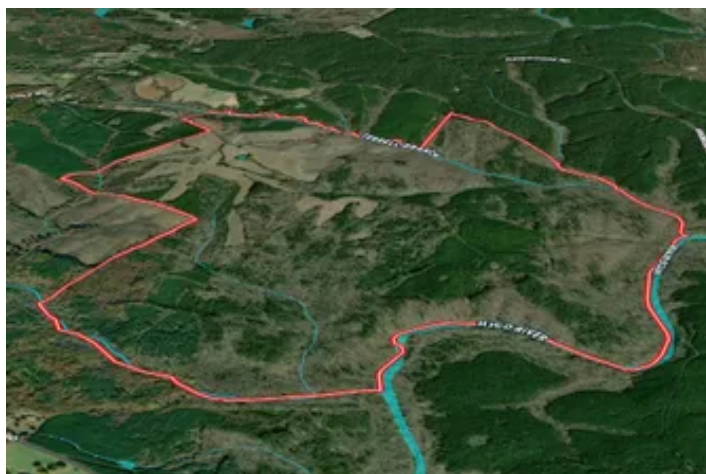


**637 acres of Recreational and Timber land in Halifax
County, VA!**
1170 Shelton Road
South Boston, VA 24557

\$2,925,400
637± Acres
Halifax County



637 acres of Recreational and Timber land in Halifax County, VA!
South Boston, VA / Halifax County

SUMMARY

Address

1170 Shelton Road

City, State Zip

South Boston, VA 24557

County

Halifax County

Type

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

Latitude / Longitude

36.6467 / -78.8255

Acreage

637

Price

\$2,925,400

Property Website

<https://www.mossyoakproperties.com/property/637-acres-of-recreational-and-timber-land-in-halifax-county-va-halifax-virginia/119105/>



637 acres of Recreational and Timber land in Halifax County, VA! South Boston, VA / Halifax County

PROPERTY DESCRIPTION

Some properties are simply special. Others have a character and sense of place that is difficult to put into words. This 637± acre farm in Halifax County, Virginia, is one of those properties.

Held by the same family for generations, this remarkable farm offers an extraordinary combination of approximately 6,400 feet of Hyco River frontage, diverse timber, open fields, abundant wildlife, miles of trails, an existing home, and a fascinating glimpse into the property's past. Located at the end of a dead-end road and just minutes from downtown South Boston, the farm provides exceptional privacy and seclusion while remaining conveniently accessible.

The property features a diverse mix of open fields, managed pine plantations in various stages of growth, and mature hardwoods following the numerous ridges and draws throughout the farm. Elevations range from approximately 300 to 434 feet, creating varied terrain and diverse wildlife habitat. Several smaller creeks also cross the property.

One of the farm's most remarkable features is its approximately 6,400 feet of Hyco River frontage, providing a year-round water source and an incredible setting for recreation, hunting, wildlife, and simply enjoying the outdoors.

For the sportsman, this property offers tremendous opportunity. Deer, turkey, bear, coyotes, and other wildlife are found throughout the farm. Miles of cleared trails provide easy access for hunting, hiking, and exploring. Two established dove fields are planted in sorghum and millet, while numerous overgrown fields could be reclaimed for additional food plots, wildlife habitat, pasture, or cattle. The possibilities extend well beyond hunting. Whether your vision includes timber, farming, cattle, horses, recreation, wildlife management, or a private family retreat, this property provides an incredible canvas.

A 3-bedroom, 1.5-bath home is already in place and can be used immediately while you make plans for future updates. The home is being sold "AS IS." A beautiful screened-in porch runs along the full southern end of the home, offering a peaceful place to relax while family and friends enjoy the farm.

As you explore the property, you'll also discover reminders of the generations who came before. Older barns and outbuildings, horse buggies, wagons, and even a couple of International Scouts are scattered throughout the farm, offering a glimpse into its history and perhaps a few restoration projects for the right buyer.

Despite its secluded setting, the farm is remarkably convenient: South Boston: Just minutes away

Greensboro, NC: Approximately 1 hour 25 minutes

Raleigh, NC: Approximately 1 hour 30 minutes

Lynchburg, VA: Approximately 1 hour 30 minutes

Richmond, VA: Approximately 2 hours

Charlotte, NC: Approximately 2 hours 45 minutes

Virginia Beach: Approximately 3 hours

It's close enough to enjoy the conveniences of several major cities, yet far enough away to create your own private paradise. Perhaps the greatest opportunity this property offers is the chance to create something that lasts. With its size, river frontage, timber, wildlife, agricultural potential, privacy, existing home, and history, this could become a true legacy farm—a place where multiple generations gather hunt, fish, explore, work, relax, and make memories together. 637± acres. 6,400± feet of Hyco River frontage. A home. Timber. Fields. Wildlife. Trails. History. Privacy. Opportunity. A blank canvas. A legacy in the making.

