46.3 acres of Recreational, Residential, and Investment Land For Sale in Suffolk VA!
Off of Whaleyville Blvd
Suffolk, VA 23438

$299,999
46.3± Acres
Suffolk County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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Suffolk, VA / Suffolk County

SUMMARY

Address
Off of Whaleyville Blvd

City, State Zip
Suffolk, VA 23438

County
Suffolk County

Type
Hunting Land, Timberland, Recreational Land, Farms

Latitude / Longitude
36.598596 / -76.674170

Acreage
46.3

Price
$299,999

Property Website
www.mossyoakproperties.com







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

PROPERTY DESCRIPTION

15 acres of open land - 31 acres of natural timber - over 800 feet of frontage on Whaleyville Blvd (US-13) - Village Center zoning with city water along the road.

Welcome to Whaleyville! Whether you are planning a private homesite, a long-term land investment, or a village-scale business along a well-traveled highway corridor, this property deserves a close look. This 46.3-acre tract, made up of three adjoining parcels in southern Suffolk, combines approximately 15 acres of open land with roughly 31 acres of natural timber. The timber is approximately 24 years old and consists of predominantly loblolly pine with a good mix of scattered hardwood. Signs of wildlife are everywhere! This property boasts over 800 feet of frontage on Whaleyville Boulevard (US-13), a city water main along the road, and Village Center (VC) zoning, a district the City of Suffolk intends for a mix of civic, retail, service, office, and residential uses at a rural village scale.

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

Highway Frontage with Regional Access

Prime US-13 Corridor: Over 800 feet of frontage on Whaleyville Boulevard, the main north-south route through southern Suffolk, provides direct road access and strong visibility.

Convenient Commutes: Downtown Suffolk is approximately 11 miles north, downtown Norfolk roughly 31 miles away, and the North Carolina line about 6 miles south via US-13, putting Hampton Roads and northeastern North Carolina within easy reach.

Utilities & Flood Zone: The parcels are inside the city water service area with an 8-inch public water main along the frontage, outside the city sewer service area, and mapped in FEMA Flood Zone X.

The Land & Natural Surroundings

Open Land & Timber: Roughly 15 open acres offer room for a building site or agricultural use, while about 31 wooded acres provide privacy and buffering. USDA soil survey maps Lynchburg and Rains fine sandy loams and Eunola loamy fine sand here, rated prime farmland.

Great Dismal Swamp & Merchants Millpond: The Great Dismal Swamp National Wildlife Refuge's Washington Ditch trails to Lake Drummonc are roughly 10 miles away, and Merchants Millpond State Park, known for paddling among old-growth cypress, is about 20 miles south in Gates County, NC.

History & Local Character

Historic Mill Village: Whaleyville's historic district along US-13 reflects its lumber-boom years of 1880 to 1920. Learn more: https://www.dhr.virginia.gov/historic-registers/133-0694/

Suffolk Village Planning: The city's village plans aim to welcome new growth while keeping Whaleyville's small-town character. Learn more: https://www.suffolkvillageplans.com

Small-Town Neighbors: The village of Holland is about 15 miles away, and Gatesville, the Gates County, NC seat, is roughly 16 miles south.

Whaleyville takes its name from Samuel Whaley, who purchased a farm here in 1877 and established a sawmill. The village boomed after Whaley sold his timber rights to the Jackson Brothers of Maryland, and the lumber trade brought workers, stores, churches, and a school until the mill closed in 1919, after which the community turned to the surrounding farms. Whaleyville was incorporated as a town in 1950, joined the City of Nansemond in 1972, and became part of the City of Suffolk in 1974.

Please Note: This property is subject to a seller deed restriction prohibiting its use for the sale of petroleum products or convenience-store type products, including tobacco and nicotine products.

Call Chris Howell at 757-651-8872 or John Perez at 252-325-4766 to book a showing today!

