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

$84,900
13.17± Acres
Campbell County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

13.17 Acres of Residential 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
37.074177 / -79.090386

Acreage
13.17

Price
$84,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

13.17 Acres - Approx. 360' of Epsons Road Frontage - Existing Well - Approved 4-Bedroom Soil Site!

Welcome to the Patrick Henry Thirteen! Named for the Patrick Henry Magisterial District it sits in, this 13.17-acre tract has about 360 feet of frontage on Epsons Road (Route 633) and runs back to the Norfolk Southern line. Here's a head start most land buyers never get: there's an existing well on the property, and the soil plan uses it for your new home! A licensed soil evaluator has approved a site for a four-bedroom house with conventional absorption trenches at 24 inches, fed by a pump chamber. At about a 7% slope, the evaluated site is the gentlest of the five Epson lots, and an overhead electric line runs along the road side. That makes it well suited for your custom home or weekend getaway without a lot of dirt work standing between you and a front porch! The tract lays out as approximately 8.17 open acres, with a history of cattle production that continues today, and 5 wooded acres, and the woods hold plenty of mature oak trees. Thirteen acres leaves plenty of room behind the house to hang a stand, run a trail camera, and see what comes out at last light. You decide where the yard ends and the hunting begins, and where to scratch off a food plot along the way. Conveniently located just 7 miles from Gladys, 12 miles from Brookneal and about 28 miles from downtown Lynchburg, with the Staunton River boat ramp at Long Island Park about a mile away. As the Lynchburg area keeps growing, a lot with a well already in the ground and the soil work done is worth a hard look. 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/100de36939f524d8f1cac2597d01a61b/share/unbranded

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

- Land Cover: Approximately 8.17 open acres and 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), 1,500-gallon septic tank with effluent filter, pump to gravity distribution with a 1,000-gallon concrete pump chamber, conventional gravelless absorption trenches at 24", 2,565 sq. ft. of absorption area. Evaluated slope 7%.

- Well: Existing well on the lot, shown on the plat and used in the soil plan (private well).

- Road Frontage: Approx. 360' on Epsons Road / Route 633 (50' right of way); the rear line follows the Norfolk Southern Railway right of way for approx. 428'.

- Survey: Revised Lot 18, PIN 99-2-A-18, 13.17 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.





