

# FOR SALE

General Mahone Hwy | Waverly, VA 23890  
137± Acres | Price: \$616,500



## FEATURES

**137 ACRES** with over a half mile frontage on both sides of US 460

**PROPERTY** has roughly 66 tillable acres, a 7-acre pond, and a mix of transitional timber/planted pines

**ALL UTILITIES** available on site: water, sewer, natural gas, and fiber

**HIGH DEVELOPMENT** potential with frontage on Norfolk Southern Rail Lines and less than 15 minutes from 1-95 and 1-295

**SIGNS OF DEER AND TURKEY** can be found across the entire property and waterfowl have been present in the pond on numerous site visits

**THIS TRACT** is well suited to be managed as a wildlife farm with immediate and long term development potential

For More Information Regarding This Property, Please Contact:

**BRENT ALTAFFER**

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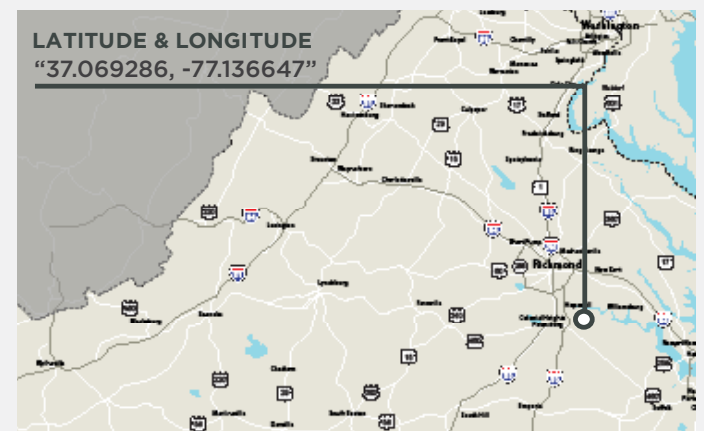
**JOE BUHRMAN**

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jburhman

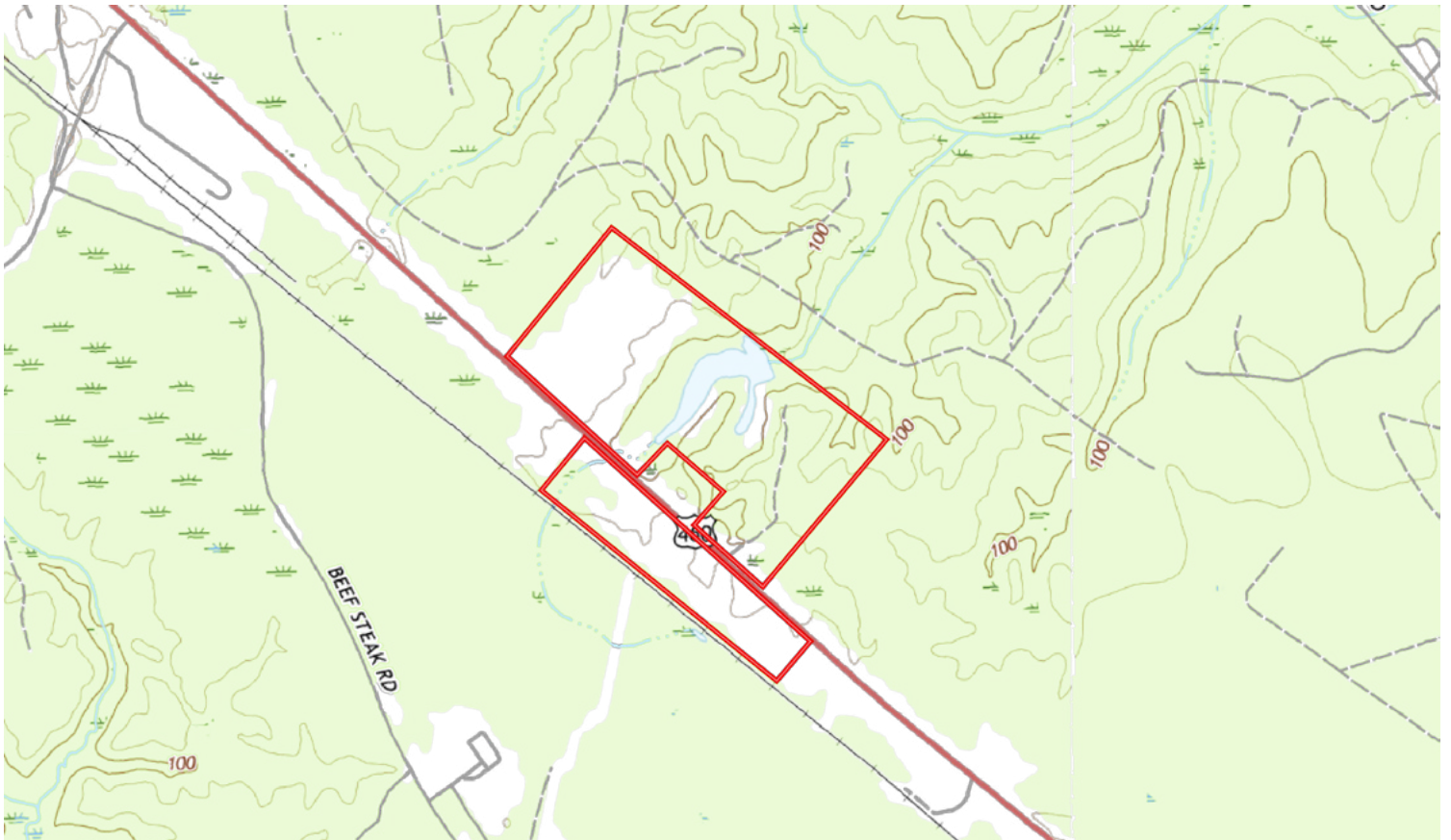
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## VICINITY MAP





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