



Tract B777 Cherry Tree Penland 1&2 (New Listing)

64 Acres  
Buckingham County, Virginia  
Property Price : \$260,269 (\$4,036/acre)



**Acreage:**

64.48 +/- Acres

**General Description:**

The Penland 1&2 Tract is 64.48 acres located on Ridge Road (Rt. 676) 15 miles Southeast of Scottsville and 7 miles south. This parcel lays gentle rolling with Rocky Creek flowing through and a nice mature hardwood buffer. The timber consists of 18 acres of 2017 planted Loblolly Pine, 24 acres of 2022 planted Loblolly Pine and 20.7 acres of mature hardwoods. The Penland 1&2 tract is an excellent property for a timber investment along with great recreational opportunities.

This property will need to be surveyed and approved by the county before closing.

**Investment:**

\$260,269 (\$4,036/acre)

**Tax ID:**

53-23, 53-35

**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, 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.*

