

PUNGO FARM HUNT CLUB

Virginia Beach County



Video



COMMONWEALTH
LAND

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FOR MORE INFORMATION:



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*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*



1 The Offering

PROPERTY DETAILS

Welcome to Pungo Farm Hunt Club, one of the oldest waterfowling properties in North America. Located along the famed Back Bay corridor, this is one of the most historically significant migration spots for waterfowl in the entire Atlantic Flyway. This offering is the first time in over a century the storied property has been offered to the public. This once-in-a-generation opportunity combines natural beauty, historical legacy, and premium waterfowl habitat in one of the most ecologically important waterways in the US. Pungo Farm Hunt Club is steeped in waterfowling lore. Back Bay, once dotted with exclusive duck clubs and historic blinds, has long drawn sportsmen from across the nation. This property is recognized as one of the oldest continually hunted tracts in the region, with hunting records and stories that date back well over a century. In the golden age of gunning—when wooden decoys, sink boxes, and punt guns were the tools of the trade—Pungo Farm Hunt Club was already a revered destination. Its legacy is preserved in photographs, journals, stories, and log books, and is carried on through ownership today.



2 History

HISTORIC CLUBS

At the convergence of Back Bay and the Currituck Sound, just south of Pungo Farm Hunt Club, was Live Oak Point. Currently it is the 8,200 acre Mackey Island National Wildlife Refuge, but in the early 20th century it belonged to Joseph Knapp, the founder of Ducks Unlimited. It was along the marshes of the Currituck Sound and Back Bay where wealthy businessmen

from the New York and the northeast began travelling to for their waterfowl hunting outposts. The influx of waterfowl hunting in the late 1800s and early 1900s led to the founding of historic clubs such as the Princesse Anne Club, Pungo Farm Hunt Club, the Currituck Shooting Club, the Whalehead Club, and dozens more. Pungo Farm Hunt Club has been an active waterfowl club for almost a century with an

approximate founding in the year 1938. For most of Pungo Farm Hunt Club's history, it has been strictly marsh hunting, until an impoundment was constructed in 2008 to allow for a private waterfowl refuge on property. The club has continued to have rich success in waterfowl harvest even in years of mild weather due to centuries of imprinting to historic Back Bay and the Currituck Sound.



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ESTABLISHED
BLINDS

3 Wildlife & Habitat

LOCATED WITHIN THE BACK BAY
NATIONAL WILDLIFE REFUGE ECOSYSTEM

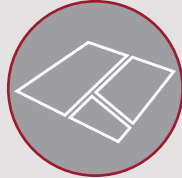
COMPOSITION



557
TOTAL ACRES



2,250[±]_{SF}
Lodge with outbuildings,
as well as guest house



7
TOTAL TAX
PARCELS

PRICE

\$2,000,000

A DIVERSE MIX OF HABITAT TYPES

Managed impoundment with multiple wells, natural marsh, upland buffers, and mature timber stands

Ample food sources: wild rice, millet, smartweed, acorns, various planted crops, and submerged aquatic vegetation

ACTIVE FLYWAY CORRIDOR WITH CONSISTENT SEASONAL MIGRATION TRAFFIC

Mallards	Tundra swans	Bald eagles
Black ducks	Snow geese	Osprey
Pintails		Shorebirds
Gadwall		Migratory songbirds
Teal		



Photo credit: USFWS

4 Hunting Features and Investment Highlights

- ▶ **MANAGED IMPOUNDMENT WITH MULTIPLE WELLS**
- ▶ **BOAT ACCESS AND ATV TRAILS**
- ▶ **APPROXIMATELY 30 ACRES OF OPEN FIELD**
- ▶ **WORLD CLASS FISHING**
- ▶ **OPPORTUNITY FOR EXPANSION THROUGH MULTIPLE IMPOUNDMENTS OR CLUB AMENITIES**

