



Virginia Realty

Property Information

9 +/- acres - Tract 3C
1738 Miller Camp Rd
Buckingham, VA
Buckingham County

911 address is approximate

100 YEARS OF REAL ESTATE EXPERTISE



Virginia Realty

BEAR DAVIDSON

540-687-0050

beardavidsonrealtor@gmail.com

ucviriniarealty.com



Thank you for taking the time to look over this property. My name is Bear Davidson, and I specialize in land, farms, and rural properties throughout Virginia. Whether it's 10 acres or 1,000, my focus is helping buyers connect with land that fits their lifestyle — hunting, recreation, timber, investment, or just a quiet place to call home.

I grew up in agriculture and the outdoors, and that background guides how I approach every property. I walk the ground, study the lay of the land, and learn what makes each tract unique — from the soil and timber to the creeks and views. My goal is to give you an honest, boots-on-the-ground understanding of what this property offers so you can make the best decision possible.

If you have any questions about this property, neighboring tracts, or other opportunities in the area, please don't hesitate to reach out. I'm always glad to talk land, share insight on the local market, and help however I can.

Thanks again for your time and interest. I look forward to the chance to work with you.

540-687-0050
405 VIRGINIA AVE
CLARKSVILLE, VA 23927



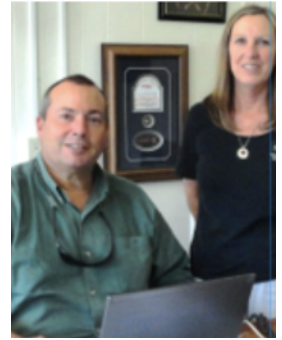
Virginia Realty

BILL BAKER, BROKER

434-917-0778

billbakerauctioneer@gmail.com

ucvirginiarealty.com



Bill Baker is a distinguished figure in the world of real estate, serving as the cornerstone of United Country Virginia Realty for an impressive 37 years, commencing in July of 1990. His stellar career includes a prominent role as the Vice President of United Country Real Estate on a national scale, where he played a pivotal role in developing offices along the Eastern and Gulf Coasts. Bill is also celebrated as an integral member of the United Power Training Team, sharing his wealth of knowledge and expertise from coast to coast.

Notably, Bill has earned the prestigious Summit Elite Award and the coveted Chamberlain Award, a testament to his extraordinary contributions and achievements in the real estate industry. He has emerged as a leader in land sales across Virginia and North Carolina, a testament to his unrivaled expertise in the field.

As the head of a successful 16-person real estate firm with agents spanning across Virginia, North Carolina, and West Virginia, Bill's leadership has been pivotal in shaping the success of the organization. Bill's goals have always been constantly growing great agents, evident when you realize the amount of broker's in the state who came through Bill's business.

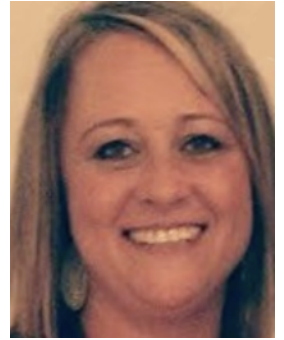
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HOLLY KING, MARKETING DIRECTOR

Office: 434-374-2011
Holly.King88@gmail.com
ucvirginiarealty.com



With an impressive 23-year tenure at United Country Virginia Realty, Holly is a seasoned marketing director known for her unparalleled expertise in all facets of marketing within the real estate realm. She has adeptly managed a wide array of responsibilities, consistently driving successful marketing strategies that have contributed to the agency's continued growth and prominence. Leading a team of 16 agents, Holly brings a wealth of experience to the table, steering the company's marketing efforts with precision and creativity. Outside of her professional achievements, Holly is a devoted family person. She is happily married to her husband Chad and together they have raised three wonderful children.

Holly handles our office marketing where she develops and executes our office Social Media pages, our extensive mailer program, our office catalogs, and continues to build up our use of AI and GIS systems.

Holly's remarkable journey is a testament to her dedication, strategic acumen, and unwavering commitment to both her family and her career.

Her dynamic leadership and profound influence in the real estate marketing arena continue to shape the success of United Country Virginia Realty.

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Property Location





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Property Profile Tour

22+ ACRES
23+ ACRES
9+ ACRES

BUCKINGHAM, VA **BUCKINGHAM COUNTY**

United Country Real Estate Virginia Realty

HUNTING PROPERTIES REALTY

The video thumbnail features an aerial view of a large, wooded property with a river or stream winding through it. In the bottom left corner, there is a portrait of a man wearing a cowboy hat and a plaid jacket. The text "22+ ACRES", "23+ ACRES", and "9+ ACRES" is overlaid in large white font. Below this, "BUCKINGHAM, VA" and "BUCKINGHAM COUNTY" are written in white. The bottom of the thumbnail contains three logos: United Country Real Estate Virginia Realty, a paw print logo, and Hunting Properties Realty.

