

**UNDER CONTRACT!! 98.41 Acres of Hunting
and Timberland For Sale in Halifax
County VA!**
Off Hog Wallow Road
Nathalie, VA 24577

\$246,500
98.410± Acres
Halifax County



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SUMMARY

Address

Off Hog Wallow Road

City, State Zip

Nathalie, VA 24577

County

Halifax County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

37.022063 / -78.943084

Acreage

98.410

Price

\$246,500

Property Website

<https://www.mossyoakproperties.com/property/under-contract-98-41-acres-of-hunting-and-timberland-for-sale-in-halifax-county-va-halifax-virginia/26112/>



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PROPERTY DESCRIPTION

For immediate assistance with this listing call Joel Hoeffner at [540-494-4070](tel:540-494-4070)

Established hunting ground with 1 room cabin, food plots, treestands, water sources and trail system throughout - income producing Loblolly timber - minutes from Roanoke River boat launch.

This 98+ acre property in Halifax County is set up for hunting and contains thriving populations of deer, bear, and turkeys ready for you to pursue. This property already has everything in place to provide you, your family and friends with your next outdoor adventure. There are many elements of this property that attract and hold wildlife. The majority of this property is comprised of planted Loblolly Pines that provide perfect thermal cover, bedding areas and roosting trees while giving wildlife the protection they need to stay on the property. There are several strong streams and springs throughout that provide great water sources for wildlife as well as mature hardwood bottoms loaded with Oak trees. These Oak bottoms provide great natural food sources and travel corridors for wildlife. There are numerous established areas cleared for food plots that will enable you to provide year round food for wildlife as well. The ladder stands located around these food plots and creek bottoms are conveying, so you will have places to sit and enjoy the upcoming hunting season. There is also a one room rustic cabin located on the property providing you with a place to sleep, store gear and get out of bad weather if you need to. There are also multiple places to park RVs and tent camp if more room is needed. This property is also ideal for target shooting, sporting clay shoots and ATV riding. This is a great getaway where hunting and outdoor recreation can be enjoyed with family and friends for years to come.

This is not just a hunting property, it can be used for multiple purposes. If you have been looking for a quiet country property to build on, this one will meet your needs. There are multiple sites that would be great for building a secluded home with scenic views. Overhead electric is available on the property and there is over 1000 feet of frontage on Hog Wallow road allowing for easy access. If you are a horse enthusiast there is plenty of ground here for stables and established trails for riding. There is also plenty of space and water on this property if you are interested in starting a hobby farm or homesteading. The acres of Loblolly Pines are in different stages of growth and will provide income producing timber investment for the future.

This property already provides great outdoor recreation opportunities, but its location provides additional opportunities for outdoor recreation enjoyment that are close by. There is a Department of Wildlife Resources public boat launch on the Staunton River just 2 miles away. This is a popular river for swimming, floating, fishing and waterfowl hunting. If you enjoy kayaking or canoeing you can take in the views of the water and wildlife while enjoying some Class II and III rapids on the sections of river near this property. If you are just looking to relax and wet a line there are some great fishing opportunities on this river as well. Some species you can expect to catch are Sunfish, Rock Bass, Smallmouth Bass,



Flathead Catfish, Largemouth Bass, Walleye, and Striper. There is even an annual Striper Tournament on this section of river.

Even though this property is very rural it is still close to town amenities. The town of Brookneal is only a couple of minutes away just across the river and can supply all your daily needs. The larger town of South Boston is 35 minutes away and the city of Lynchburg is 45 minutes away. Opportunities to enjoy history, shopping, movies, concerts, sporting events, wineries, breweries and unlimited dining can all be found here.

Don't miss out on this unique opportunity to invest in a multi-use property that is already set up for hunting and outdoor recreation that can be enjoyed now and for years to come, while also providing you the potential for a future timber income.

