



Tract B770 Bethlehem-1

248 Acres  
Caroline County, Virginia  
Property Price : \$743,109 (\$3,000/acre)



**Acreage:**

247.70 +/-Acres

**General Description:**

The Bethlehem-1 Tract is 247.7 acres located 20 miles East of Bowling Green and 35 miles Southeast of Fredericksburg. The property is accessed by a deeded Right of Way from Bethlehem Road (Rt. 636). This parcel lays gentle rolling with a creek and a beaver swamp on the western part of the property. The timber consists of 14 acres of 1971 planted Loblolly pine, 158.5 acres 2018 planted Loblolly pine, 49.58 acres of 2023 planted Loblolly pine and 19 acres of 1970s natural hardwoods. The Bethlehem Tract is an excellent opportunity for a long-term timber investment and recreational property. This property will need to be surveyed and approved by the county before closing.

**Investment:**

\$743,109 (\$3,000/acre)

**Tax ID:**

62-A-14, 62-A-15A, 62-A-10

**Agent:**

**Carwin Owens**  
**434-841-0784**

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**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, 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.*