Take the Video Tour - Click Property Image Above



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Property Details

Property Overview

A 9 acre tract in Buckingham County offering an impressive amount of road frontage and flexibility for a variety of uses. With nearly 1,000 feet of frontage and over 6 acres of 10 year old loblolly pines mixed with hardwoods, the property lays out well for a private homesite, small farm, or future investment. Its shape and frontage give a buyer options, whether that's building tucked off the road or exploring potential for multiple homesites. This tract stands out for its accessibility and versatility, making it a strong option for someone looking to own manageable acreage with room to grow.

Land & Access Features

- 9± acres with a highly usable layout
- Nearly **1,000 feet of state road frontage**
- Excellent visibility and easy access directly off the road
- Multiple potential **homesite locations** across the tract
- Strong frontage to acreage ratio offering flexibility in layout
- No existing driveway, allowing a buyer to position access where desired
- Manageable size with straightforward usability for a variety of plans

Recreational Opportunities

- Quiet rural setting suitable for a **weekend retreat or camp spot**
- Plenty of room for **target shooting or outdoor recreation**
- Easy access makes it convenient for **quick trips and short sits**
- Opportunity to improve with light trail cutting for **walking or ATV use**
- Can be combined with neighboring tracts for expanded **hunting and recreational use**

Building Options

- Strong frontage to acreage ratio allows for **multiple potential homesite options**
- Gently rolling terrain makes it **easy to position a build site**
- Ability to set a home closer to the road or **tucked back for added privacy**
- Ideal for a **primary residence, small farm, or weekend getaway**
- Manageable size for someone looking to build on land without overwhelming upkeep
- Layout lends itself well to a **family build, spec home, or investment hold**

Topography & Water



Tract 3A, 3B, & 3C



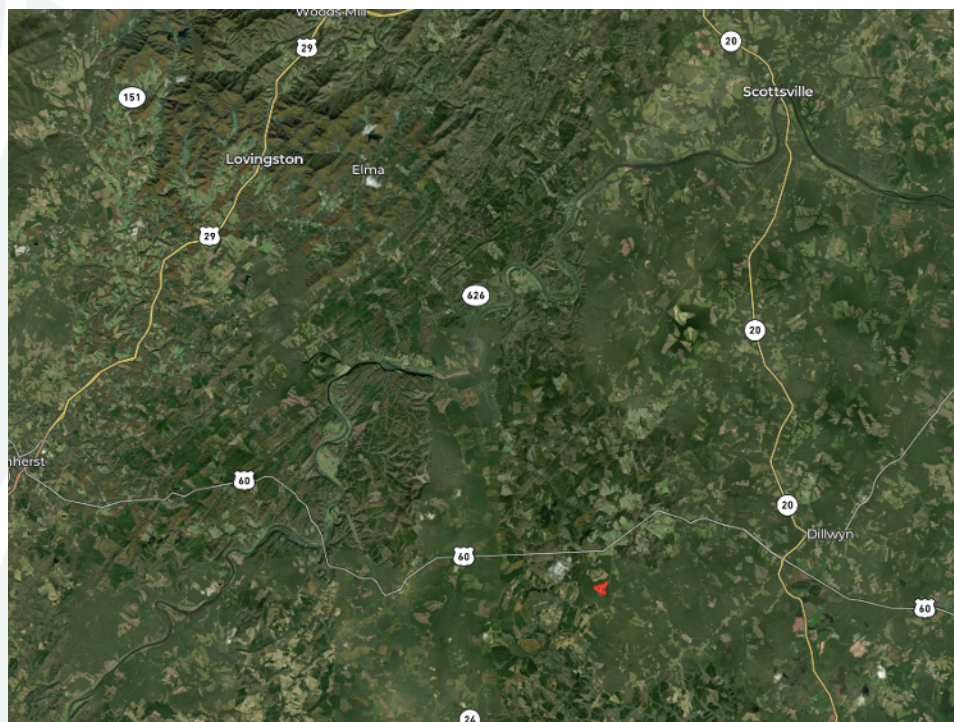
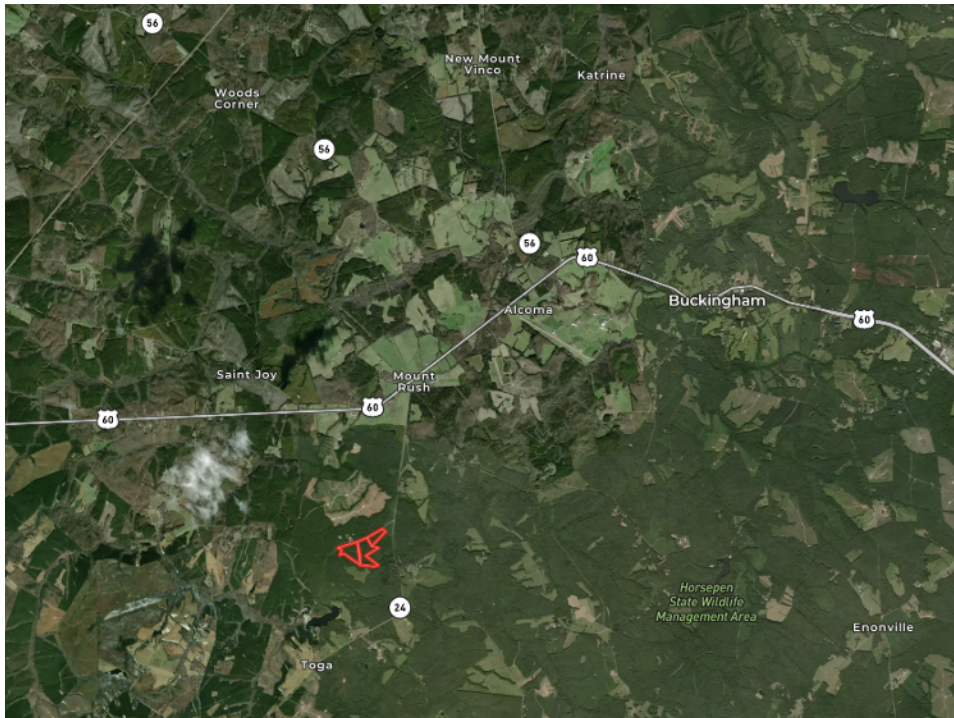
GIS Soil Map





