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

$139,900
25.21± Acres
Campbell County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

25.21 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
37.067059 / -79.087432

Acreage
25.21

Price
$139,900

Property Website
www.mossyoakproperties.com







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

PROPERTY DESCRIPTION

25.21 Acres - Approx. 2,650' Along Hills Creek / Mill Race - 175' of Epsons Road Frontage - Approved 4-Bedroom Soil Site!

Welcome to the Hills Creek Twenty-Five! This 25.21-acre tract has 175 feet of frontage on Epsons Road (Route 633), and its whole eastern side follows the centerline of Hills Creek and the old mill race for roughly 2,650 feet as it meanders down toward the railroad! A licensed soil evaluator has approved a site for a four-bedroom home with conventional absorption trenches at 24 inches, and a drilled well site is already laid out on the soil plan. The homesite is on an 11% sideslope above the creek bottom, well suited for your custom home or weekend getaway. Down along the water, part of the property falls within the FEMA 100-year flood zone, which is exactly the kind of bottom that's made for wandering, not building! The tract lays out as approximately 14.28 open acres, still in cattle production as they have been, and 11 wooded acres, with much of the woods following the creek and plenty of mature hardwoods of various species among them. Creek bottoms are natural travel corridors, so bring your climber and a trail camera and see who's using it. You decide where to hang the stand along the edge and where to scratch off a food plot on the high side. The Staunton River boat ramp at Long Island Park is about a mile away, and the Long Island-to-Brookneal float is some of the most scenic water on the river. Conveniently located just 12 miles from Brookneal, 15 miles from Altavista and about 28 miles from downtown Lynchburg. With the Lynchburg area continuing to grow, creek frontage within an easy drive of town is worth considering before someone else stakes their claim. 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/31ea76e28e82f831a2223fec366c4e91/share/unbranded

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

- Land Cover: Approximately 14.28 open acres and 11 wooded acres (estimated from aerial imagery); the wooded acres include plenty of mature hardwoods of various species.

- 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, conventional gravelless absorption trenches at 24", 2,565 sq. ft. of absorption area. Evaluated slope 11%.

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

- Water: From the beginning of line L1 to the end of line L28 (approx. 2,648'), the centerline of Hills Creek / Mill Race as it meanders is the property line, per the plat.

- Flood Zone: By graphic scaling, a portion of the property falls within FEMA 100-year Flood Zone "A" (FEMA map 51031C0405D, effective 08/28/2008).

- Road Frontage: 175' on Epsons Road / Route 633 (50' right of way); the southwest side borders the Norfolk Southern Railway right of way.

- Survey: Revised Parcel 99-A-1, shown on the plat as 25.21 +/- 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.

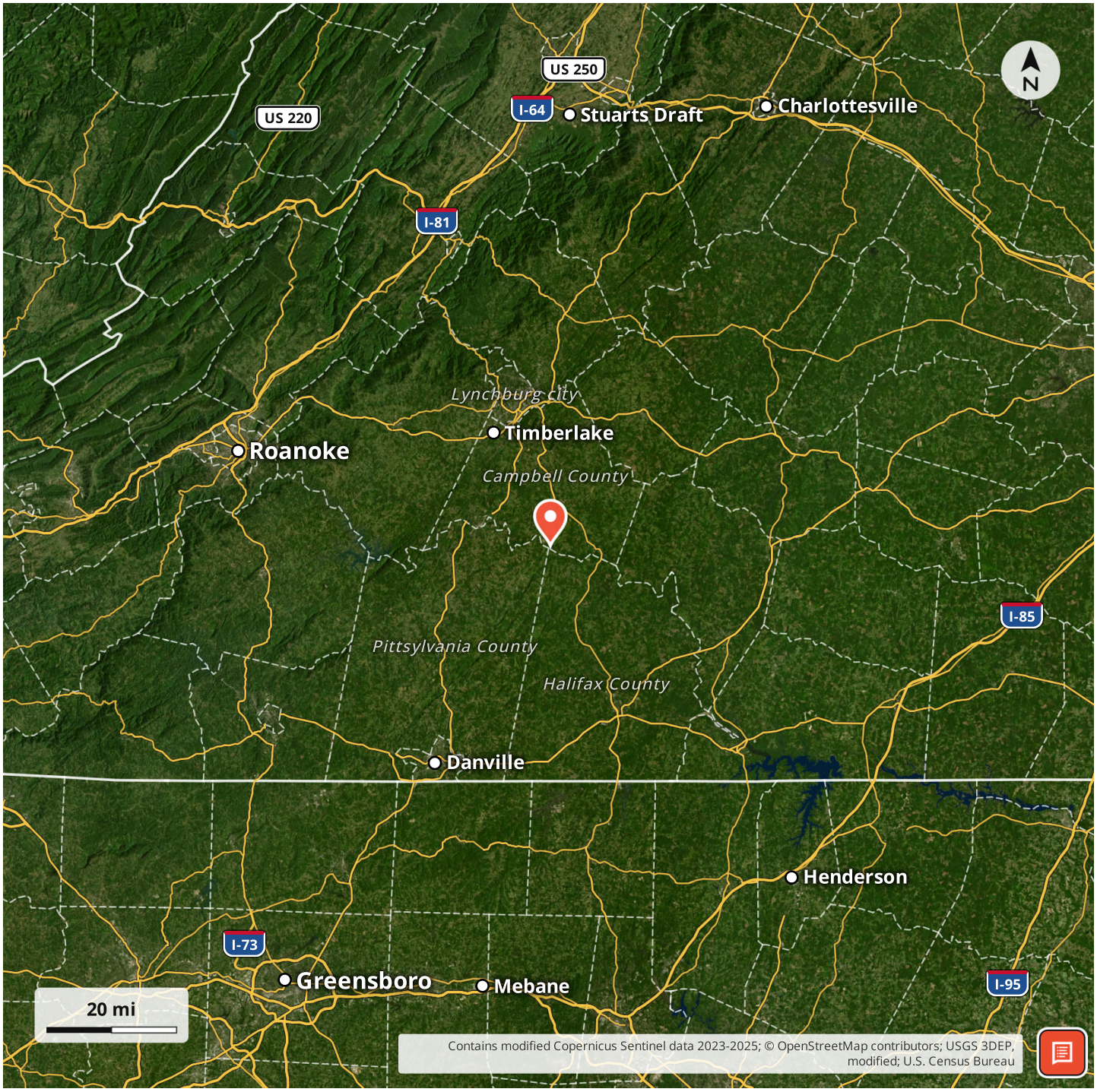
For more information on this and other land for sale in Campbell County, contact Chris Howell at 757-651-8872 or by email at chris@mossyoakproperties.com, or visit www.landandfarmsrealty.com.







