



Tract B482 Cherry Tree Turnip Creek (New Listing)

829 Acres
Charlotte County, Virginia
Property Price : \$2,029,040 (\$2,446/acre)



Acreage:

829.45 +/-Acres

General Description:

The Turnip Creek tract is 829 acres located 9.5 miles northeast of Brookneal, VA, with approximately 5,000' of frontage on Floralee Road (Route 621).

This property lays rolling with Turnip Creek on the north and west side of the property. The tract also adjoins a 2-acre pond with access.

- The timber consists of the following.
- 110 acres of 2011 planted Loblolly pine.
- 150 acres of 2013 planted Loblolly pine.
- 57 acres of 2016 planted Loblolly pine.
- 91 acres of 2019 planted Loblolly pine.
- 69 acres of 2022 planted Loblolly pine.
- 72 acres of 2024 planted Loblolly Pine.
- 252 acres of 1963-1976 hardwood and soft hardwoods.

A terrific timber tract along with great wildlife habitat makes this property an ideal long-term investment and hunting tract.

Investment:

\$2,029,040 (\$2,446/acre)

Tax ID:

21-A-6, 21-A-8, 21-A-9, 21-A-11

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

Contact Carwin Owens for property showing.

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.