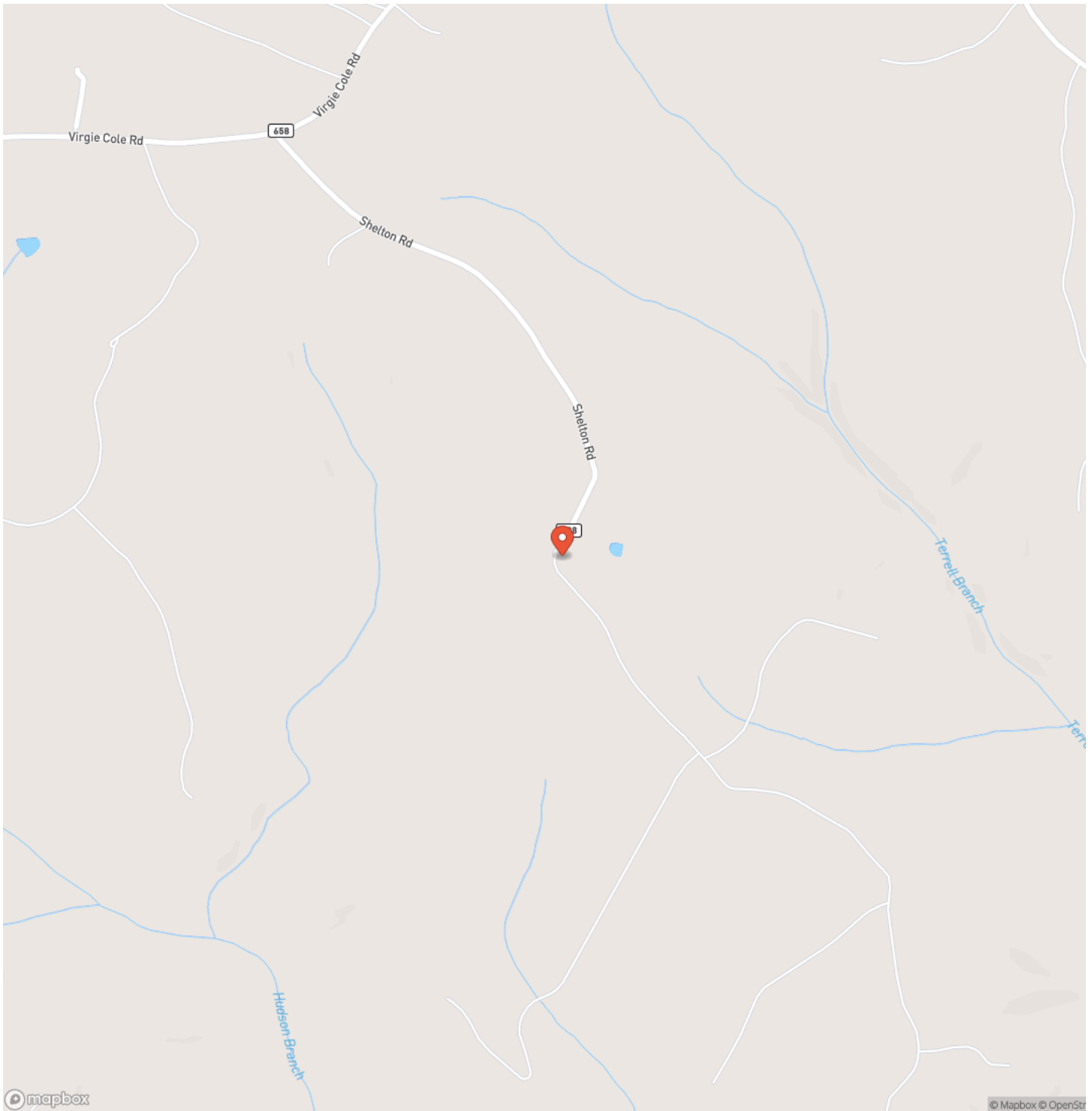
For more information on this and other land for sale in Halifax County, contact John Perez at [252-325-4766](tel:252-325-4766) or by email at jperez@mossyoakproperties.com, or visit www.landandfarmsrealty.com.