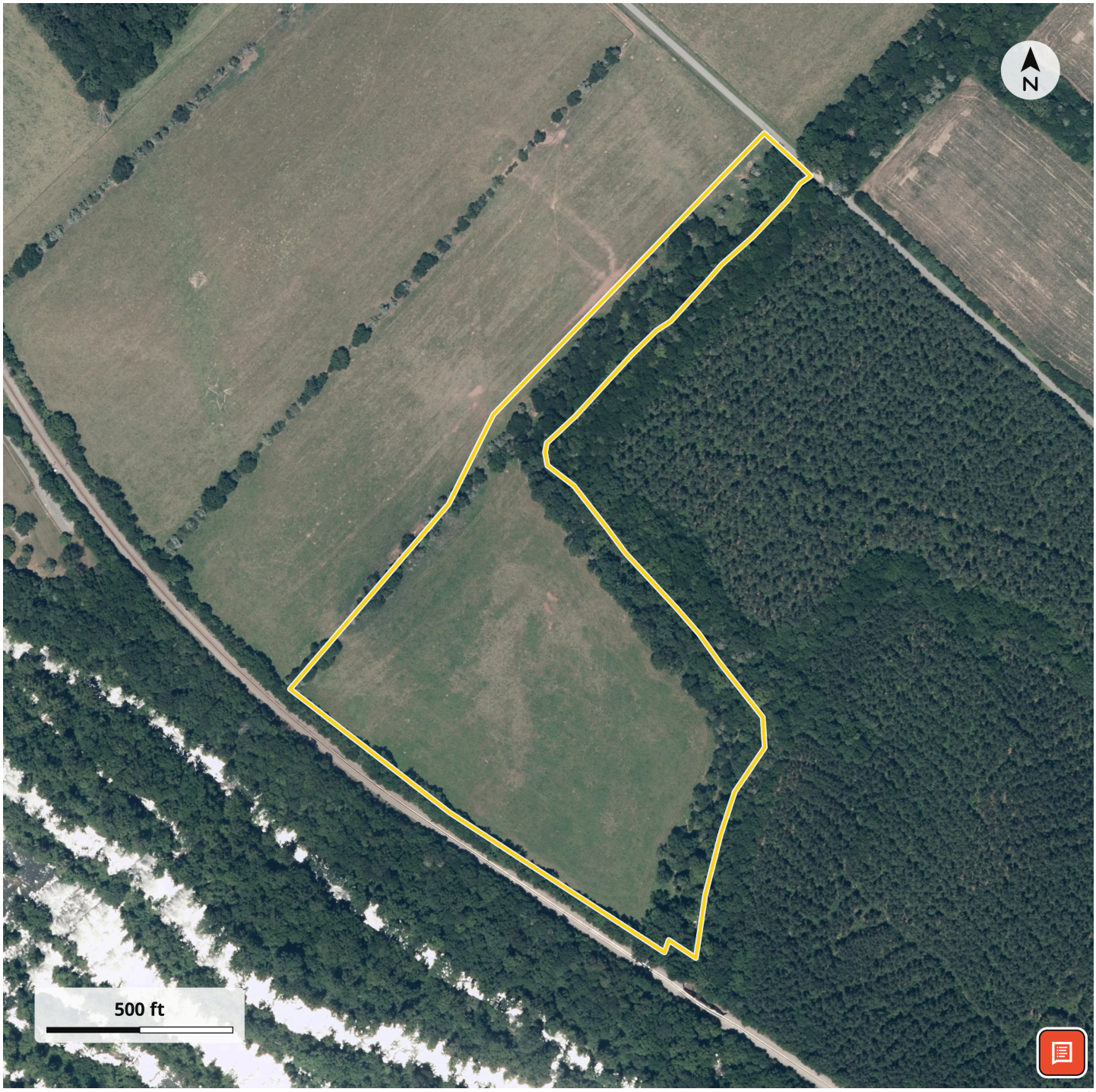

Regional Map



Locator Map


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

Aerial Map



LISTING REPRESENTATIVE

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