

**UNDER CONTRACT!! 24 Acre Horse Farm for Sale in  
Sussex County Virginia!**  
4373 Newville Rd  
Waverly, VA 23809

**\$875,000**  
24± Acres  
Sussex County



**UNDER CONTRACT!! 24 Acre Horse Farm for Sale in Sussex County Virginia!  
Waverly, VA / Sussex County**

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**SUMMARY**

**Address**

4373 Newville Rd

**City, State Zip**

Waverly, VA 23809

**County**

Sussex County

**Type**

Recreational Land, Horse Property, Single Family, Business Opportunity, Lot

**Latitude / Longitude**

37.060972 / -77.198428

**Dwelling Square Feet**

2,576

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

24

**Price**

\$875,000

**Property Website**

<https://www.mossoakproperties.com/property/under-contract-24-acre-horse-farm-for-sale-in-sussex-county-virginia-/sussex/virginia/87451/>



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### **PROPERTY DESCRIPTION**

**Great opportunity for an equestrian facility for both the horse enthusiast and the investor. Whichever it may be, this is an attractive turn key operation opportunity!**

Beautiful Georgian style brick home on a 24 acre horse farm located in the countryside of Sussex County! This 3 BR house with a 2-1.5 car attached garages was built in 2007 and has over 2500 SFLA. It comes with a sun room and an in ground pool with a pool house and a pool side shelter. The set up is great for entertaining for events or visits. Located down a deeded private lane, it also has everything that you could want in a horse facility. It includes an 8 stall concrete floored stable with a H/C water wash bay, a tack and feed room. It also comes with a lounge area with a full bath, refrigerator, and a W/D. The 10,000 Square Foot inside arena offers many possibilities for the use of this property. 7 acres of pasture with almost a mile of fencing. A separate perimeter fence adds to security. 13 acres of timbered land provides riding trails and relaxing character and the 0.3 acre duck pond adds even more character. Large equipment barn and RV shelter as well. There is much more! Convenient to Richmond area, Jamestown Ferry, Hampton Roads, & I95. A unique property like this with all it offers is rare.

Call Danny Graham at [757-613-6059](tel:757-613-6059) or email him at [dgraham@mossyoakproperties.com](mailto:dgraham@mossyoakproperties.com) to discuss or set up a time to see. This property is only shown by appointment and only to qualified buyers. Please schedule showings at least 24 hours in advance with the listing agent.

When colonists arrived from England in 1607, some traveled along the Nottoway River, but when they established the first counties, James City County included both sides of the James River all the way to the North Carolina line. The south side of the James River became Surry County in 1652. Virginia's General Assembly formed Sussex County from the southwestern end of Surry County in 1754. Sussex County has maintained a predominantly agricultural economy, as well as its historic heritage for over four centuries.

At Mossy Oak Properties we understand your passion for the outdoors; it's our obsession. We believe in the heart of every human being is a desire and a connection to the land that touches our souls in a way that binds us more deeply to God's great creation. That's what makes owning your own piece of ground so fulfilling.

For more information on this and other land for sale in Sussex 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).