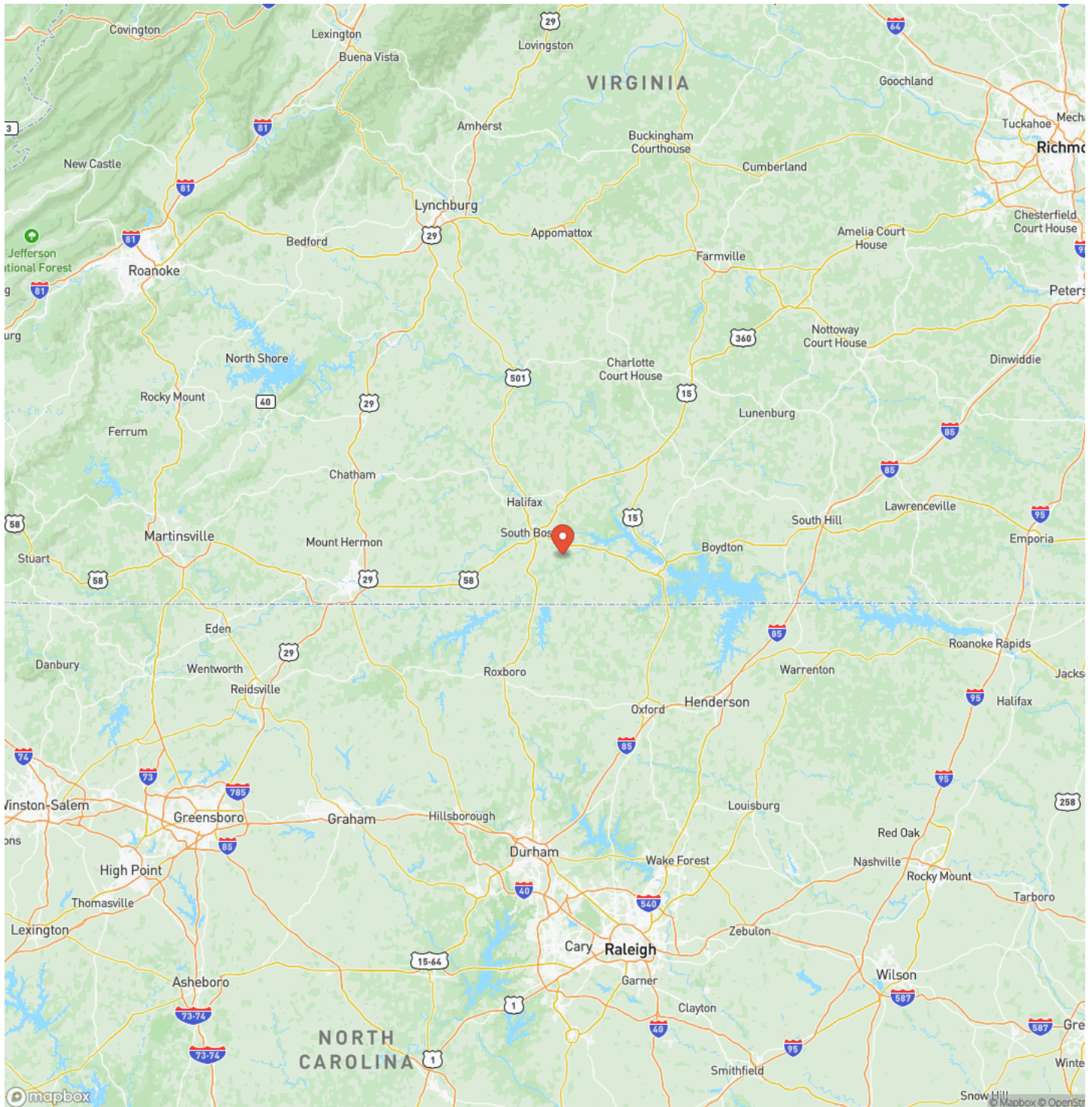
637 acres of Recreational and Timber land in Halifax County, VA!
South Boston, VA / Halifax County



Locator Map



Locator Map



637 acres of Recreational and Timber land in Halifax County, VA!
South Boston, VA / Halifax County

Satellite Map



637 acres of Recreational and Timber land in Halifax County, VA!
South Boston, VA / Halifax County

LISTING REPRESENTATIVE

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City / State / Zip

Manteo, NC 27954

NOTES



This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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