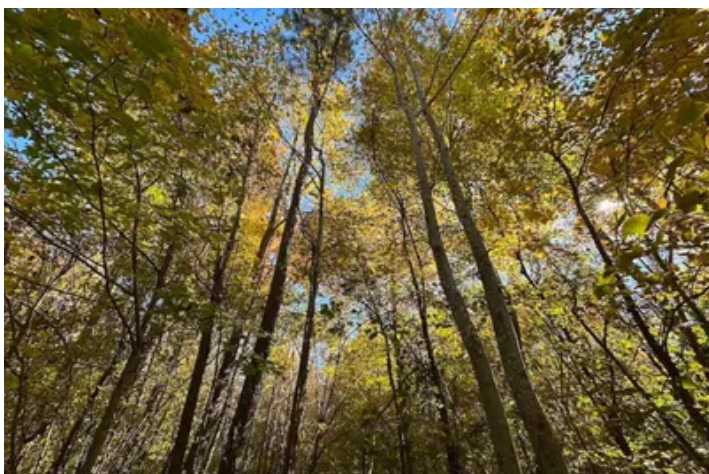


**733 Acres of Timberland in Va Beach VA and Currituck
Co NC!**
467 AC Baum Rd VA & 266 Ac W Gibbs Rd Currituck Co NC
Virginia Beach, VA 23457

\$2,450,000
733± Acres
Virginia Beach County



733 Acres of Timberland in Va Beach VA and Currituck Co NC!

Virginia Beach, VA / Virginia Beach County

SUMMARY

Address

467 AC Baum Rd VA & 266 Ac W Gibbs Rd Currituck Co NC

City, State Zip

Virginia Beach, VA 23457

County

Virginia Beach County

Type

Recreational Land, Undeveloped Land, Timberland, Lot

Latitude / Longitude

36.551500 / -76.116152

Acreage

733

Price

\$2,450,000

Property Website

<https://www.mossyoakproperties.com/property/733-acres-of-timberland-in-va-beach-va-and-currituck-co-nc-virginia-beach-virginia/93988/>



733 Acres of Timberland in Va Beach VA and Currituck Co NC! Virginia Beach, VA / Virginia Beach County

PROPERTY DESCRIPTION

For immediate assistance with this listing call Danny Graham at [757-613-6059](tel:757-613-6059) or Bryan DeHart at [252-473-8632](tel:252-473-8632).

Incredible and rare opportunity for a large acreage tract that has numerous possibilities. Improving the wildlife habitat could result in a paradise for the game and the game keepers! Over 11 miles of roads and trails, Merchantable and pre-merchantable timber, access to hundreds of acres of public land and all within 20 minutes of Virginia Beach! Call Danny Graham at [757-613-6059](tel:757-613-6059) or Bryan DeHart at [252-473-8632](tel:252-473-8632) to schedule a showing today!

