8.96 Acres of Residential and Hunting Land for Sale in Campbell County VA!
Off of Epsons Road
Long Island, VA 24569

$59,900
8.96± Acres
Campbell County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

8.96 Acres of Residential and Hunting Land for Sale in Campbell County VA!
Long Island, VA / Campbell County

SUMMARY

Address
Off of Epsons Road

City, State Zip
Long Island, VA 24569

County
Campbell County

Type
Hunting Land, Farms, Recreational Land, Undeveloped Land

Latitude / Longitude
37.075754 / -79.092598

Acreage
8.96

Price
$59,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

8.96 Acres - Approx. 296' of Epsons Road Frontage - Approved 4-Bedroom Soil Site - About a Mile to the Staunton River Boat Landing!

Welcome to the Long Island Nine! Here are 8.96 acres with roughly 296 feet of frontage on Epsons Road (Route 633), right in the river community of Long Island! The homework is already done: a licensed soil evaluator has approved a site for a four-bedroom home using conventional absorption trenches at 24 inches, so you can plan your build with confidence. The ground falls away on a sideslope behind the road, well suited for your custom home or weekend getaway. A drilled well site is already laid out on the soil plan, and an overhead electric line runs along the road side of the property. The tract lays out as approximately 5.46 open acres that have been and are still used as cattle pasture, and 3.5 wooded acres, and those woods include plenty of mature oak trees. Stand under them in the fall and you may wish you'd brought your hard hat! Bring your boots and walk it, because nine acres is just the right size to hang a stand, sit a fence line, and still keep the yard mowed! You decide where the house goes and where to scratch off a little food plot to pull deer and turkeys out where you can see them. And when you'd rather hold a fishing rod than a chainsaw, the DWR boat ramp at Long Island Park is only about a mile away on the Staunton River. Conveniently located just 12 miles from Brookneal, 15 miles from Altavista and about 28 miles from downtown Lynchburg, this tract keeps you in the country without cutting you off from town. With the Lynchburg area continuing to grow, owning a manageable piece of Campbell County within an easy drive of it is worth considering. It's time to let the rolling hills of Campbell County bring you home!

I invite you to explore the embedded map in this listing for a birds-eye view of the property and surrounding area.

https://id.land/maps/30508b156d141a05c17c2ec147364ff5/share/unbranded

Here are a few more things to know when considering this property:

- Land Cover: Approximately 5.46 open acres and 3.5 wooded acres (estimated from aerial imagery); the wooded acres include plenty of mature oak trees.

- Soil Site Evaluation (Accupoint Surveying & Design, Fred Edward Willman, MAOSE, 8/26/2026): site approved for a 4-bedroom dwelling (600 gallons per day), 1,500-gallon septic tank, gravity distribution to conventional gravelless absorption trenches at 24", 2,565 sq. ft. of absorption area. Evaluated slope 17%.

- Well: Proposed Class IIIC drilled well site shown on the soil plan (private well).

- Road Frontage: Approx. 296' on Epsons Road / Route 633 (50' right of way), per the revised plat.

- Survey: Revised Lot 15, PIN 99-2-A-15, 8.96 acres, on the Boundary Line Adjustment Plat by Accupoint Surveying & Design (revised November 12, 2026).

- Zoning: A-1 Agricultural. Plat setbacks: front 50', side 15', rear 25'.

- The old private right-of-way shown crossing the original lots is to be vacated by the revised plat.

- Location: Epsons Road (Route 633), Long Island, VA 24569. Approximate driving miles: Gladys 7, Brookneal 12, Altavista 15, Rustburg (county seat) 16, Liberty University 25, downtown Lynchburg 28, Smith Mountain Lake State Park 38, Danville 45.

- Public Schools:

* Elementary School (Grades PK-5): Brookneal Elementary School

* Middle School (Grades 6-8): William Campbell Combined School

* High School (Grades 9-12): William Campbell Combined School

- Outdoor Recreation:

* Long Island Park & DWR Boat Landing - about a mile away, with a public boat ramp on the Staunton River, walking trails, and primitive camping. It is the put-in for the 11-mile state scenic river float to Brookneal, with Class II and III rapids at Cat Rock and Fish Trap.

https://dwr.virginia.gov/vbwt/sites/long-island-park-and-boat-landing/

* Staunton River fishing - smallmouth and Roanoke bass around the riffles, catfish in the deeper holes, and seasonal runs of walleye, stripec bass and white bass.

