



Tract B689 JR Bridwell

90 Acres
Fluvanna County, Virginia
Property Price : \$270,000 (\$3,000/acre)



Acreage:

90.00 +/- Acres

General Description:

The JR Bridwell Tract is 90 acres located 6 miles east of Scottsville just off of Hardware Road. This tract is accessed by a Deeded Row and the adjoining landowner has a ROW across the property. This property lays rolling with a small creek running through the middle of the tract. The timber consists of 67 acres 2023 planted Loblolly and 21 acres of mature hardwood. The Bridwell tract is an excellent opportunity to own a nice estate property and a long-term timber investment.

Investment:

\$270,000 (\$3,000/acre)

Tax ID:

48-A-47

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

Contact 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.

