

**48.28 Acres — Premier Hunting & Recreational Land |
Pittsylvania County, Virginia | Hinesville Road | Just
Outside Danville, VA
00 Hinesville Rd
Danville, VA 24541**

\$249,999
48.28± Acres
Pittsylvania County



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Danville, VA / Pittsylvania County**

SUMMARY

Address

00 Hinesville Rd null

City, State Zip

Danville, VA 24541

County

Pittsylvania County

Type

Hunting Land, Farms, Timberland, Recreational Land, Undeveloped Land

Latitude / Longitude

36.691873 / -79.608652

Acreage

48.28

Price

\$249,999



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PROPERTY DESCRIPTION

48.28 Acres - Premier Hunting & Recreational Land | Pittsylvania County, Virginia
Hinesville Road | Just Outside Danville, VA

If you've been searching for the right hunting and recreational property in Southside Virginia, your search ends here. This exceptional 48.28-acre parcel in Pittsylvania County sits in the heart of some of the finest whitetail deer, Eastern wild turkey, and black bear habitat the entire region has to offer. This is not a manicured, over-managed tract - this is raw, honest Virginia land that has been doing what good land does for years: growing timber, holding water, and producing wildlife. For the serious outdoorsman or the family looking to put down roots in a place that truly feels alive, this property delivers on every level.

The Hunting

Let's start with what makes this land truly special. Pittsylvania County has long been regarded as one of Virginia's premier destinations for big game hunting, and this tract sits squarely in the middle of that tradition. The mature hardwood timber that covers the majority of the property produces a reliable annual mast crop - acorns, hickory nuts, and other natural food sources that draw and hold whitetail deer from the first cool nights of September straight through the late archery season in January. If you've ever hunted over a white oak flat in full drop, you already know what that means.

The approximately 5-acre open field that anchors a portion of the property is a hunter's blank canvas. Plant it in a quality wildlife food plot - clover, brassicas, winter wheat, or a custom blend - and you've created a destination that will pull deer and turkey out of the timber and into the open on a consistent basis. The natural transition from open field to mature hardwood edge is precisely the kind of habitat feature that separates good hunting land from great hunting land. Deer and turkey love that edge, and with a little management, this field could become one of the most productive spots on the property within a single season.

Wild turkey hunting here is equally impressive. The combination of mature hardwoods for roosting, open ground for strutting and feeding, and the natural water source provided by the on-site pond creates a nearly textbook turkey habitat. Whether you're a fan of the early morning spring gobbler season or prefer to chase fall flocks, this property sets you up for success. The timber is mature enough to provide clear shooting lanes once you've located a roosted bird, and the field edges are natural strut zones that birds will work predictably with the right setup.

And then there's the bear. Black bear populations in Southside Virginia and Pittsylvania County specifically have grown significantly in recent years, and this property's mix of dense hardwood cover, water, and natural food sources makes it attractive habitat. For the hunter who has always wanted to add a Virginia black bear to their wall, owning land in this corridor is a serious advantage.

The Land

Beyond the hunting, the physical character of this property is outstanding. The mature hardwood timber that covers the bulk of the acreage is both beautiful and valuable. Towering oaks, hickories, and other native hardwoods create a full canopy that provides shade,



wildlife habitat, and a timber asset that has been growing in value for decades. Walking through mature Virginia hardwoods on your own land is one of those simple pleasures that never gets old - and this timber is the real deal.

The small pond situated on the property is a genuine multi-purpose asset. For the hunter, it serves as a reliable wildlife watering hole, drawing deer and other game year-round and creating a natural pinch point that lends itself perfectly to stand placement. For the landowner and future homeowner, it adds beauty, character, and recreational value that simply cannot be replicated or manufactured. Stock it with bass and bluegill and you've got a private fishing hole steps from your back door. There is something deeply satisfying about owning land with water, and this pond delivers that.

The approximately 5-acre open field is flat, accessible, and highly functional. Beyond its food plot potential, this cleared ground gives you immediate options for a homesite, a barn or equipment storage building, a garden, or any number of agricultural uses. It breaks up the timber in a way that adds diversity and visual appeal to the overall property, and it gives any future home or cabin a sense of openness and light that heavily wooded lots often lack.

The Location

Situated on Hinesville Road just outside the City of Danville, this property strikes the balance that so many rural land buyers are searching for - genuine seclusion and privacy without sacrificing convenience. The road frontage here is excellent, providing clean, direct access to the property without easements, shared drives, or the complications that can come with landlocked parcels. That kind of straightforward access adds real, lasting value and makes everything from daily use to future resale simpler.

Danville itself is minutes away and offers a full range of amenities - grocery stores, restaurants, medical facilities, farm supply retailers, and more. The city has also seen meaningful economic investment and development in recent years, making the broader Danville area an increasingly attractive place to own land and property. You get the best of both worlds: the peace and isolation of nearly 50 private acres, with the comfort of knowing everything you need is a short drive down the road.

For buyers coming from the Roanoke, Greensboro, or Richmond corridors, the property's location along the US-29 and surrounding road network makes it an accessible weekend destination that won't eat your entire Friday evening getting there.

