



Tract C79 Nahas Tract 3, 21.5 acres (Just Reduced)

22 Acres  
Halifax County, Virginia  
Property Price : \$84,997.00 (\$3,953/per acre)



**Acreage:**

21.5+/-Ac

**General Description:**

21.5+/- Acres of Excellent residential farm and hunting land! Off the beaten path and full of nature and peace and quiet! A 30 ft. deeded easement carries you from Hwy. 58 to the front door of an 8x15 insulated shed that has served as a hunting/camping shack for previous owners. The campsite is surrounded by some small fields and a large overhead powerline. This property is chalked full of deer, turkey and other small game as it has excellent pine habitat, hardwood buffers and drains, pastures, a small pond, and excellent shooting lanes along the powerline section. As you can see in the photos there was snow on the ground at the time of listing and the amount of game trails seen in the snow were endless!

Great place to build your dream home and enjoy the surrounding beauty! The property to the southwest is owned by the Army Corp of Engineers and contains a public boat launch on the Mayo River for easy fishing and boating access. A plethora of hunting, fishing, camping and adventure opportunities exist all around here! Less than 5 minutes to Kerr Reservoir and several public boat landings as well as public gamelands. Only 10 minutes from South Boston, VA to the West and 10 minutes from Clarksville, VA to the east!

Call today to learn more!

**Investment:**

\$84,997.00 (\$3,953/per acre)

**Tax ID:**

21817 and 22058

**Agent:**

**Zach Antill**  
**252-676-0888**

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**Location/Directions:**

You can reach the agent Zach Antill directly at (252)676-0888 or email him at [zach@advancelandandtimber.com](mailto:zach@advancelandandtimber.com).

*Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, direct managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.*

