



Tract B408 Cherry Tree Turnip Creek-4

214 Acres
Charlotte County, Virginia
Property Price : \$530,317 (\$2,475/acre)



Acreage:

214.27 +/-Acres

General Description:

The Turnip Creek-4 tract is 214.27 acres located 9.80 miles northeast of Brookneal, VA, off of Floralee Road (Route 621). This property lays rolling with Turnip Creek on the Western side of the property. The timber consists of 15 acres of 1983 planted Loblolly pine, 124 acres of 2013 planted Loblolly pine, 23 acres of 2016 planted Loblolly pine, 4 acres of 1932 hard hardwood, 19 acres of 1976 hard hardwood, 25 acres of 1963 soft hardwood, and .5 acres of 1987 soft hardwood. The Turnip Creek-4 tract has great wildlife habitat along with good timber making this property an ideal long-term investment and hunting tract. This tract will need to be surveyed and approved by County before closing.

Investment:

\$530,317 (\$2,475/acre)

Tax ID:

21-A-9

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

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Location/Directions:

Contact Carwin Owens for property showing.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber, LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

