



Tract B879 Taeda Timber

140 Acres  
King William County, Virginia  
Property Price : \$700,000 (\$5,000/acre)



**Acreage:**

140+/- Acres

**General Description:**

The Taeda Timber Tract is 140 acres located on Custis Mill Pond (Rt. 625) in the Wakema area of King William Loretto and 7 miles Northwest of West Point. Located about 3 miles off Route 30 which connects Central Garage and West Point.

This tract lays flat with 2,615' of road frontage. The timber consists of 130 acres of 2018 planted Natural regrowth with a mix of Pines and Hardwoods. This tract is an excellent opportunity for a long-term investment, a Residential Development or a small farm. This property has a major KW transmission line that splits the center of the parcel which can create hunting opportunities along with a swamp on the southern border that has waterfowl as seen in the pictures.

**Investment:**

\$700,000 (\$5,000/acre)

**Tax ID:**

48-26A

**Agent:**

**Jake Fletcher**  
**804-387-3172**

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**Location/Directions:**

Contact Jake Fletcher 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.*