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Property Photos





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JAY HEBERT
2025 - 193 acres

MARJORIE PAUL
2024- 145 acres

WALTER FEURTADO
2025 - 15 acres

CLIENT TESTIMONIALS

I had the pleasure of working with Bear as my agent, and I couldn't be more satisfied with the experience. Bear was incredibly responsive and always available to address my questions and concerns. He worked tirelessly, investing a significant amount of his time and resources to ensure my Madison property was presented in the best light possible. Throughout the entire process I felt that he had my best interest in mind. His dedication and hard work led to a successful conclusion, and we were able to get my property under contract quicker than I expected. I highly recommend Bear to anyone in need of a top-notch real estate agent. Thank you, Bear for the exceptional service!

I am pleased to recommend the services of Bear who is an experienced realtor with United Country Virginia Realty. He has successfully marketed and sold our 145 acre property in Albemarle County. He is very careful to follow the laws and customs of advertising, sales, and settlement, knowledgeable in negotiations and answered all our questions promptly, which was important because my co-owner and I live in different states so everything was done by email and phone calls.

My property sold in ONE day!! When I first called Bear, he asked to walk the property. He called me and said that he needed to clear an area off the road for cars to park so I met him on the property Friday. On Saturday, we put the property on the market and on Sunday we signed the sales contract! I learned that selling land is much different than selling a house and Bear guided us through the process. What we learned about Bear is he's incredibly interesting, furiously honest, and a lot of fun to work with.



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CHARLES KAPUR
2024 - 5 acres

Because of great people like you the world is still functioning. We are so glad you are our agent. The company you work for should be proud and grateful to have someone like you on their side. Appreciate your word, honesty, and trust. God Bless you.

BRENT MILLER
2024 - 58 acres

Bear was amazing. He helped my family purchase a 58 acre property with a cabin that was truly a family dream for over 20 years. It's so hard to find an agent that will call you back, respond via text, and email in such a fast manner. I am sure we'll use him again.

JOYCE ATKINSON
2025 - 295 acres

My husband and I have used Bear as our realtor of choice for the purchases of several properties within the last year. We have found him to be very reliable and honest. He always returned calls promptly no matter when we called him. And answered any questions we had. If he didn't know the answer he would find it for us. He's always willing to go that little bit extra to help us with any problem we had. We plan to use Bear to facilitate any real estate transactions that we have in the future and would not hesitate to recommend him to anyone interested in buying or selling property.



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DONALD GARDNER
2025 - 5 acres

BILLY BRIDGWATER
2025 - 1,044 acres

JOSH SHIFFLETT
2026 - 55 acres

CLIENT TESTIMONIALS

I had the pleasure of working with Bear on the sale of a piece of property recently. I feel that in every step of the process he went above and beyond what I had come to expect from real estate agents.

His level of communication was superb during the entire process. The level of service he gave us is what I'd expect with a large expensive piece of property. The property I was offering was much smaller but you'd never know it with his commitment to me as a seller.

I cannot recommend Bear enough for any of your real estate needs

It took me a year and a half of trying to sell a large piece of property in my family's trust before contacting Bear. The first one-on-one meeting had proved to me that I had made a good choice to get this property sold. Not only did he have experience and connections to sell a piece like this. There were a few issues with the property as is every property. His dedication and willingness to keep me abreast of what was happening made this experience as pleasant as could be. If you have a piece of real estate that you need to sell, I would highly recommend Bear Davidson; a Goldy man with a passion for a job well done.

In the spring of 2025 my wife and I were thinking of selling our farm, it was in the "want to" stage and the "how to" was not a sure thing. I went to the mailbox and in it was a letter from Bear Davidson, saying let me sell your property. We read it and decided to call and talk to him. We met a young man with a desire to make dreams come true, he was there not to make money for himself but to help us. We got out of the way and he began the process of selling. End of story, we sold and are going on with our life and in the process we have made a friend for life. It was a great day when we met and can without a doubt say he can and will be a great help for you.