

\$3,490,000 - 2052 Twenty Two Rd, PAMPLIN

MLS® #VAPE2000080

\$3,490,000

3 Bedroom, 3.50 Bathroom, 3,800 sqft

Residential on 486.00 Acres

NONE AVAILABLE, PAMPLIN, VA

Welcome to a truly extraordinary offering—a 486.78-acre estate purpose-built for the avid hunter, outdoor enthusiast, and discerning buyer. Ideally situated just outside Farmville, VA—home to Longwood University and Hampden-Sydney College—this estate offers rural tranquility with convenient access to central Virginia's vibrant culture and amenities. Featuring prime habitats for whitetail deer, turkey, and bear, this property embodies Virginia's finest hunting grounds, enhanced by years of careful management and conservation. With 7 strategically placed wildlife food plots planted with Whitetail Institute's "Extreme" blend and an engineered trail network spanning 8 miles, this land provides unmatched accessibility for hunting and recreation. Known for its abundant wildlife, this estate has been showcased on nationally syndicated outdoor shows, bringing acclaim as one of the regions premier hunting properties.

Beyond its hunting excellence, the property is a valuable forest investment with over 450 acres of hybrid pine and hardwood, holding significant timber value for future income potential. A



pre-designed
9-acre pond site awaits development,
promising new levels of outdoor enjoyment
while enriching the
ecosystem for generations. Falling Creek runs
along the northern edge, providing a vital
water source
and enhancing the natural beauty of this
exceptional land.

At the heart of the property, a spacious 3,800
sq/ft lodge serves as a perfect gathering place
for
family and friends, blending rustic charm with
modern comforts. This open concept
barndominium
features 3 bedrooms and 2.5 baths, with
elegant granite countertops, custom lighting,
hardwood
floors, and a premium sound system to create
an inviting atmosphere. After a day outdoors,
the lodge
welcomes everyone back with high-quality
furnishings, a fully equipped kitchen, and
comfortable
gathering spaces ideal for making memories
together. An attached 30 ft x 40 ft garage with
commercial-grade refrigerators and freezers
offers ample storage, whether for hunting
provisions or
ingredients for a shared meal.

Outside, the lodge offers a resort-style retreat
with an in-ground pool, integrated spa, and
spacious
poolside cabana. The cabana, complete with a
granite-topped bar, full bath, and outdoor
shower, is
perfect for relaxing with friends and family,
enjoying summer days, or gathering under the
stars.
Beautifully landscaped grounds, surrounded
by privacy fencing, create a private haven for
all to enjoy,

enhancing the lodges role as a place of comfort and connection.

With privacy and security prioritized, the property includes an automatic gated entrance, privacy fencing around the pool, and a full camera system. A 50 ft x 100 ft covered pavilion provides flexible space for gatherings, equipment storage, or events. Included assets such as Redneck blinds, tree stands, a Kubota M5 tractor, and other essential equipment ensure that this property is truly turnkey for the serious hunter and land steward.

This estate is more than just a retreat—it's an investment in one of the country's most esteemed hunting destinations. With a conservation easement on two-thirds of the acreage and options for streambed mitigation and carbon credits, this property represents a rare balance of land stewardship, recreational potential, and high-end amenities. Located within reach of a jet-capable airport in Lynchburg, this property seamlessly blends rugged, hunt-ready terrain with refined living.

Built in 2017

Essential Information

MLS® #	VAPE2000080
Price	\$3,490,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,800
Acres	486.00

Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Other
Status	Active

Community Information

Address	2052 Twenty Two Rd
Subdivision	NONE AVAILABLE
City	PAMPLIN
County	PRINCE EDWARD-VA
State	VA
Zip Code	23958

Amenities

Amenities	Entry Lvl BR, Recessed Lighting, Walk-in Closet(s)
# of Garages	3
Garages	Garage - Front Entry, Garage - Side Entry, Garage Door Opener, Oversized
Has Pool	Yes

Interior

Appliances	Dryer, Dishwasher, Freezer, Microwave, Refrigerator, Stove, Washer
Heating	Heat Pump(s), Zoned
Cooling	Central A/C, Zoned
# of Stories	1
Stories	1 Story

Exterior

Exterior	Metal
Exterior Features	Hot Tub, Privacy Fence
Roof	Metal
Foundation	Slab

School Information

District	PRINCE EDWARD COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	May 15th, 2025
Days on Market	166

Zoning

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Listing Details

Listing Office

Virginia Carolina Realty Inc

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Listing information last updated on October 27th, 2025 at 11:00pm EDT