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

* Patrick Henry's Red Hill (Patrick Henry National Memorial), near Brookneal - about 19 miles.

https://www.redhill.org/

* Smith Mountain Lake State Park - about 38 miles - and Staunton River Battlefield State Park - about 41 miles.

https://www.dcr.virginia.gov/state-parks/smith-mountain-lake

https://www.dcr.virginia.gov/state-parks/staunton-river-battlefield

- Regional Growth: The Weldon Cooper Center estimates Lynchburg's population grew about 3.0% and Campbell County's about 2.2% from April 2020 to July 2025.

https://www.coopercenter.org/virginia-population-estimates

Campbell County was formed in 1782 from part of Bedford County and named for General William Campbell, hero of the 1780 Battle of Kings Mountain. In 1792 Patrick Henry moved to Campbell County, first to Long Island and then to Red Hill, which he called "the garden spot of the world," and where he is buried.

For more information on this and other land for sale in Campbell County, contact Chris Howell at 757-651-8872 or by email at chris@mossyoakproperties.com, or visit www.landandfarmsrealty.com.


EPSONS RD
540 FT
550 FT



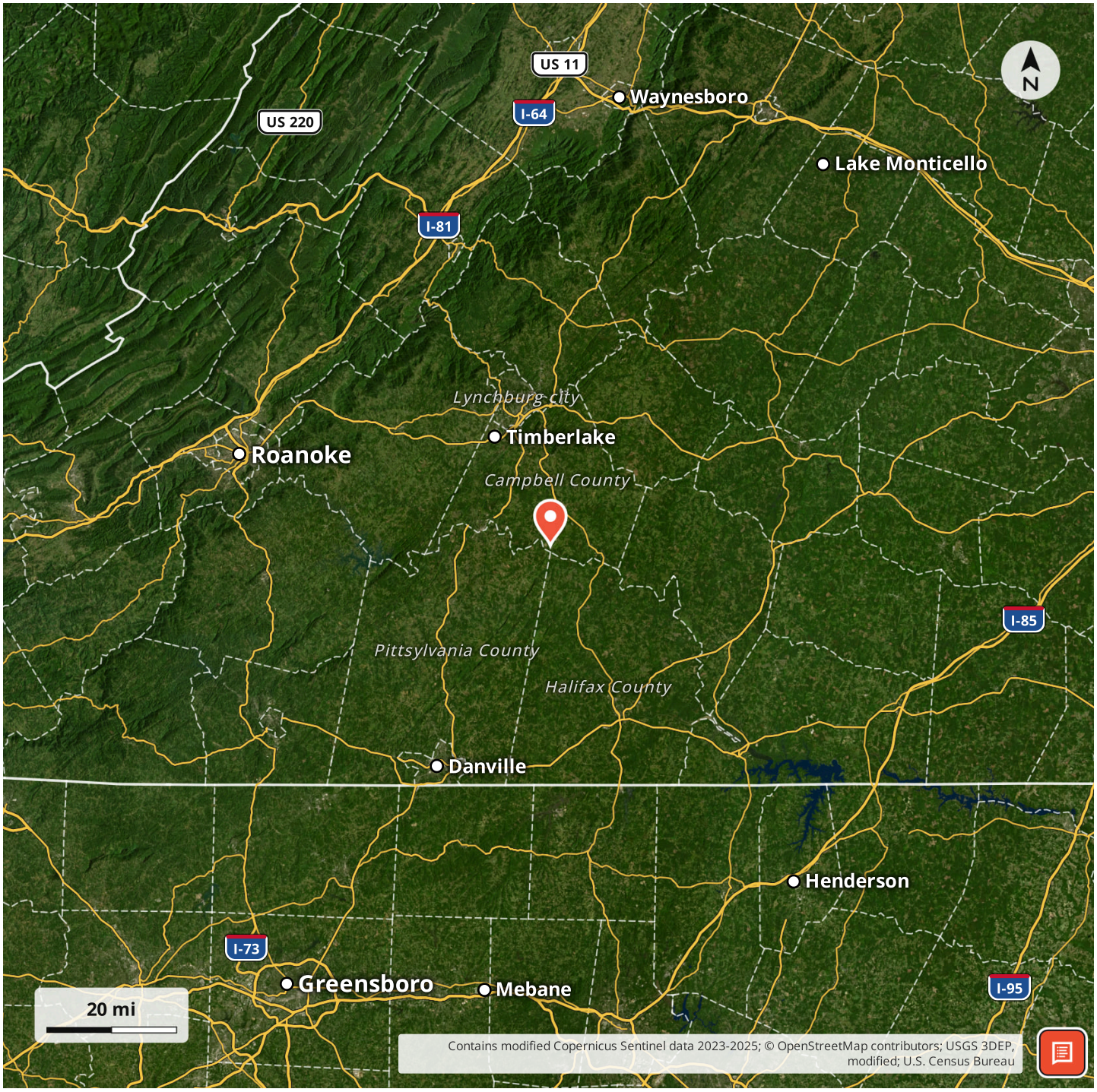








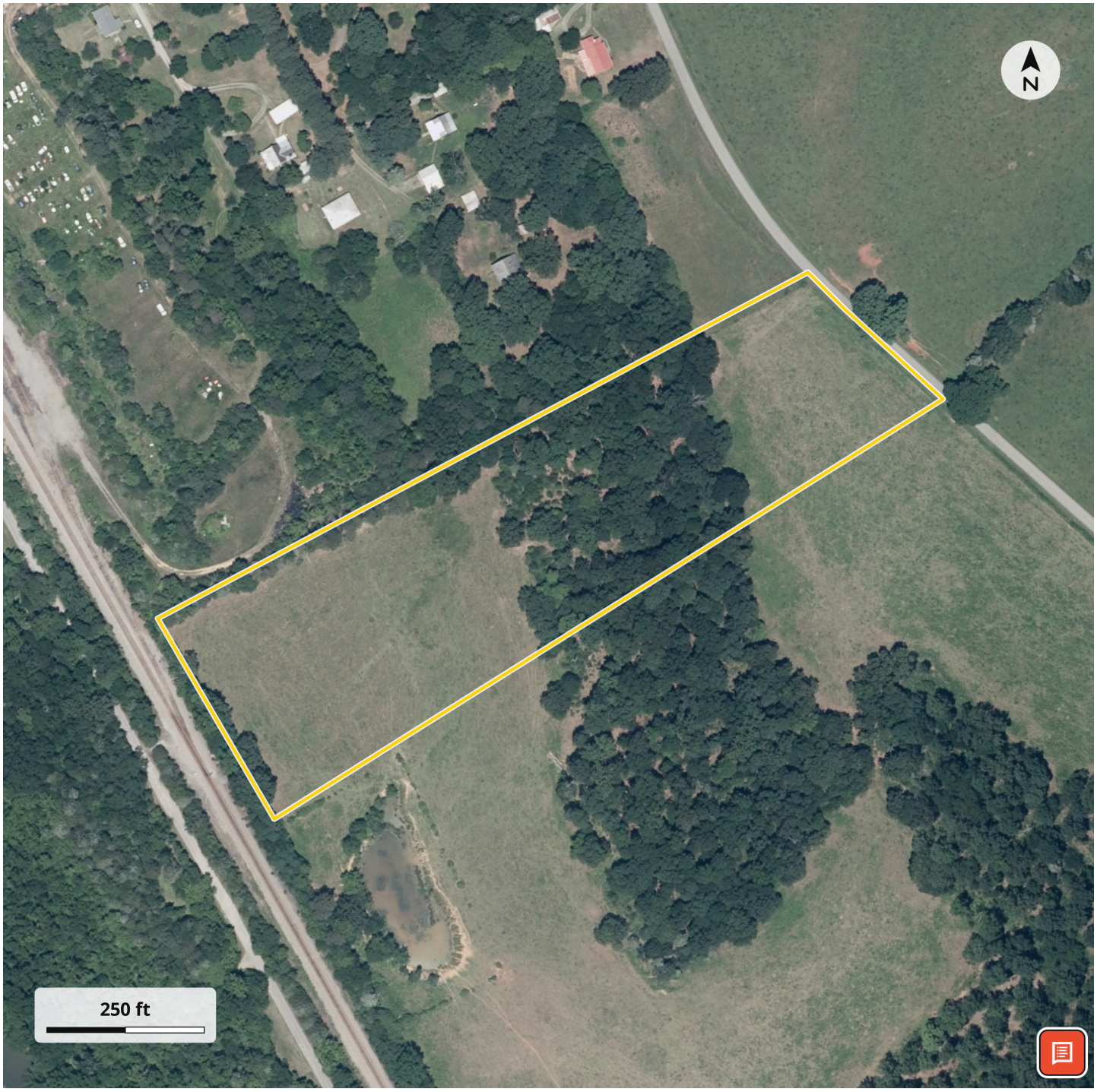
Regional Map



Locator Map


N
Peak Pl
Railroad Ave
Co Rd 761
Epsons Rd
Co Rd 633
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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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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