



Tract B503 Brown Tract

330 Acres
Charles City County, Virginia
Property Price : \$718,000 (\$2,175/acre)



Acreage:

330+/-Acres

General Description:

The Brown Tract is 330 acres located approximately 18 miles southeast of Richmond and 3 miles west of Charles City just off of John Tyler Memorial Hwy. (Rt. 5). This tract lays flat with Gunns Run making up the northern boundary. The property is accessed by two prescriptive easements, one from John Tyler Mem Hwy. (Rt. 5) and the other from Barnetts Road (Rt. 609) (see road in yellow on aerial). The timber consists of 104 acres of 2020 planted Loblolly Pine and 189 acres of 1950s natural hardwood pine mix.

The Brown tract has excellent habitat for wildlife, hardwood bottomland for deer, turkey, bear along with 37 acres of wetlands and open water for waterfowl. This property is ideal for a timber investment along with great recreational opportunities.

Investment:

\$718,000 (\$2,175/acre)

Tax ID:

38-103, 39-17

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

☎ (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

Contact Mr. 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, 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, 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.

