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

$99,900
15.98± Acres
Campbell County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

15.98 Acres of Residential, Recreational 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, Recreational Land, Undeveloped Land

Latitude / Longitude
37.075155 / -79.091763

Acreage
15.98

Price
$99,900

Property Website
www.mossyoakproperties.com







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

PROPERTY DESCRIPTION

15.98 Acres - 423' of Epsons Road Frontage - Pond - Approved 4-Bedroom Soil Site!

Welcome to the Epsons Pond Sixteen! This 15.98-acre tract offers about 423 feet of frontage on Epsons Road (Route 633) and stretches all the way back to the Norfolk Southern line, with a pond tucked into the back corner! A licensed soil evaluator has approved a site for a four-bedroom home with conventional absorption trenches at 25 inches, so you'll know exactly what you're working with before you break ground. The homesite sits on a sideslope off the road, with a drilled well site already laid out on the soil plan and an overhead electric line along the road side. You'll find approximately 8.48 open acres and 7.5 wooded acres here, and the woods include plenty of mature oak trees. Now picture the back of the property, where the plat shows the pond. Stand there a minute at daybreak and you may forget all about the coffee in your hand! Water is a magnet for wildlife, and sixteen acres gives you room to set up a stand on the travel route in and out. You decide whether the house looks out toward the road or back toward the water, and where to scratch off a food plot to finish the picture. The Staunton River boat ramp at Long Island Park is only about a mile down the road when you want to wet a line in moving water. Conveniently located just 12 miles from Brookneal, 16 miles from the county seat at Rustburg and about 28 miles from downtown Lynchburg, this one is close enough for the commute and far enough for the quiet. With the Lynchburg area continuing to grow, a pond lot with its soil work done is the kind of place you'll be glad you claimed early. 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/eebc5459a4c2557d62475923b8832792/share/unbranded

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

- Land Cover: Approximately 8.48 open acres and 7.5 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), conventional gravelless absorption trenches at 25", 3,420 sq. ft. of absorption area. Evaluated slope 16%.

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

- Water: Pond near the rear (railroad) side of the lot, per the revised plat.

- Road Frontage: Approx. 423' on Epsons Road / Route 633 (50' right of way); the rear line follows the Norfolk Southern Railway right of way for approx. 641'.

- Survey: Revised Lot 17, PIN 99-2-A-17, 15.98 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.

- 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.

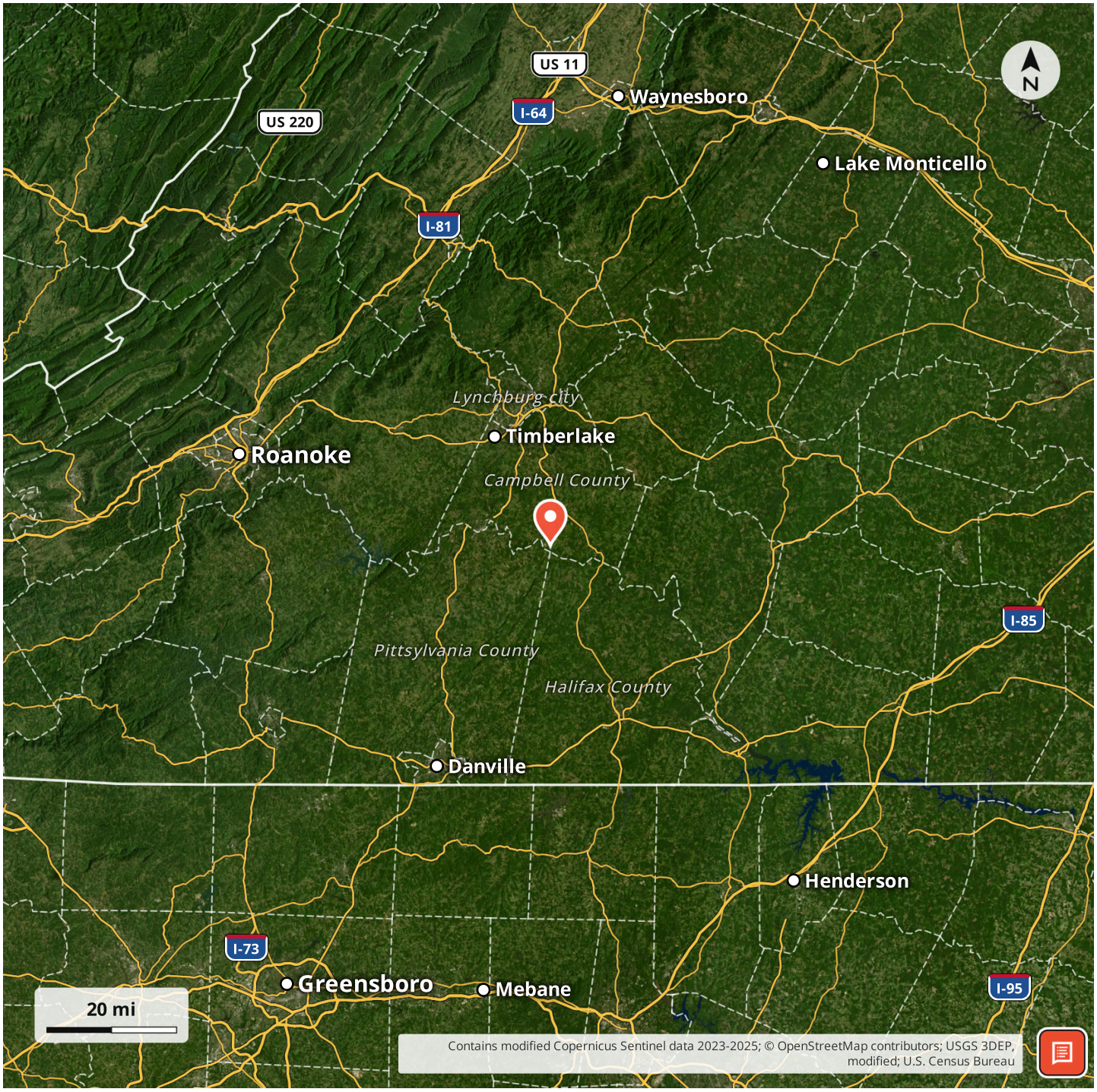
For more information on this and other land for sale in Campbell County, contact Chris Howell at 757-651-8872 or by email at chris@mossyoakproperties.com, or visit www.landandfarmsrealty.com.







