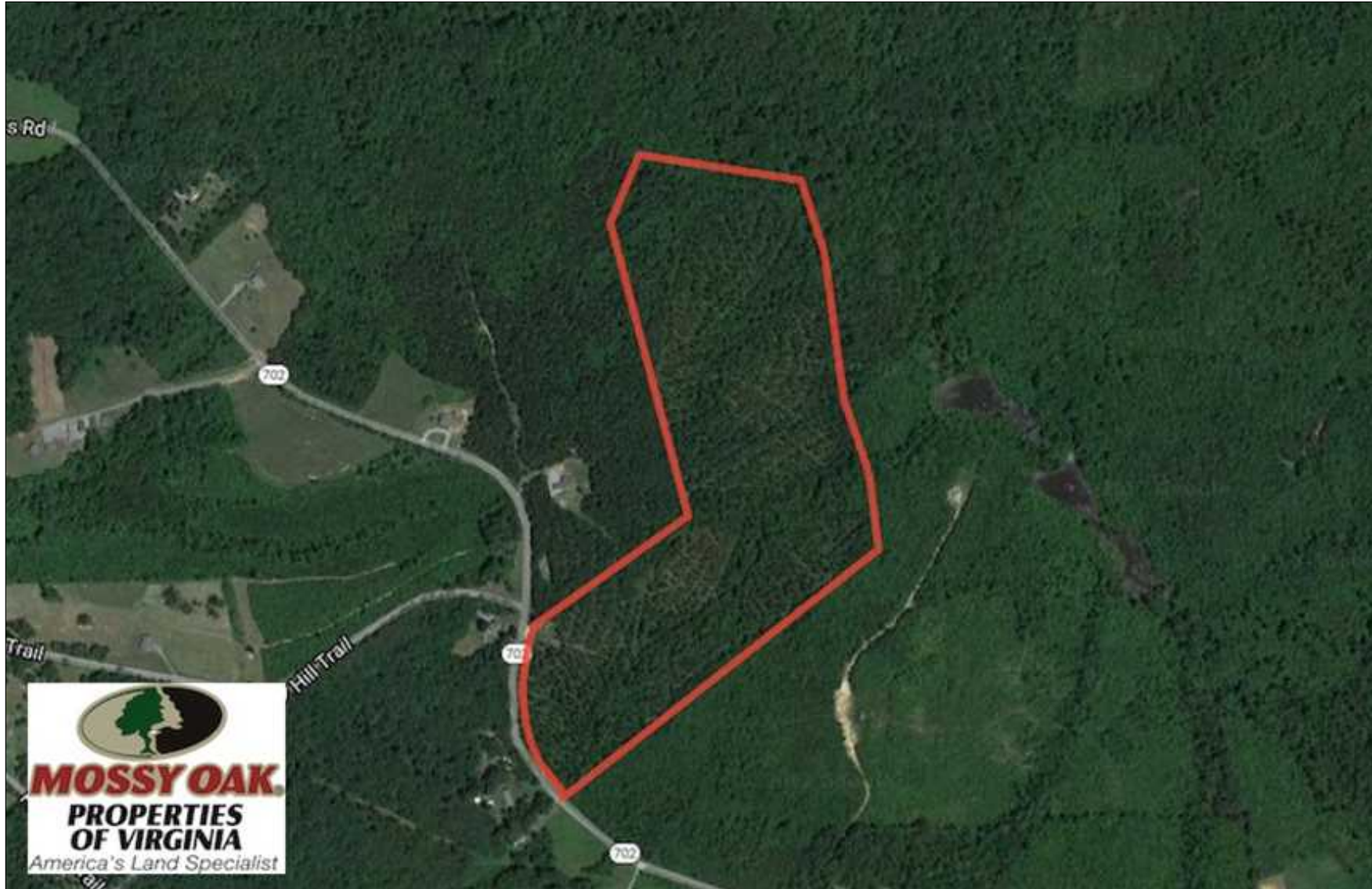


## REDUCED! 45.55 Acres of Recreational Land For Sale in Mecklenburg Co VA!

Address: Off Jeffress Rd, Clarksville, VA 23927



**Johnny Seamster**

434-294-6714 (cell)

[jseamster@mossyoakproperties.com](mailto:jseamster@mossyoakproperties.com)

**Acreage:** 45.5500

**Price:** \$139,900

**County:** Mecklenburg

**MOPLS ID:** 30332

**GPS Location:** 36.6453 X -78.5271

Managed Pine Stand– Minutes from Buggs Island– Investment Property!

45.5 acre stand of managed loblolly pines with ample road frontage. Great recreational, hunting and home site parcel. The pines were plantation planted and have been managed to assure a strong return on investment for years to come. Kerr Lake / Buggs Island and Occoneechee State Park are within 5 minutes from this property. Occoneechee State Park is a step closer to gaining a long-planned splash pool and playground, now that a site has been chosen and a design for the facility is complete. The \$1.5 million project will be built in an open field across from the road leading to the state park marina. The current plan calls for the construction of an 8,000 square foot splash pool, fitted with 16 different water features, a playground, picnic pavilion, restroom facilities and adjacent parking.

Kerr Lake (locally known as Buggs Island Lake) surpassing a combined 1,200 miles of shoreline and 70,000 acres of water to help you enjoy all of your favorite outdoor activities. If you are looking for camping, boating, fishing, hiking, and trail rides, then this is the place to be! Clarksville is just over the lake within five minutes of the property. With main street small business's and plenty of dining experiences.

South Hill is about 20 minutes away providing everything you could need and again some fine dining experiences.

Mecklenburg County is strategically located between Richmond, Virginia, and Raleigh, North Carolina. Points throughout the county boast access to excellent four-lane state highways and/or interstate freeways, which means you get the best of both worlds; rural lifestyle and city access. Our business climate is diverse which creates a strong location environment for prospective investors. Mecklenburg County has also taken the initiative to create several training institutions specializing in manufacturing, technology, healthcare, and computer based courses to support the current and future workforce.

We have nine business / industrial parks, all with available land and each with a graded pad ready to build on. Our business-minded, progressive County Board of Supervisors has demonstrated their forward-thinking plans in equipping our diverse business parks with infrastructure suitable to all of your business start up needs. Mecklenburg Countys tax rates are among the lowest in the state and our land is very affordable.

Microsoft's Data Center is approx 15 minutes from the property.

Mecklenburg Co: <http://www.mecklenburgva.com/home.aspx>

Clarksville: <http://www.clarksvilleva.org/>

South Hill: <http://www.southhillva.org/>

Kerr Lake / Buggs Island: <http://kerrlake.info/>

Microsoft: <http://www.datacenterknowledge.com/archives/2010/08/27/microsoft-picks-virginia-for-major-data-center/>

[Microsoft Expanding In Mecklenburg County, VA For Fourth Time](#)

For an aerial view of the property and its surroundings please click on the link below:

<https://mapright.com/ranching/maps/5edafb84a92207276922a374ae4d2370/share>

For more information on this and other Recreational Land For Sale in Mecklenburg County VA, contact Johnny Seamster at 434-294-6714, email [jseamster@mossyoakproperties.com](mailto:jseamster@mossyoakproperties.com), or visit [mopva.com](http://mopva.com).