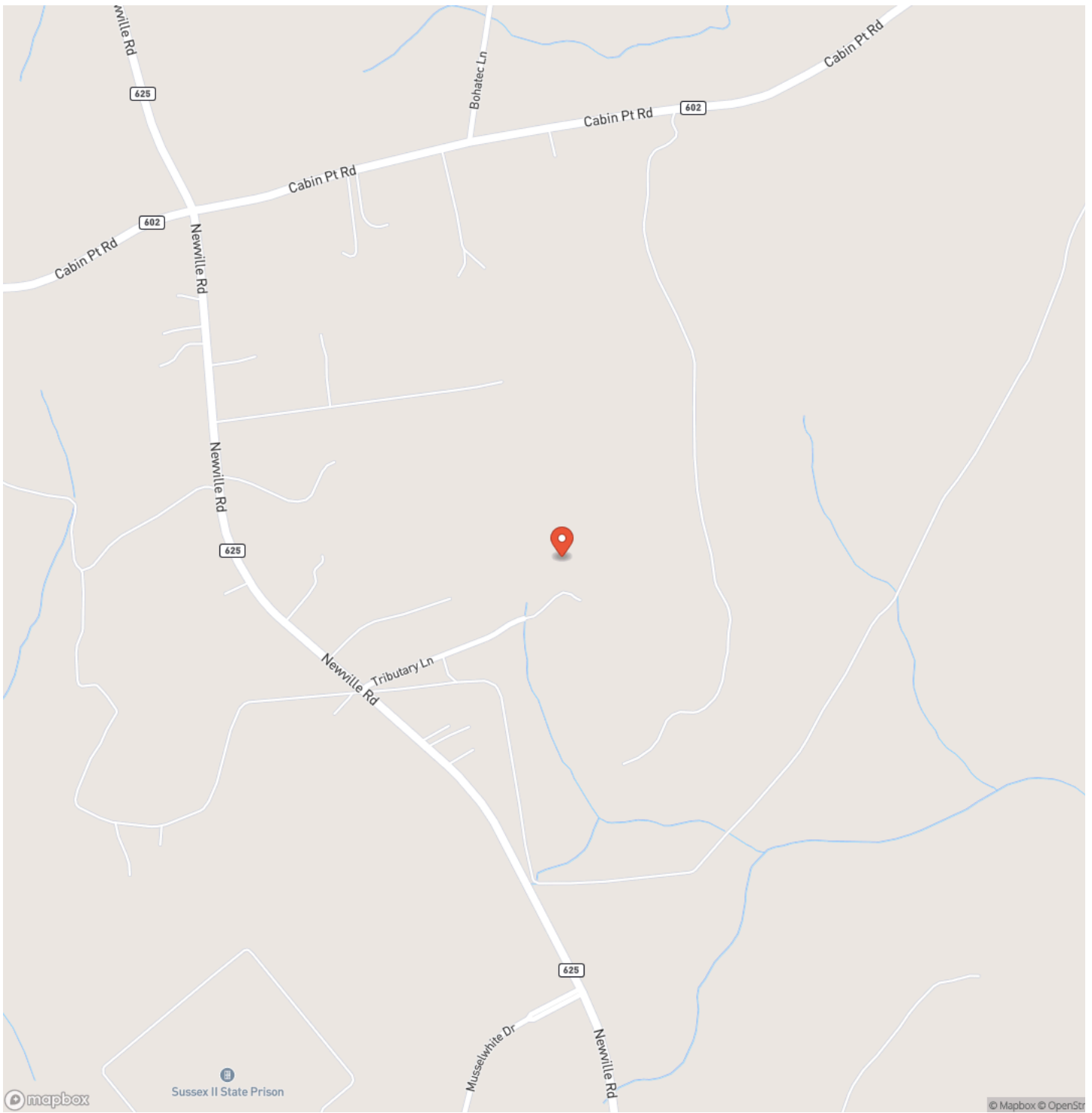


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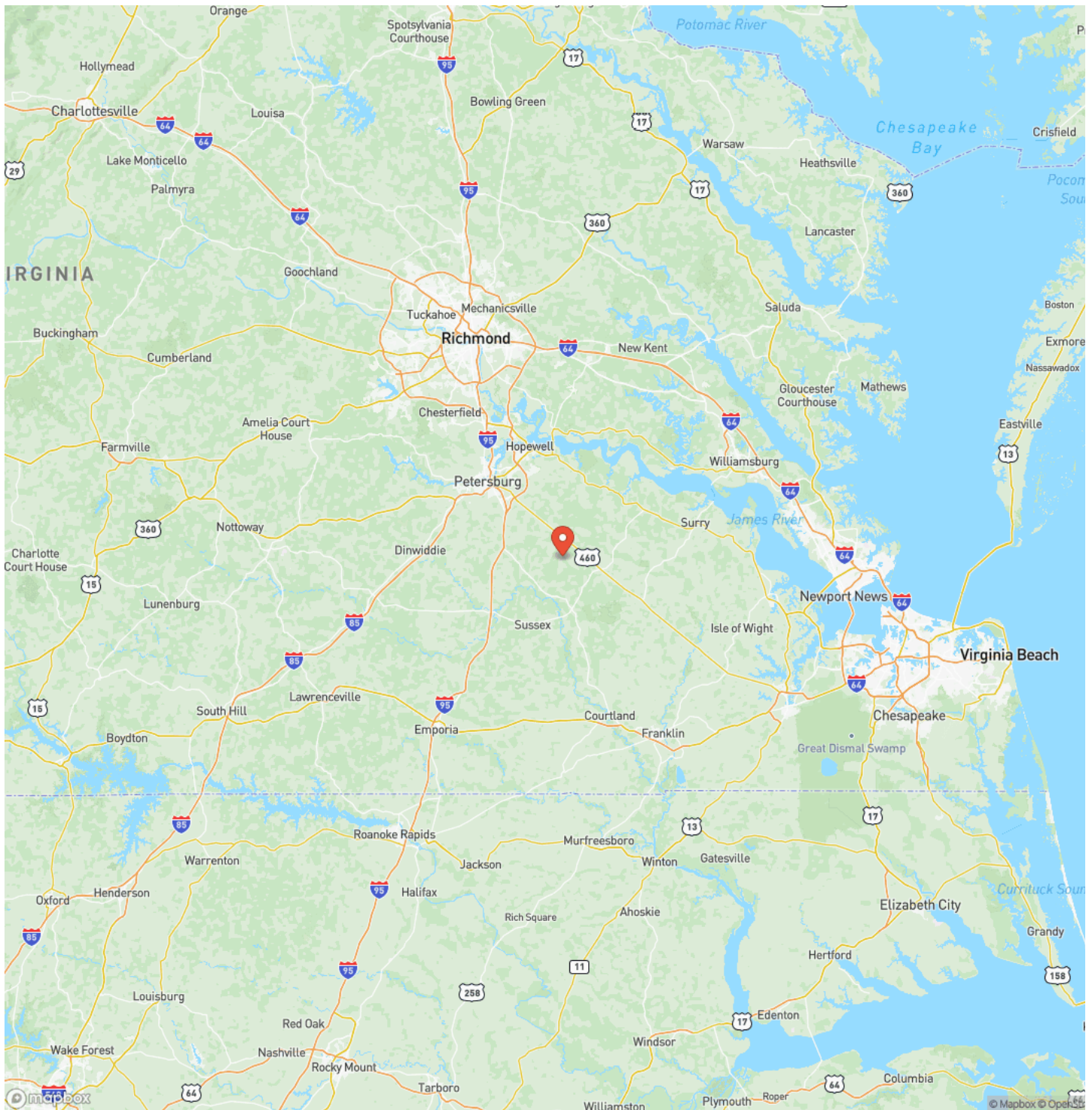
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## Locator Map