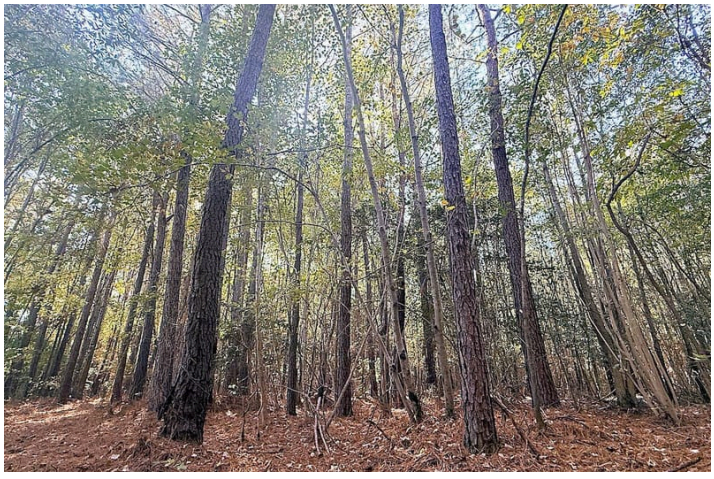
For more information on this and other land for sale in Suffolk County, contact Chris Howell at 757-651-8872 or by email at chris@mossyoakproperties.com, or visit www.landandfarmsrealty.com.





