



Tract B641 Little White Creek

55 Acres
Goochland County, Virginia
Property Price : \$321,300 (\$5,862/acre)



Acreage:

54.81 +/-Acres

General Description:

The Little White Creek Tract is 54.81 acres of mature hardwood located just a few minutes off the Shannon Hill exit and Rt. 64 situated directly between Richmond and Charlottesville. This property has a road system that wraps around the boundary lines of the tract allowing for access throughout. Little White Creek cuts the property in half toward the middle and is a nice flowing stream. This property has great hardwood timber value with several different species being prevalent on the tract including White Oak and Poplar. This property has been hunted in recent years and has incredible wildlife and recreational opportunities. Accessed by a very nice, deeded right-of-way approximately 15 yards off Payne Drive. This property is ready to be used in several different ways. 45 minutes from Richmond, 30 minutes from Short Pump, and 35 to Charlottesville.

Investment:

\$321,300 (\$5,862/acre)

Tax ID:

4-1-0-49-0 & 4-1-0-49-A

Agent:

Ben Jauch
434-849-4404

✉ contact@advancelandandtimber.com

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Location/Directions:

Contact Ben Jauch 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.