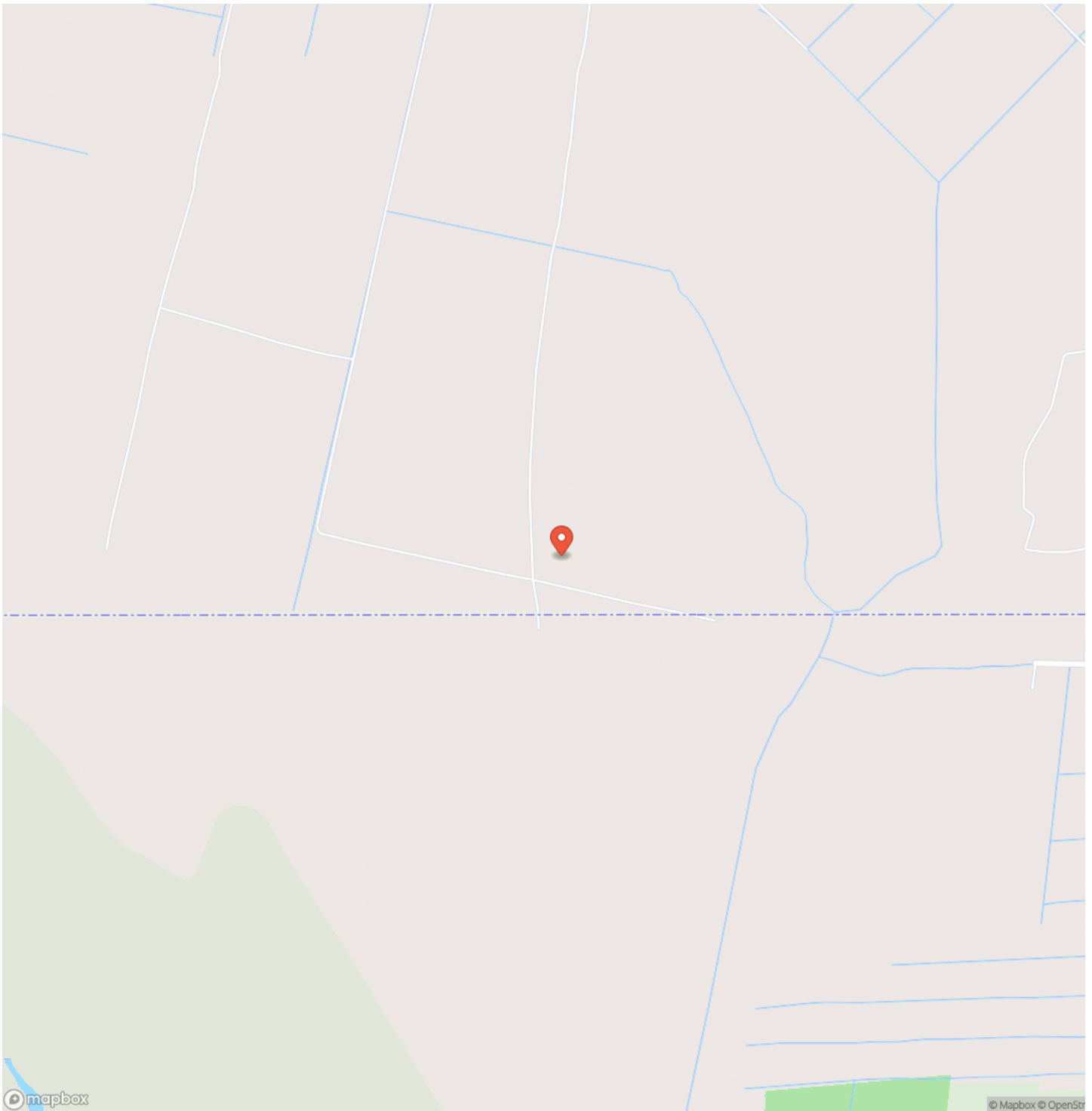
This offering is 2 contiguous parcels being 467 acres in Va Beach, Virginia and 266 acres in Currituck Co, North Carolina. Listing price includes both with the contiguous acreage totaling 733. The Virginia acreage, located in the Blackwater area of Va Beach has road frontage on Baum Rd and is easily accessed by this city maintained paved road. The NC acreage is located in the Gibbs Woods section of Northern Currituck County and accessed from the NC side via an easement off W Gibbs Road. The Virginia tract is enrolled in the Agricultural Reserve Program (ARP) which is a conservation easement that restricts development, the NC acreage is zoned Single Family Isolated, and that it is. These tracts are offering the opportunity for a buyer with the vision to create a wildlife mecca! The right vision, and then implementation can nurture this property into a "hot spot" for big game such as deer, turkeys, and bear as well as numerous types of waterfowl. All have been spotted on these properties. A game management program and some strategically placed food plots and/or impoundments can create a hunting paradise. What an excellent opportunity to get off the grid but still be within 20 minutes of Chesapeake and Virginia Beach This is an opportunity to create one the most special recreational retreats in this part of the world. Especially if you consider the equestrian opportunities. There are approximately 11 miles of established interior road system and ditching. This property is bound to the south and west by 1267 acres of the Northwest River Marsh Game lands. To the west, just a bit, there is also 2,000 acres +/- of VA conservation lands and other municipally owned areas. To the east lies Nature conservancy lands, the North landing River area, and then Back Bay. This property is practically surrounded by waterfowl flight paths. There's roughly 70 acres of seasonally wet woods. The overwhelming majority of acreage contains excellent upland soils. There is 70 acres of 20-25-year-old pines ready to harvest with the remaining timber acreage mostly 11-year-old planted loblolly pines which at maturity will provide a significant timber harvest income. Schedule a showing today for this rare opportunity.

