



50 ACRES OF HUNTING AND TIMBERLAND FOR SALE IN PRINCE GEORGE COUNTY VA!

ACTIVE

For immediate assistance with this listing call Jacob Oliver at 804-380-6224.

With deeded access from Pole Run Rd. this tract offers investment, hunting, and recreational opportunities!-Call Jacob Oliver at 804-380-6224 to schedule a showing today!

Centrally located in Prince George County, under \$4,000 per acre, and with deeded access, this tract offers the outdoors-man or investor a great opportunity! This area is known for growing timber and producing large bucks - some of which have been harvested on this tract and adjoining tracts. A seasonal hardwood lined creek meanders along the western property line, and a separate hardwood lined creek borders the property on the east. Along the northern property line lies another 64 acre tract consisting of replanted pines and mature hardwoods, while the southern property line borders mature hardwoods - offering an excellent stand location to see bucks cruising the open cut-over. Not only is the property loaded with whitetail deer sign, but the amount of turkey tracts is equally impressive! This area is convenient to the Tri-Cities, Richmond, and major interstates, all while having the country feel.

The great thing about this tract is that you have access to thousands of acres of public land located within an hour or less of this parcel and allows for year round enjoyment and hunting opportunities. Hog Island Wildlife Management Area has summer time bow fishing for carp, September goose and teal hunting, October thru November deer hunting and November thru January duck hunts. For the nature lovers, the James River Wildlife Refuge offers 4,800 acres of pine-dominated, hardwoods, freshwater marshes and uplands that are open various outdoor activities. Interested in fishing? Well, the James River offers catfish, large and small mouth bass, and other seasonal fish species with multiple -public boat ramps within a an hour of this property!

This is truly a must see property at this price that you can hunt or recreate on while you watch your investment grow. Not interested in waiting for the timber to grow? No problem, being recent cut-over provides for a blank slate to create pasture, food plots or trails. Driveway maintenance required for shared maintenance of users. Sale contingent on recording of plat in Prince George clerks office. Call Jacob Oliver at 804-380-6224 or email to joliver@mossyoakproperties.com for questions or to schedule a time to check it out!

Prince George County was formed in 1703 in the Virginia Colony from the portion of Charles City County that was south of the James River. It was named in honor of Prince George of Denmark, husband of Anne, Queen of Great Britain. In 1619, "Charles Cittie" was one of four "boroughs" or "incorporations" created by the Virginia Company. The first Charles City County courthouses were located along the James River at Westover Plantation on the north side and City Point on the south side. The Virginia Company lost its charter in 1624, and Virginia became a royal colony. Charles City Shire was formed in 1634 in the Virginia Colony by order of Charles I, King of England. It was named as Charles City County in 1643.

"Charles Cittie", Charles City Shire, and Charles City County all extended to both sides of the James River, which was the major transportation thoroughfare of the Virginia Colony throughout the 17th century. The original central city of Charles City County was Charles City Point, which was in an area south of the James River at the confluence of the Appomattox River. The name was later shortened to City Point.

In 1703, all of the original area of Charles City County south of the James River was severed to form Prince George County. As population increased, portions were divided and organized as several additional counties. City Point became an incorporated town in Prince George County.

MORE DETAILS

Address:
Off Pole Run Road
Disputanta, VA 23842

Acreage: 50.0 acres

County: Prince George

MOPLS ID: 41231

GPS Location:
37.192718 x -77.180181

PRICE: \$199,900

CONTACT AGENT



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BROKER IN CHARGE

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