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

$269,900
72.54± Acres
Campbell County







MORE INFO ONLINE:

https://www.mossyoakproperties.com/

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
37.072387 / -79.088134

Acreage
72.54

Price
$269,900

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

72.54 Acres - Nearly 1,675' of Epsons Road Frontage - Approved 4-Bedroom Soil Site - About a Mile to the Staunton River

Welcome to the Epsons Road Seventy-Two! This is the big one: 72.54 acres with nearly 1,675 feet of frontage on Epsons Road (Route 633), running all the way back to the Norfolk Southern line, where the surveyor found a woven wire fence along the entire railroad right of way! 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 approved homesite sits back off the road on a sideslope, so you can tuck the house away for privacy. Do you build near the road for easy access, or out back where the only traffic is the kind with four legs?! The land lays out as approximately 54.54 open acres currently utilized as cattle pasture, and 18 wooded acres, and those woods include plenty of mature oak trees. Seventy-two acres is real elbow room. There's space for a home, a shop, a garden and still plenty of country to hunt! You decide where the trails go, where to hang the stands, and where to scratch off a food plot or two to stake your claim on the deer and turkeys moving through. When you want a day on the water, the Staunton River boat ramp at Long Island Park is only about a mile away, and the river's 11-mile scenic float to Brookneal starts right there. Conveniently located just 12 miles from Brookneal, 15 miles from Altavista and about 28 miles from downtown Lynchburg, this tract gives you true acreage within reach of town. With the Lynchburg area continuing to grow, a larger tract like this can offer flexibility for the future, though only you can decide what that's worth to you. 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/ba37718c63d07101b8f1fe4f3eac1fd1/share/unbranded

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

- Land Cover: Approximately 54.54 open acres and 18 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, conventional gravelless absorption trenches at 24", 2,565 sq. ft. of absorption area. Evaluated slope 13%.

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

- Road Frontage: Approx. 1,675' on Epsons Road / Route 633 (50' right of way).

- Fencing: The plat notes a woven wire fence found along the entire length of the railroad right of way.

- Survey: Revised Lot 19, PIN 99-2-A-19, 72.54 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.