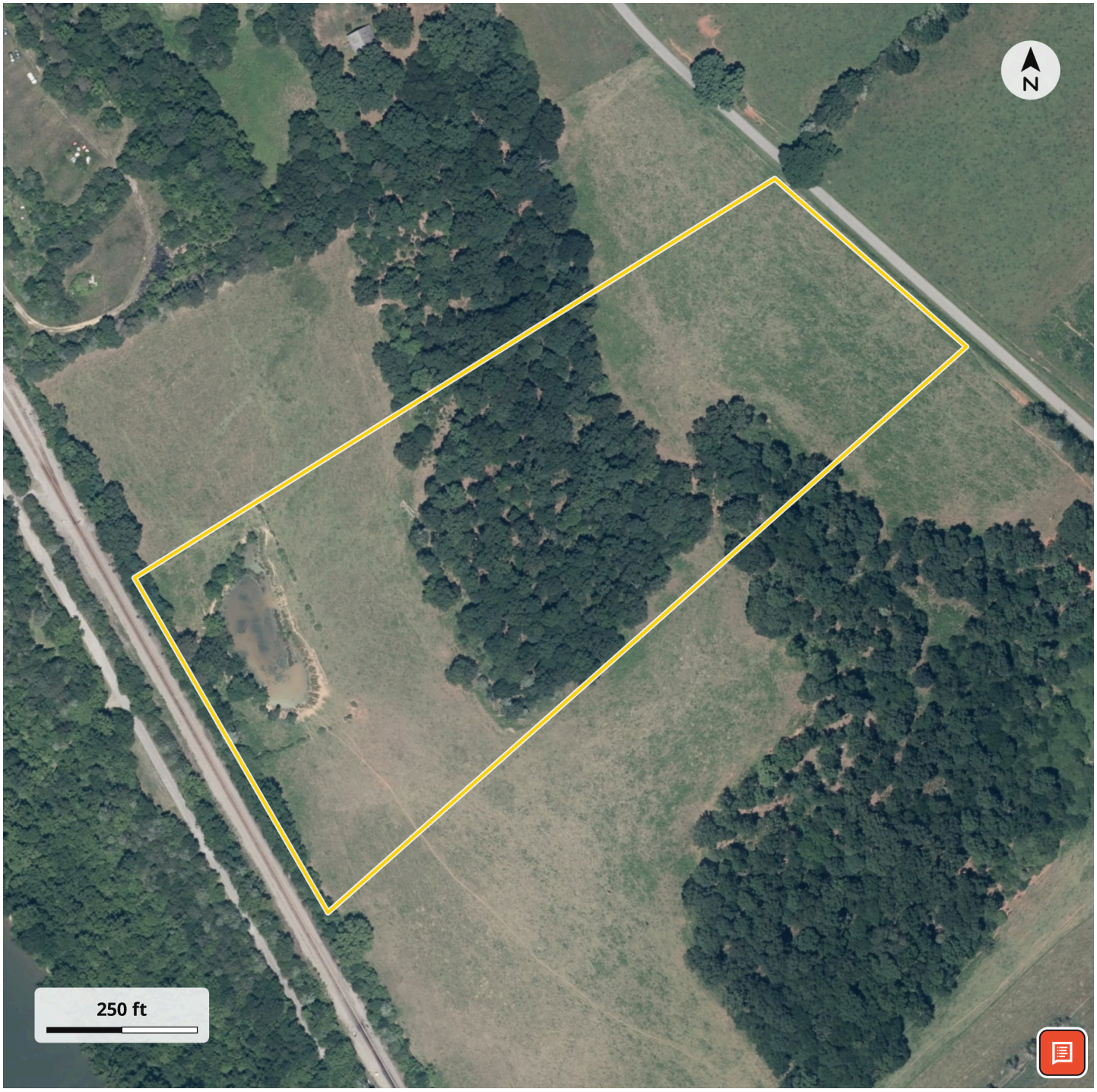

Regional Map



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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