



Tract B516 Pacini (Just Reduced)

9 Acres
Pittsylvania County, Virginia
Property Price : \$375,000 (\$62,500 land
value, \$312,500 house value)



Acreage:

9+/-Acres

General Description:

Less than 15 minutes away from the city of Danville VA, 1548 sq ft. 3-bedroom 1-bathroom farmhouse on nearly 10 acres with at least two more 9 acre parcels available for additional purchase to turn this into a 28-acre farm! Gorgeous hardwood and mixed pine timberland making for excellent deer and turkey hunting. Open space up front near the house for gardening and mini farming. Detached 2 car garage with 400 sq. ft. of heated overhead bunkroom space fully equipped with a full bathroom and a mudroom. Excellent starter home, or place to retire; talk about a turnkey set up that already has the bunkrooms set up for the kids and grandkids to come visit!

This home is being sold As Is and will also include many of the items and furniture seen in the photos and during showings. A detailed list of what the seller will be removing will be included upon contract signing.

Investment:

\$375,000 (\$62,500 land value, \$312,500 house value)

Tax ID:

1460-21-4898 and 1460-22-1236

Agent:

Zach Antill
252-676-0888

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

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, 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.