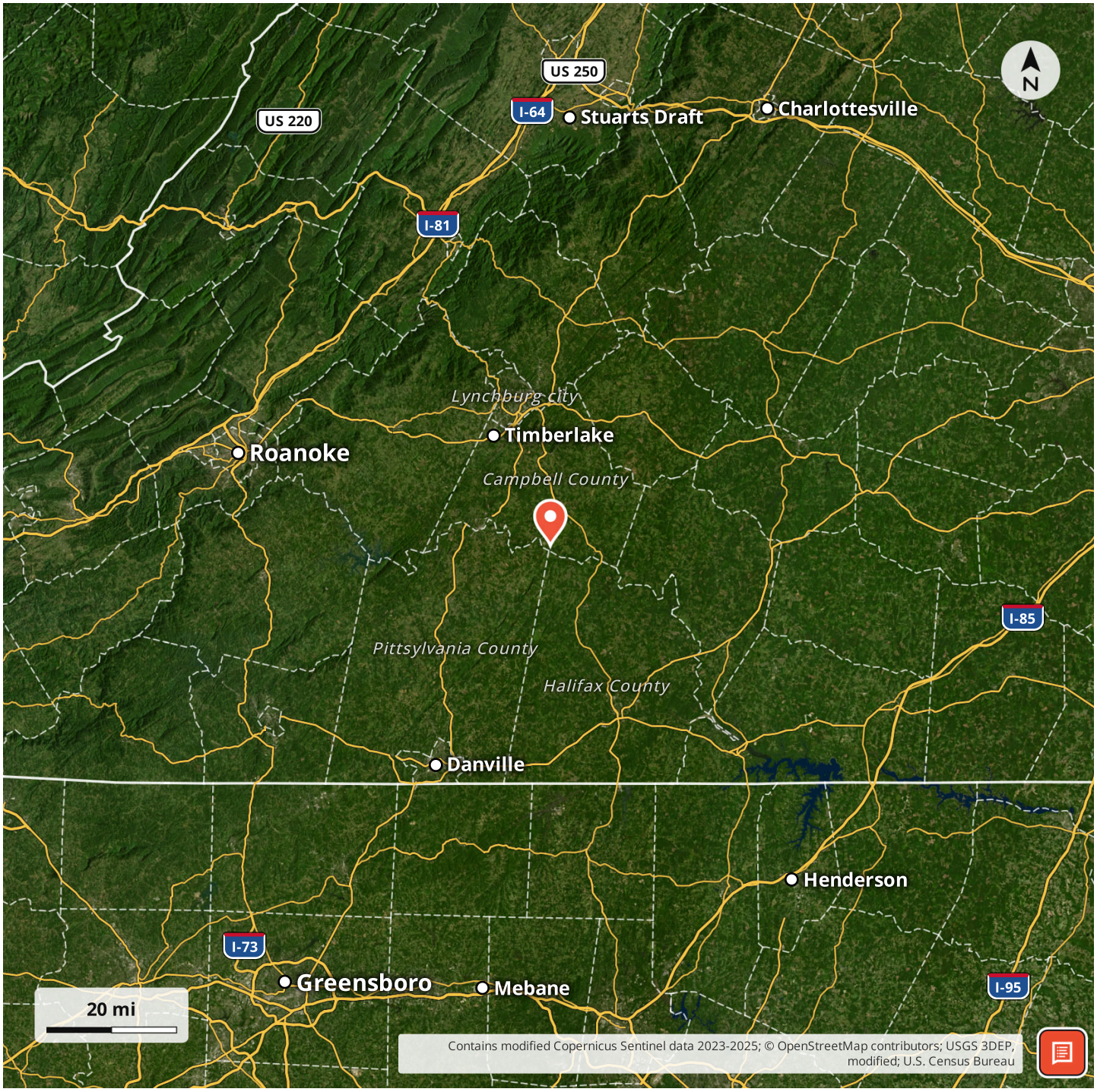




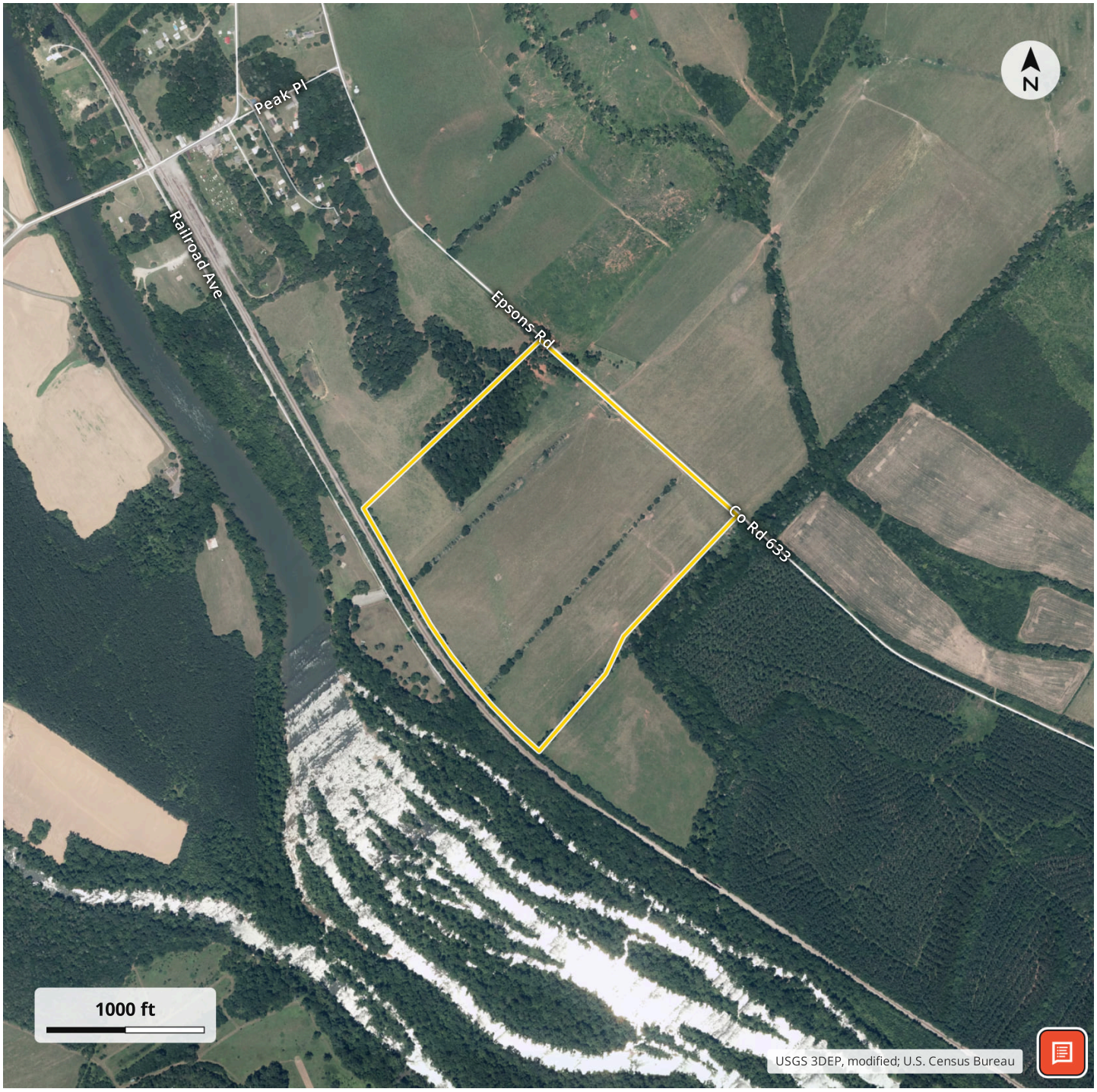




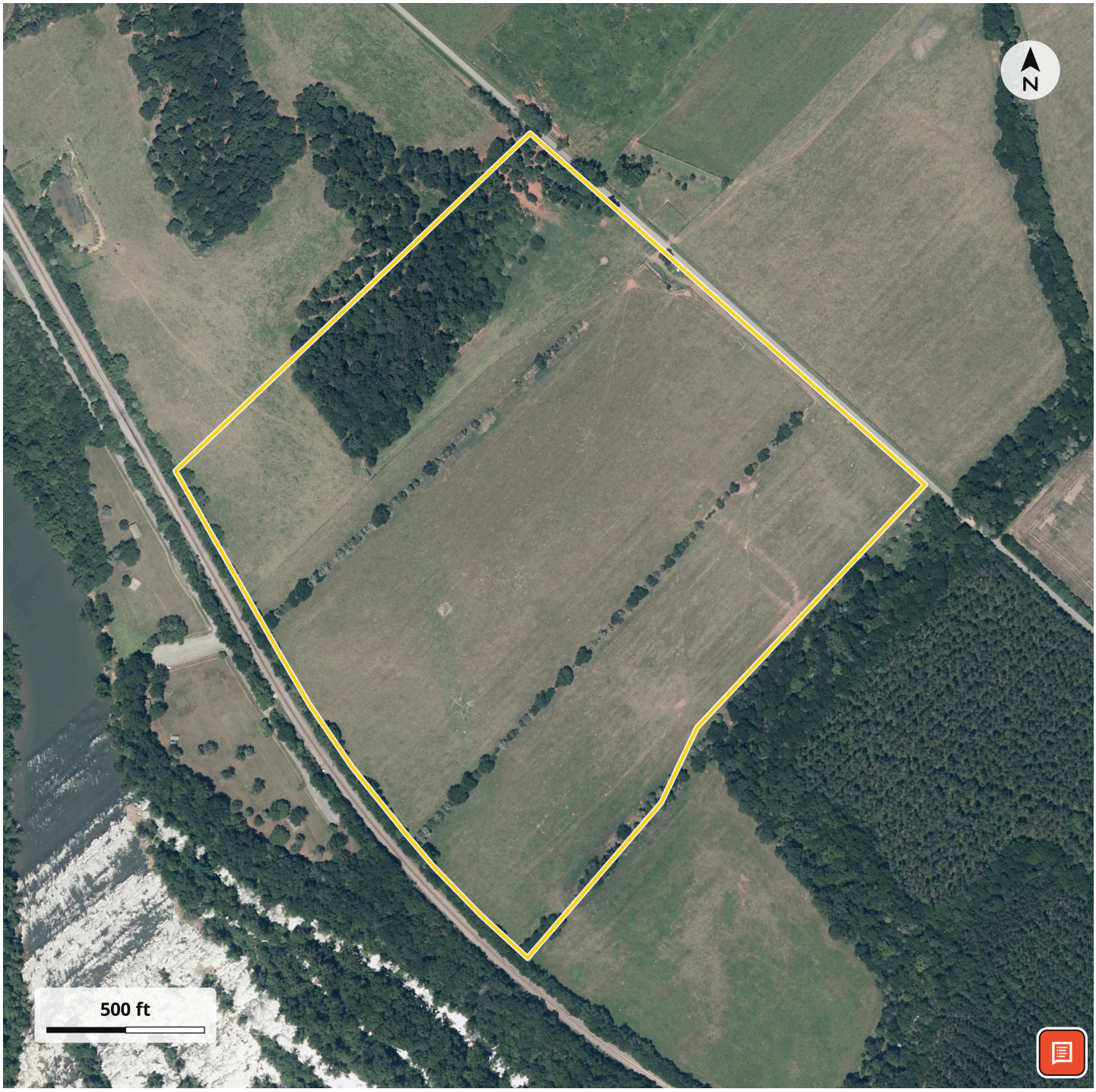
Regional Map



Locator Map


Peak Pl
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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