

**UNDER CONTRACT!! 30 acres of Farm Land for Sale in  
Isle of Wight County VA!  
Off Bobcat Ln  
Franklin, VA 23851**

**\$175,000**  
30± Acres  
Isle of Wight County





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**Franklin, VA / Isle of Wight County**

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**SUMMARY**

**Address**

Off Bobcat Ln

**City, State Zip**

Franklin, VA 23851

**County**

Isle of Wight County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

36.698912 / -76.867848

**Acreage**

30

**Price**

\$175,000

**Property Website**

<https://www.mossyoakproperties.com/property/under-contract-30-acres-of-farm-land-for-sale-in-isle-of-wight-county-va-isle-of-wight-virginia/56181/>



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### **PROPERTY DESCRIPTION**

*For immediate assistance with this listing call Danny Graham at [757-613-6059](tel:757-613-6059).*

**Over 30 acres with about 28 acres in productive farmland. Well drained and off the beaten path and only minutes to the city of Franklin. Call Danny Graham at [757-613-6059](tel:757-613-6059) to schedule a showing today!**

Great opportunity for almost 31 acres in the quiet country side of Isle of Wight Co. 3-4 acres wooded and the rest is in productive cropland. 20 foot wide recorded easement gets you there off the highway. Soil maps say it is good for an alternative septic system, so consider it for your home site or that weekend getaway you have been looking for while you hunt, camp, or ride a 4 wheeler. Use it as an investment and let the farmer continue to tend to it. Wildlife is abundant in the area. Diversity of lowland, upland, cropland and timber in the area offer the diversity that the game seek. Minutes from Franklin and shopping, restaurants, gas, and a hospital. About 45-50 minutes to the heart of Hampton Roads and less than an hour to Newport News. Call Danny Graham at [757-613-6059](tel:757-613-6059) or email to [dgraham@mossyoakproperties.com](mailto:dgraham@mossyoakproperties.com) to get more info, discuss or set up a time to see.

Isle of Wight County is a county located in the Hampton Roads region of the U.S. state of Virginia. It was named after the Isle of Wight, in the English Channel, from where many of its early colonists had come. As of the 2010 census, the population was 35,270. Its county seat is Isle of Wight.

Isle of Wight County is located in the Virginia Beach-Norfolk-Newport News, VA-NC Metropolitan Statistical Area. Its northeastern boundary is on the coast of Hampton Roads waterway.

Isle of Wight County features two incorporated towns, Smithfield and Windsor. The first courthouse for the county was built in Smithfield in 1750. The original courthouse and its associated tavern (The Smithfield Inn) are still standing.

For more information on this and other land for sale in Isle of Wight County, contact Danny Graham at [\(757\) 613-6059](tel:757-613-6059) or by email at [dgraham@mossyoakproperties.com](mailto:dgraham@mossyoakproperties.com), or visit [landandfarmsrealty.com](http://landandfarmsrealty.com).