<https://www.townofbrookneal.com>

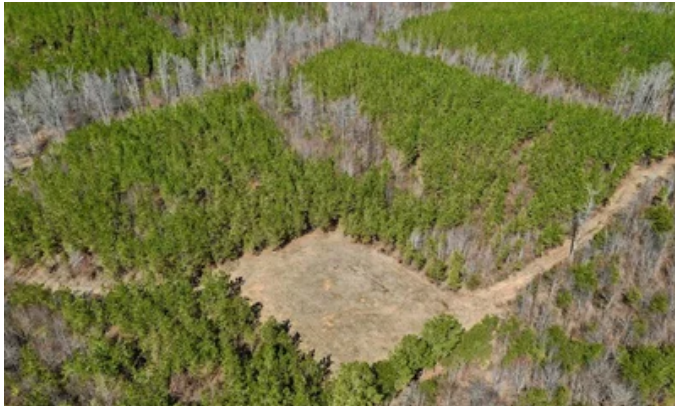
<https://dwr.virginia.gov/waterbody/staunton-river/>

<https://www.southboston.com>

For more information on this and other land for sale in Halifax County, contact Joel Hoeffner at [540-494-4070](tel:540-494-4070) or by email at jhoeffner@mossyoakproperties.com, or visit landandfarmsrealty.com

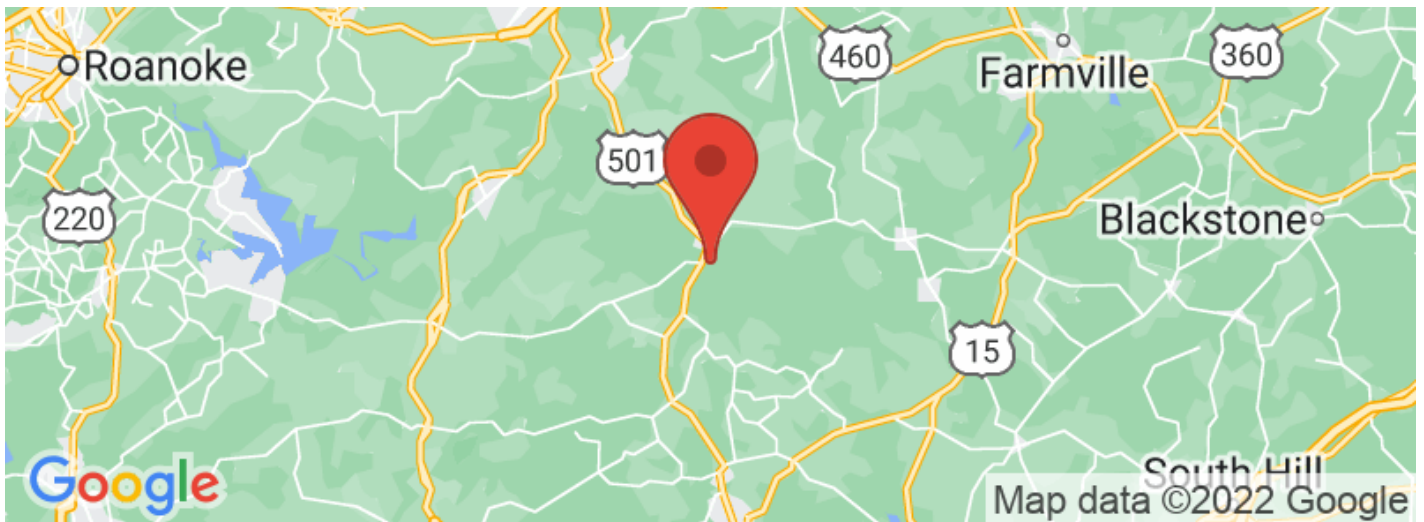
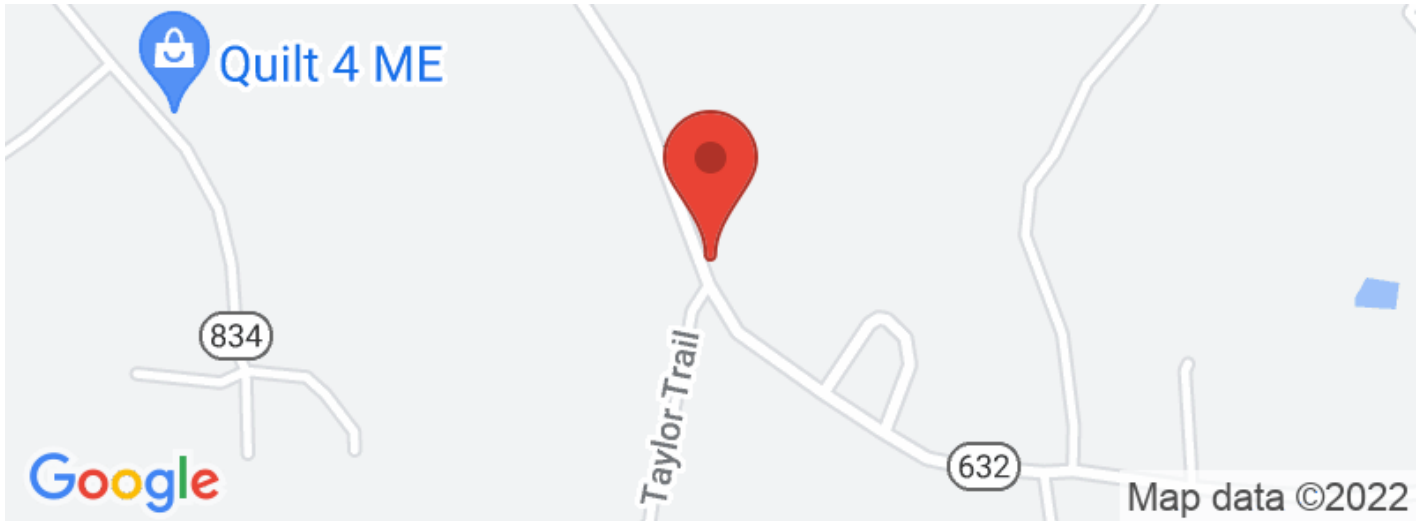


