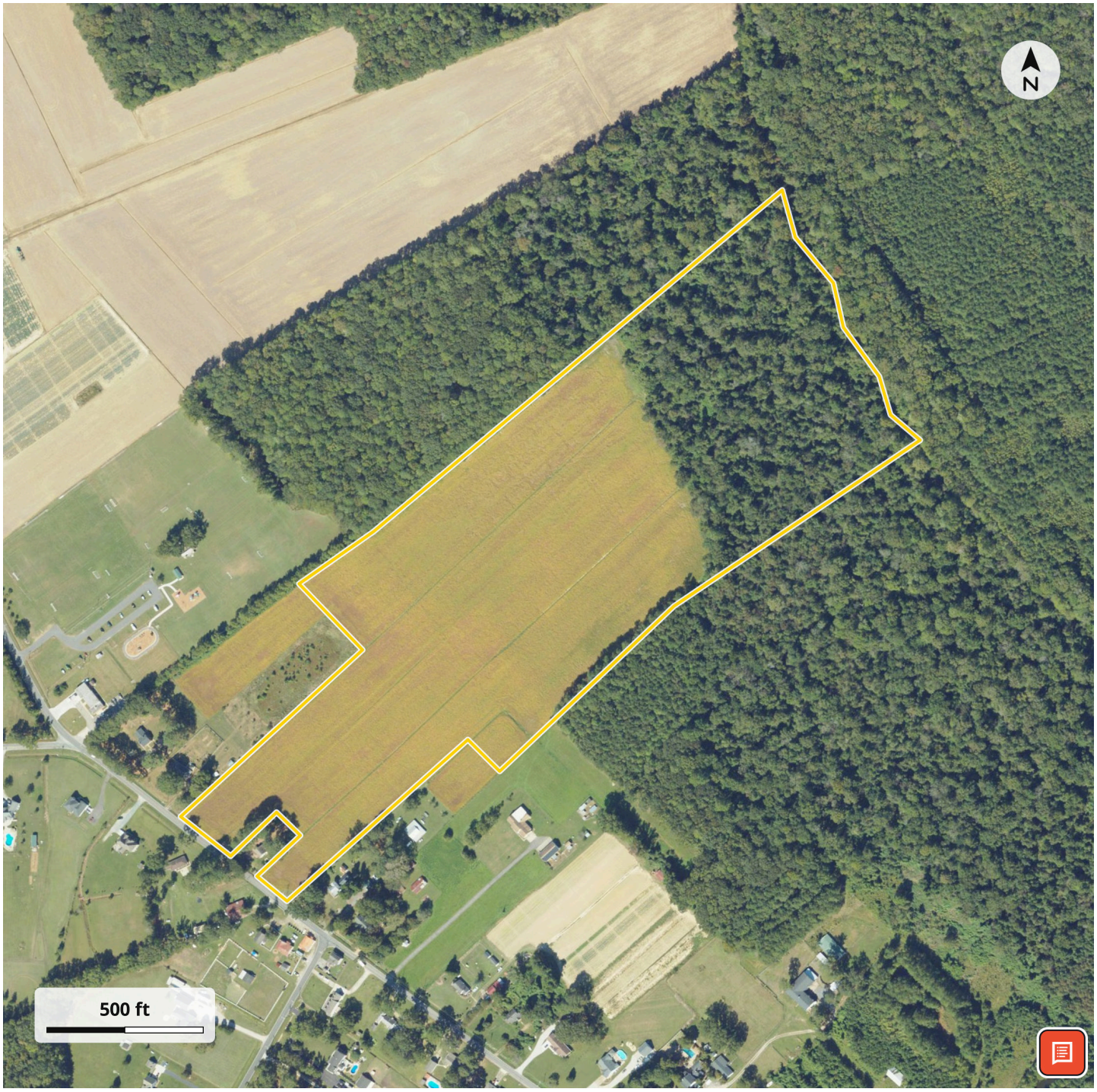
# Regional Map



# Locator Map

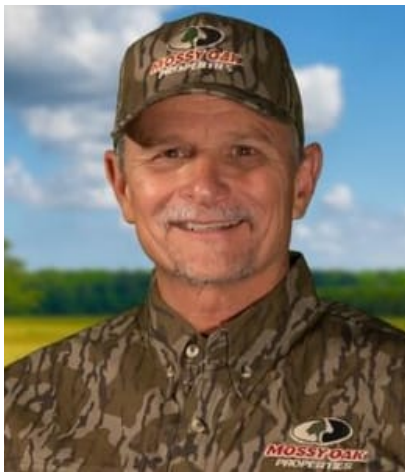


# Aerial Map



## LISTING REPRESENTATIVE

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**City / State / Zip**
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## 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.

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