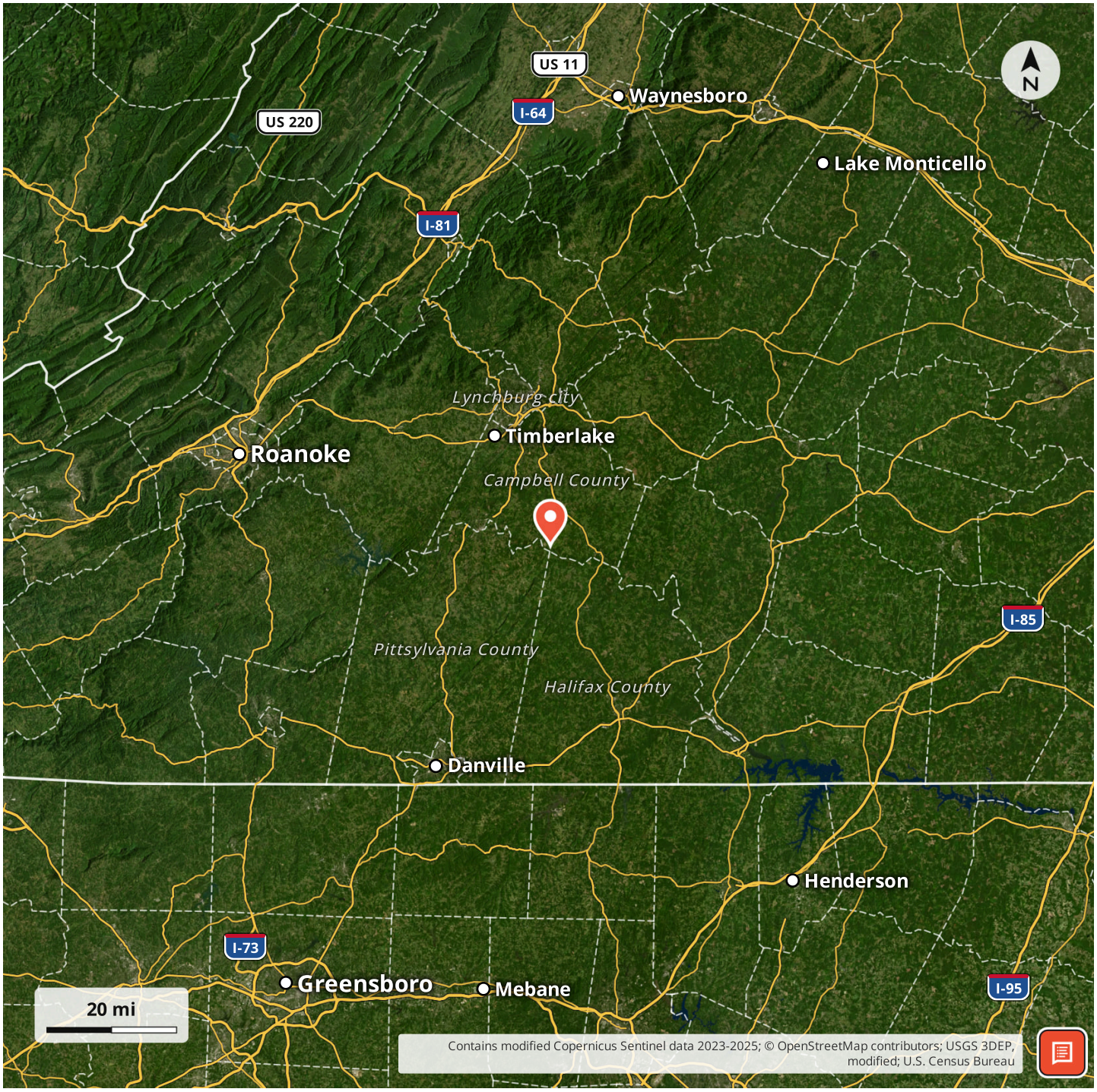








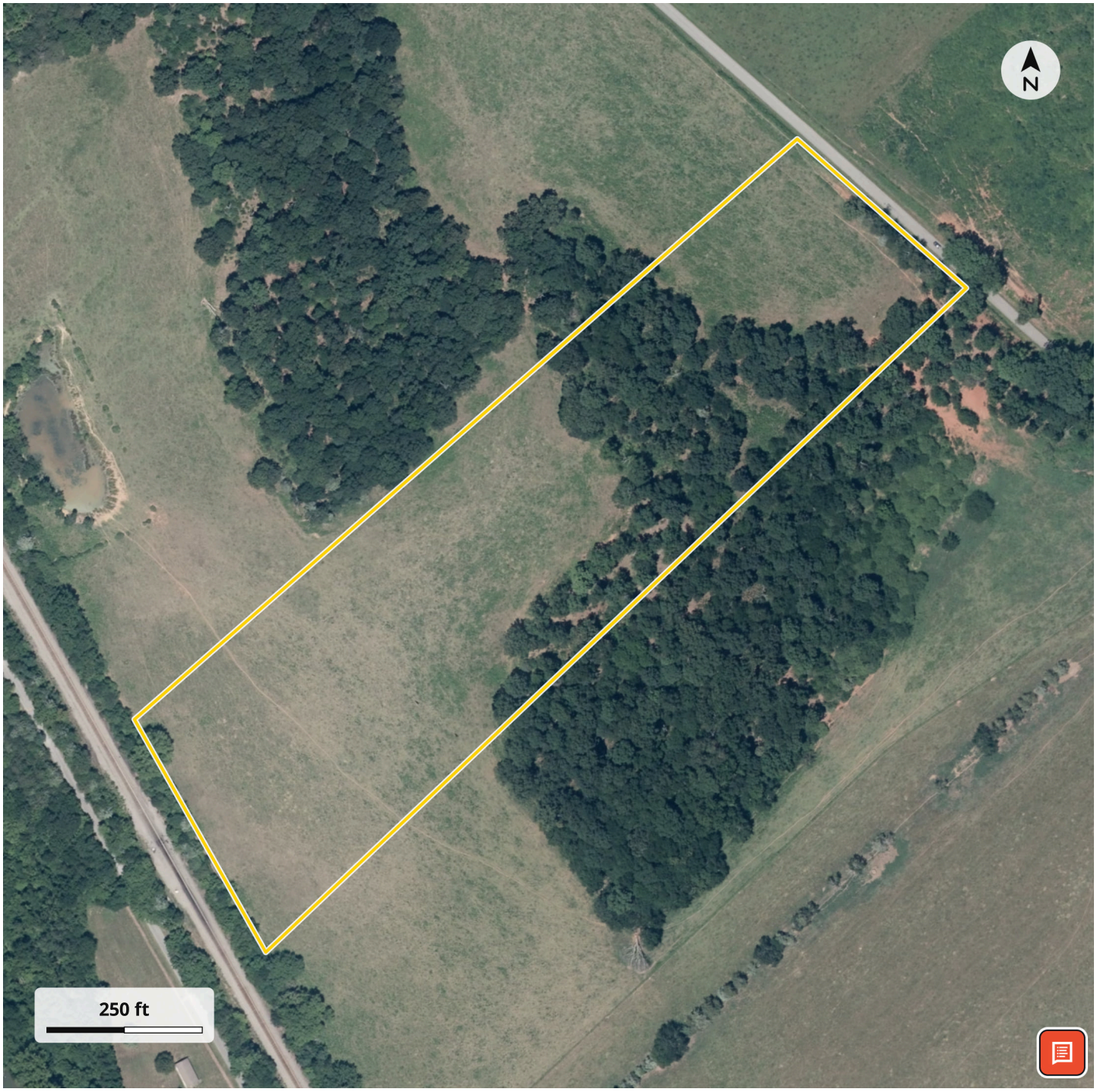
Regional Map



Locator Map


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

Aerial Map



LISTING REPRESENTATIVE

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