



Tract B523 Dukes BA Tract 6

36 Acres
Brunswick County, Virginia
Property Price : \$120,000 (\$3,333/acre)



Acreage:

36 +/- Acres

General Description:

36+/- Acres of pure country magic! Nearly 14 acres of cleared pastureland that has been well groomed and lays beautifully over the rolling hills! The remaining 22 acres are mixed timberland with sections of pine and hardwood bottomland. Residential, agricultural, recreational and investment all have their place here! Excellent Hunting property with a border along Roses Creek giving you a natural wildlife travel corridor between bedding and feeding areas with deer signs all over this property! This property has an underground gas line near the creek and overhead powerlines giving you prime shooting lanes, but thankfully these spots are not in a place that will limit your uses or homesite potential in the pastureland! Looking for this as a fun investment? This pastureland has great potential for farm leases for either cattle or hay and could easily be turned into cropland. The timber has some value as well if needed but would have some limitations due to the gas line on the western end of the property. This property is at the end of Harmony Grove Road which is accessed by a private deeded easement with an electric gate for extra peace and quiet! You share this location with only one other neighbor so there is no traffic, no restrictions, and just freedom and peace and quiet! Excellent place to build a homesite and build your dream mini-farm.

Investment:

\$120,000 (\$3,333/acre)

Tax ID:

63-1

Agent:

Zach Antill
252-676-0888

✉ contact@advancelandandtimber.com

☎ (803) 957-9503

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Location/Directions:

Call today for more details! You can reach the agent Zach Antill directly at (252) 676-0888 or email him at zach@advancelandandtimber.com.

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, direct 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.

