

The Perfect Investment In Southern VA



#6658-#67097-120±Acres-\$350,000.00 Introducing the perfect opportunity for those seeking a diverse investment property in Scottsburg, VA - 120 acres of beautiful land waiting to be explored! With 90 acres of planted pines and 12 acres of mixed hardwoods, the property is ideal for hunting enthusiasts, outdoor enthusiasts or investors alike. Not only is the property surrounded by natural beauty, it also features two rental homes, both currently occupied by tenants. The first home is a spacious doublewide with 3 bedrooms and 1 bath, as well as a 20x20 workshop for added convenience. The second home is a charming and confidential built home with 2 bedrooms and 1 bath, measuring 820 square feet in total. The land also boasts a number of features that make it a unique and valuable investment. A stream running through the 90 acres adds to the property's natural allure, and a half-acre pond provides an excellent spot for fishing or relaxation. With road frontage on both sides of Throckmorton Trail, the land can be easily accessed from multiple directions. Investors can also take advantage of the opportunity to divide the property into 5 separate parcels, each with their own potential building sites.

United Country Virginia Realty

405 Virginia Avenue, PO Box 655
Clarksville, Virginia 23927

434-374-2011

www.ucvirginiarealty.com