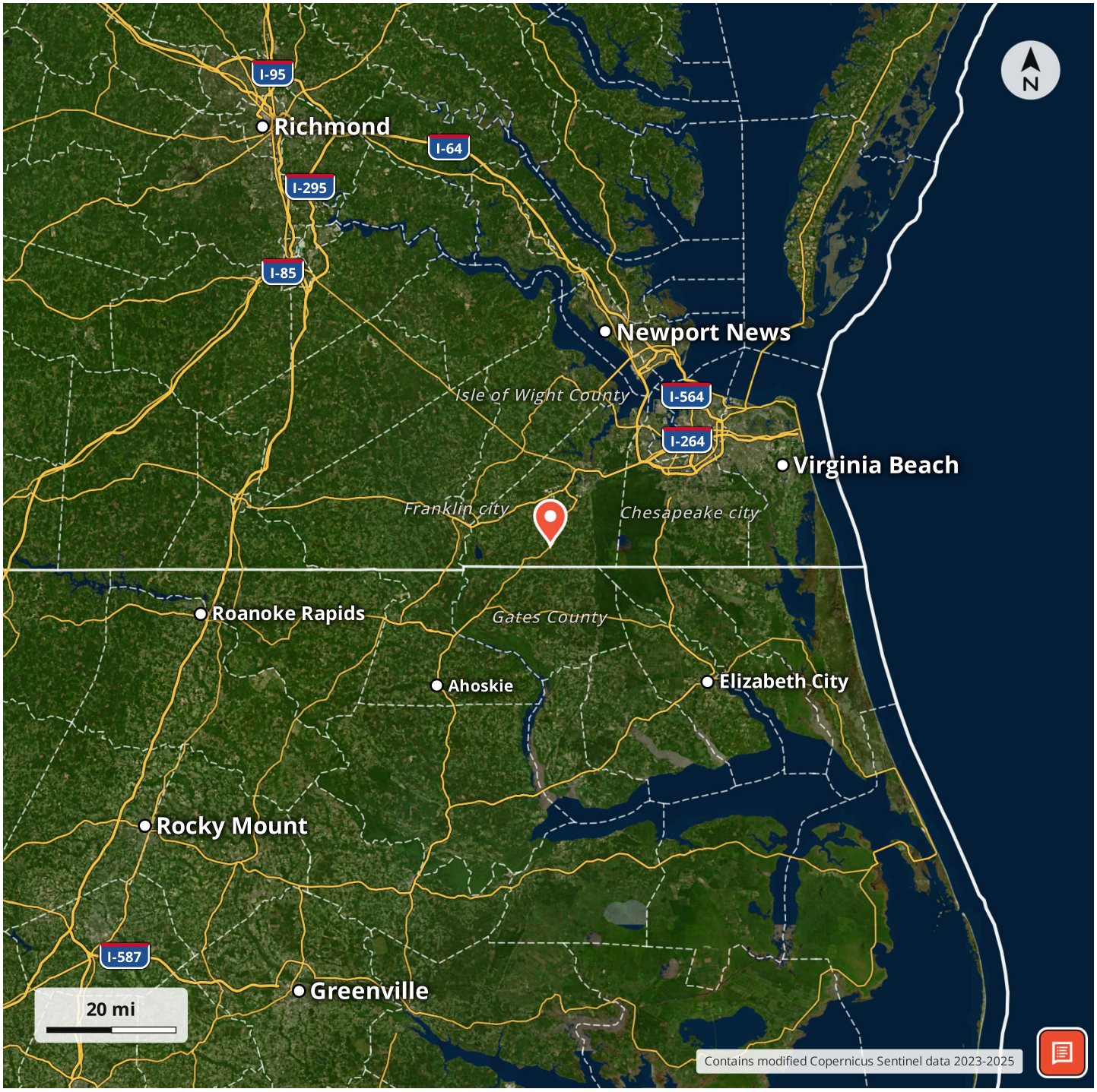




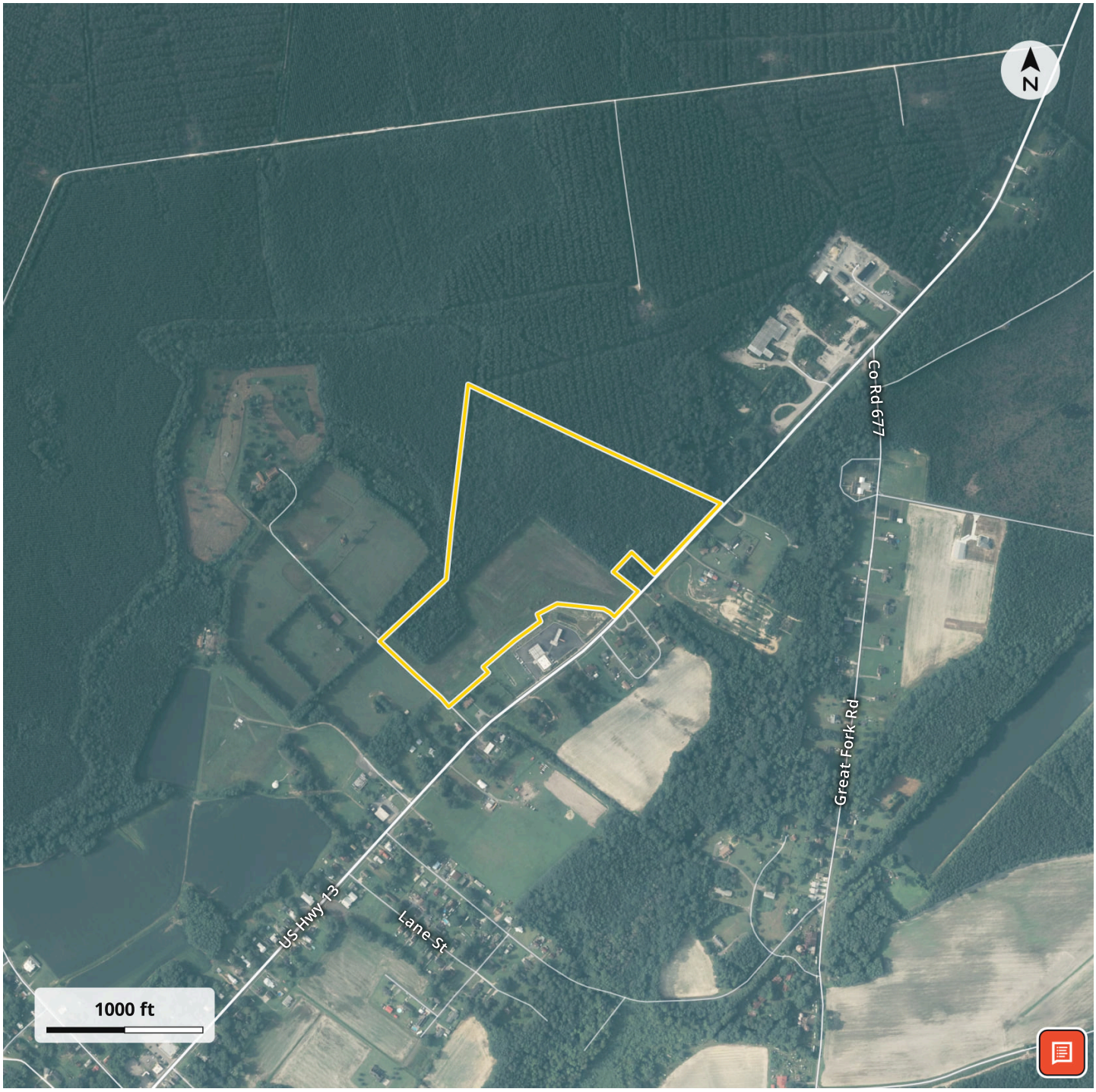




Regional Map



Locator Map



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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