Build Your Dream

This property is not just a hunting tract - it's a place to build something lasting. The open field and multiple natural clearings throughout the timber offer outstanding homesites with privacy, mature tree surroundings, and views of the pond and pasture that would be the envy of any neighborhood. Whether you're envisioning a custom-built primary residence, a sprawling hunting lodge for family and friends, or a modest cabin getaway, the land accommodates your vision without forcing compromises.

Utilities and infrastructure planning are made simpler by the road frontage and the general accessibility of the Danville area. Bring your builder, bring your architect, or just bring your lawn chair and sit a while - because the moment you walk this property, the possibilities will start presenting themselves.

Why This Property, Why Now

Quality recreational and hunting land in Pittsylvania County at this acreage is becoming increasingly difficult to find at any price. As land values in Virginia's Southside continue to climb and available tracts continue to be absorbed by buyers who recognize their long-term

worth, opportunities like this one grow rarer by the year. Nearly 50 acres with road frontage, a pond, open ground, mature hardwoods, and proven wildlife in a county with a strong hunting tradition - this is the property that serious land buyers put at the top of their list.

Whether you're a lifelong hunter finally ready to own your own piece of ground, a family searching for a private escape from the pressures of daily life, or an investor who understands the enduring value of well-located Virginia land, this tract deserves your attention.

To schedule a tour or inquire about the property, please contact Matt Muehleck at [276-340-8538](tel:276-340-8538) / matt@landandluxury.com.



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Locator Map

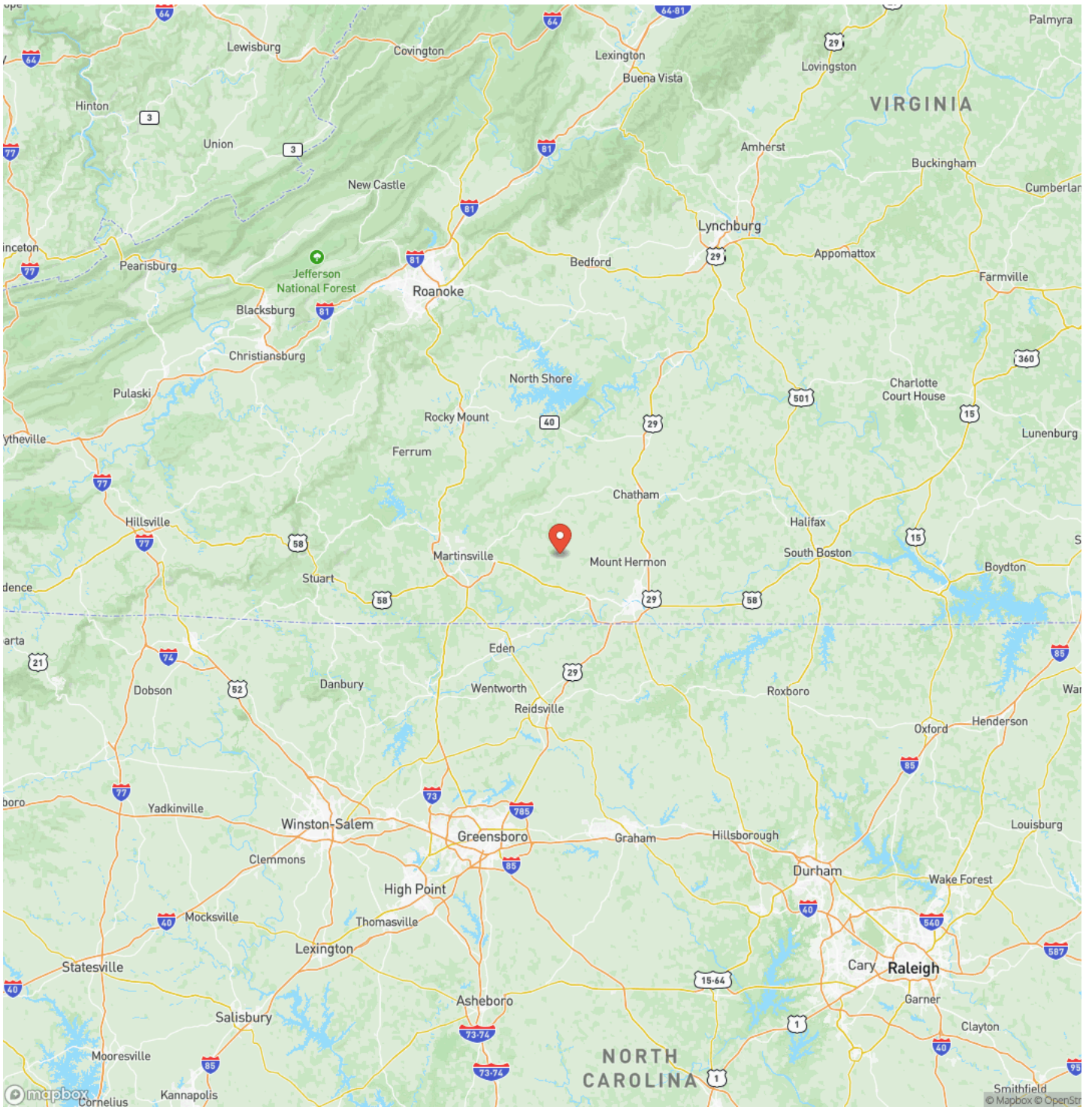




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Satellite Map





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