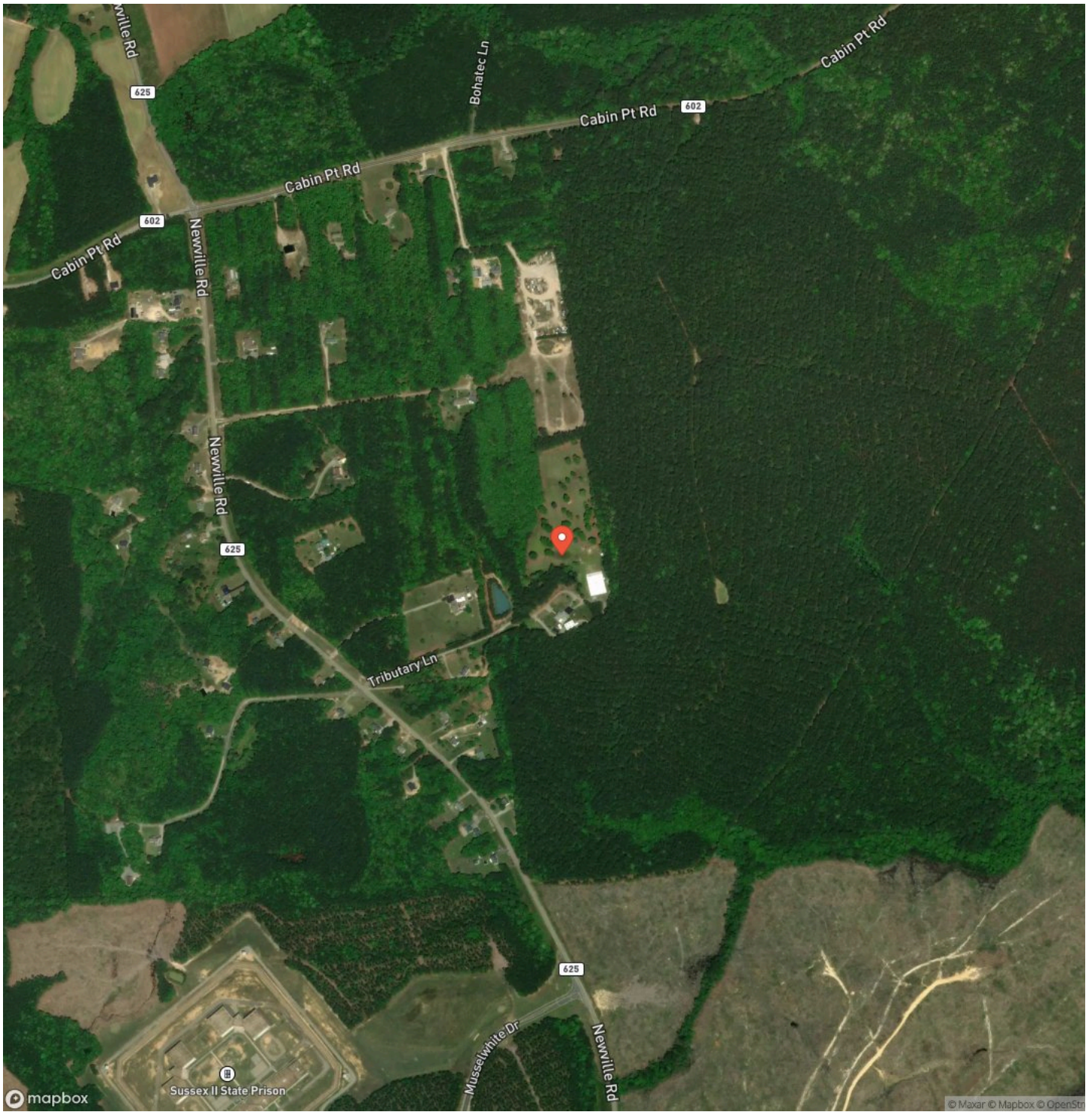
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# Locator Map



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## Satellite Map







## **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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