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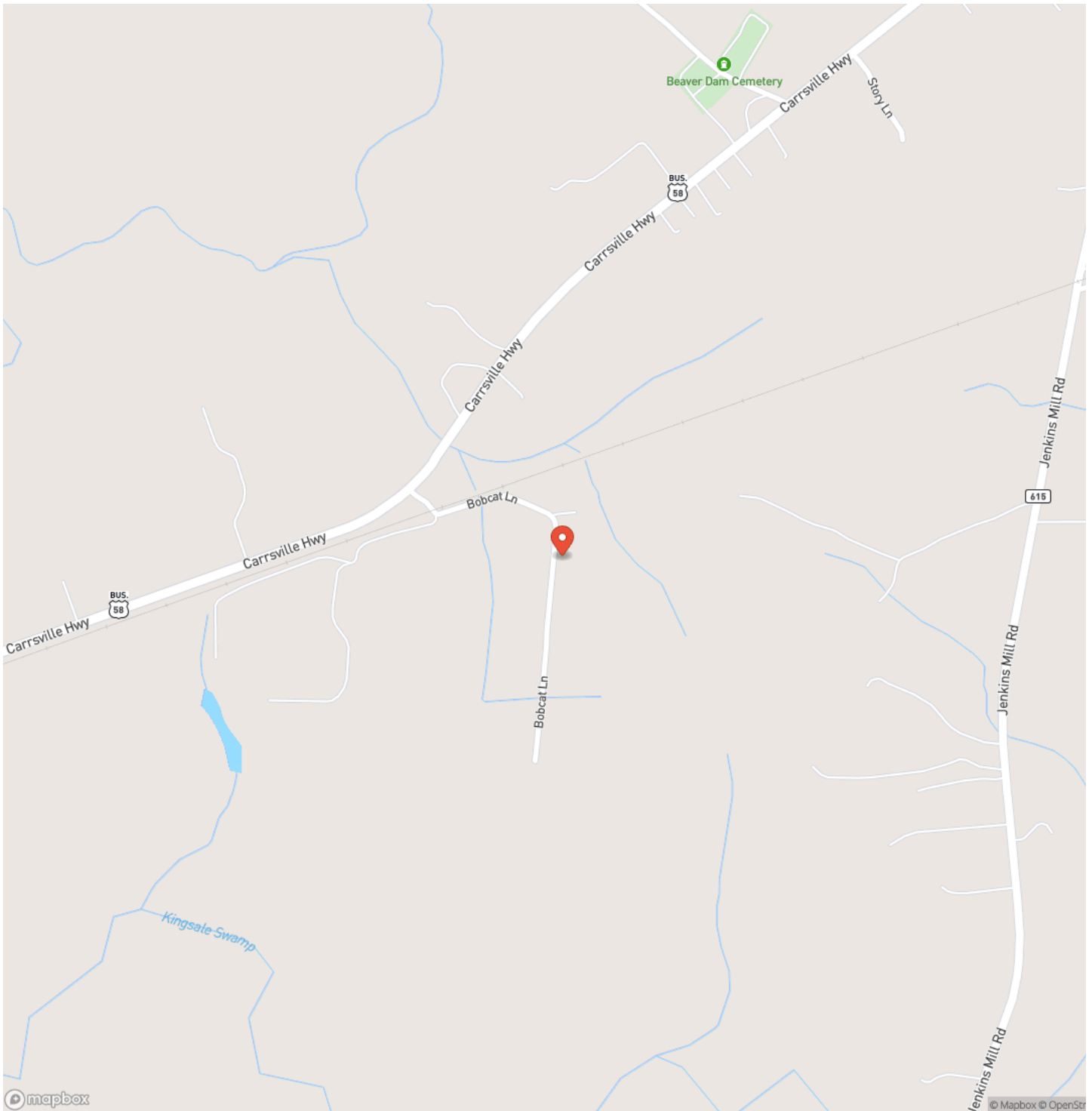
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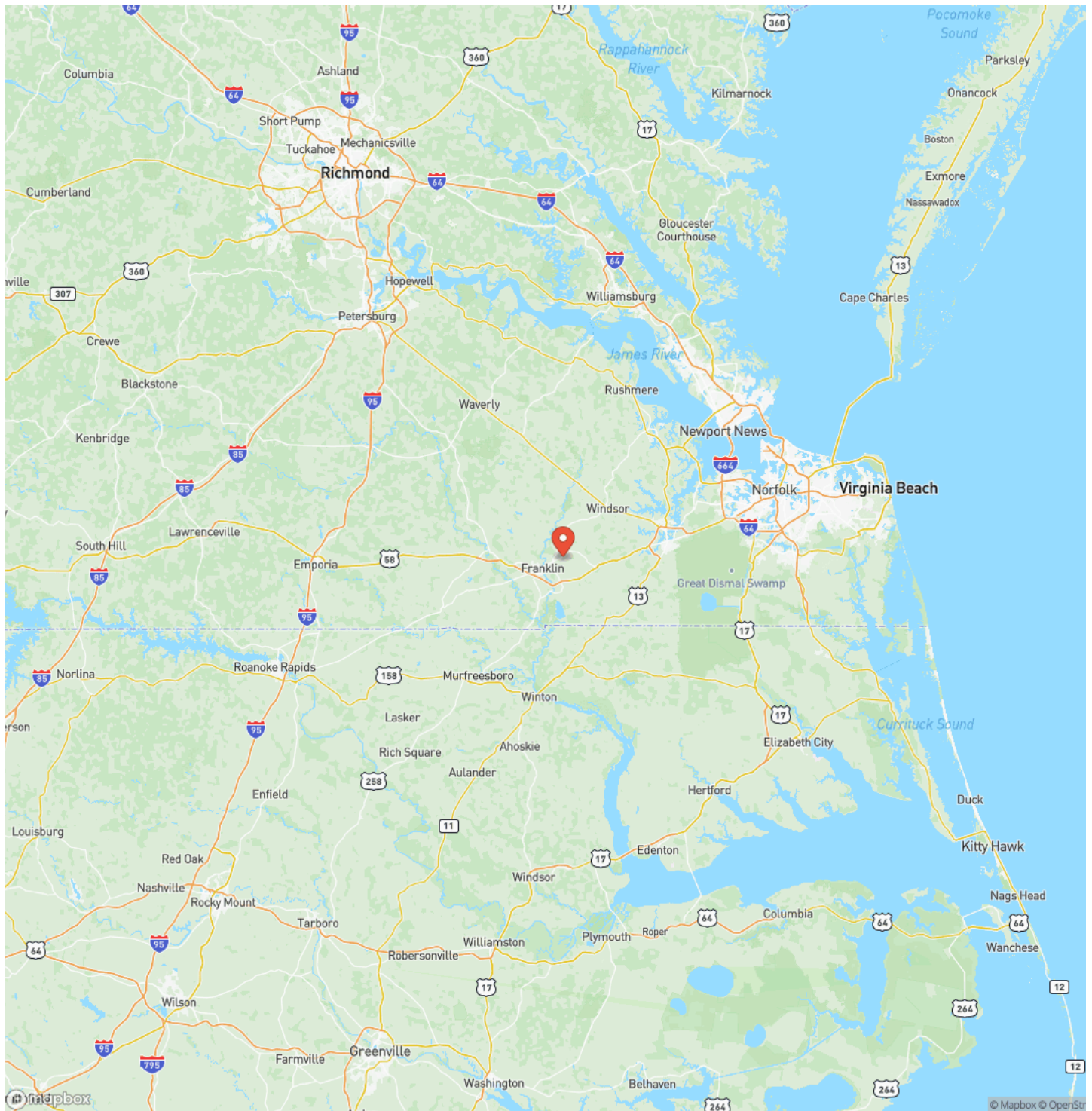
## Locator Map





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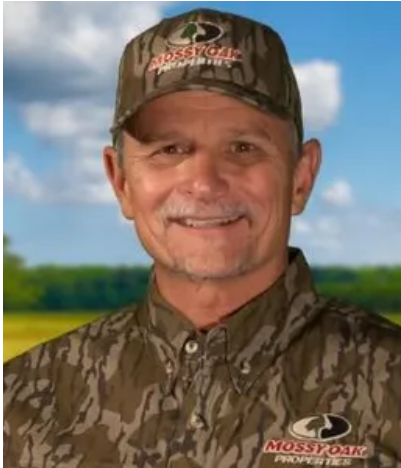
## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Danny Graham

## Mobile

(757) 613-6059

## Email

dgraham@mossyoakproperties.com

## Address

601 N Mechanic St Ste 310

## City / State / Zip

## NOTES





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

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