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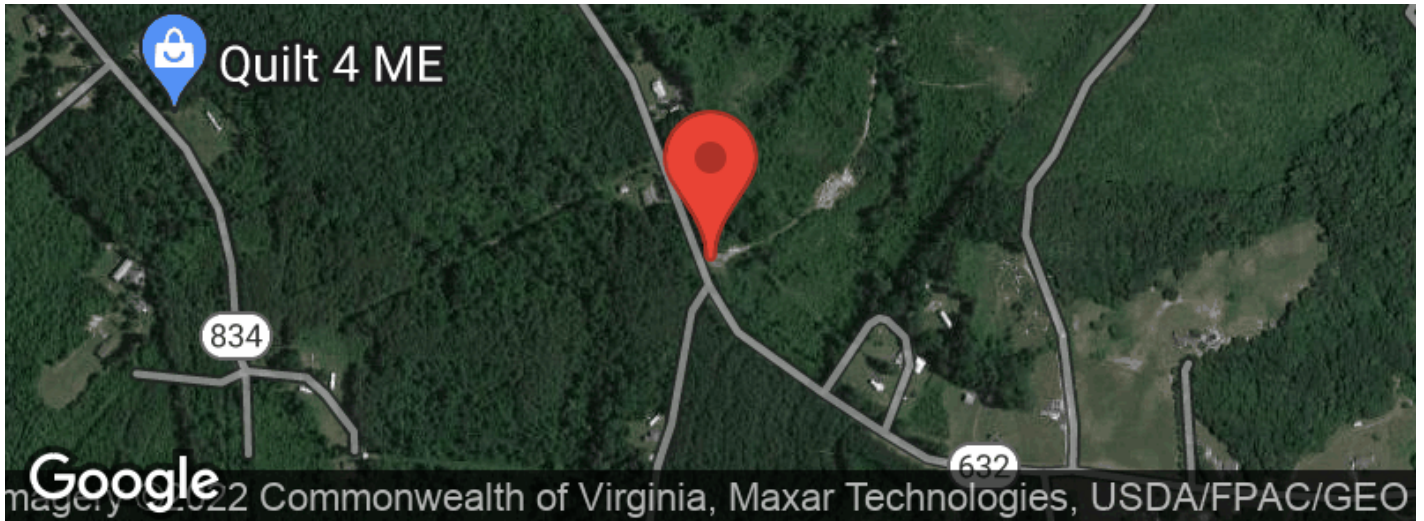
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Locator Maps



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Aerial Maps



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LISTING REPRESENTATIVE

For more information contact:



Representative

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601 N Mechanic St Ste 310

City / State / Zip

Franklin, VA 23851

NOTES



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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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