TROPHY ASSET

One of the last great private hunting properties in coastal Virginia

CONSERVATION VALUE

Eligible for conservation easements and potential tax benefits

LEGACY PROPERTY

Ideal for private family retreat or exclusive sporting club

BIODIVERSITY

Stronghold for wildlife, backed by ecological integrity and location





LEGEND

- 1 Impoundment
- 2 Open Field
- 3 Guest House
- 4 Club House
- 5 Dock

5 Access & Location

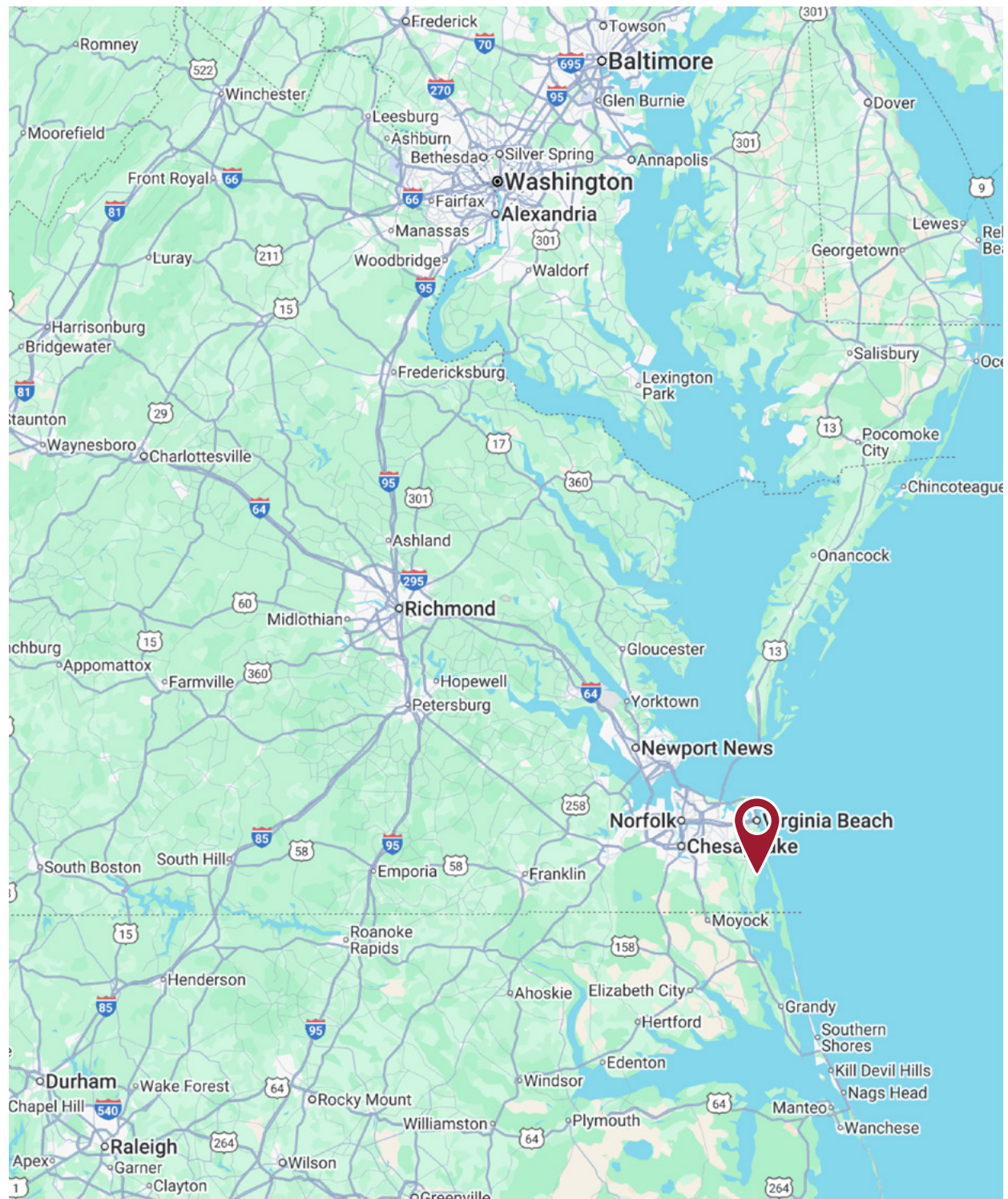
	Miles:
Virginia Beach Boardwalk	12
Norfolk International Airport	22
Richmond International Airport	106
Raleigh, NC	202
Washington, DC	209
Baltimore, MD	258

Nearby Attractions

Virginia Beach Oceanfront, Back Bay Wildlife Refuge, Rudee Inlet, First Landing State Park, Norfolk Premium Outlets, the Outer Banks, and many more.

6 Conservation & Stewardship

Given its ecological and historical value, Pungo Farm is a prime candidate for conservation stewardship. There are seven tax parcels and no known property restrictions. The property is located in an area of high ecological importance with nearby development, allowing for numerous possibilities though conservation easements and alternate programs providing future financial returns.







COMMONWEALTH LAND

Commonwealth Land is the region's leading source for buying and selling rural, agricultural, recreational and timber investment land with 100 or more acres. We operate a proprietary database that matches buyers and sellers and provides comparable data to inform each deal. We are an independent company owned by Commonwealth Commercial Partners, LLC, a full service commercial real estate company with a regional presence. Our team utilizes commercial real estate best practices, leveraging the research, technology and marketing power of our large institutional firm, while using old fashion hard work and communication that rural landowners know and expect from a local broker.

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