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

733 Acres of Timberland in Va Beach VA and Currituck Co NC!
Virginia Beach, VA / Virginia Beach County

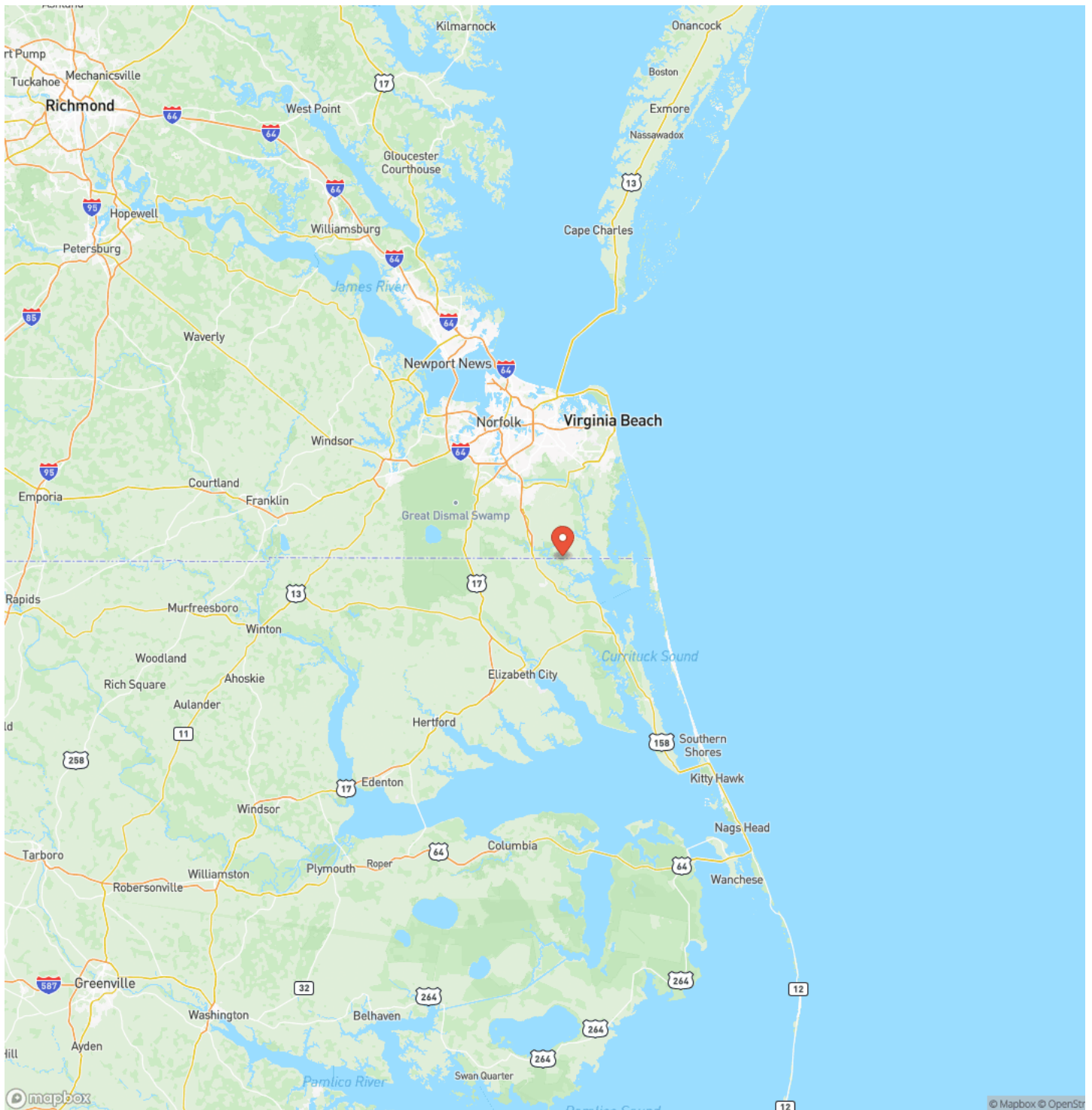


Locator Map



733 Acres of Timberland in Va Beach VA and Currituck Co NC!
Virginia Beach, VA / Virginia Beach County

Locator Map



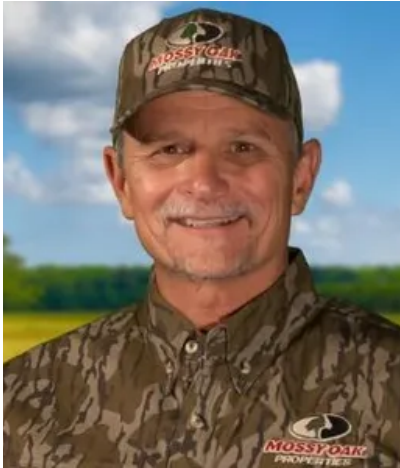
Satellite Map



733 Acres of Timberland in Va Beach VA and Currituck Co NC! Virginia Beach, VA / Virginia Beach County

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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MORE INFO ONLINE:
www.landandfarmsrealty.com

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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