



Tract B910 Hope Tract (New Listing)

200 Acres

Louisa County, Virginia

Property Price : \$798,400 (\$4,000/Acre)



Acreage:

199.6 +/- Acres

General Description:

The Hope tract is 199 acres located on Hopeful Church Road (Rt. 664) in the Bumpass area of Louisa, however Hopeful church road splits Louisa and Hanover and 5 miles West of Montpelier, Virginia. Located about 1.5 miles off Route 33 with a major connection between Ashland and Charlottesville. This tract lays flat with 3,408 feet of road frontage. The timber consists of 88 acres of 2024 planted Loblolly pine that was reforested by Three Rivers Forestry out of Tappahannock. The existing 67 acres of Standing Timber has a current timber contract and will not be conveyed with this sale. There is also 30 acres of open land that is currently being farmed by a local farmer. The remaining acreage consists of swamp and stream buffers. This tract is an excellent opportunity for long-term investment, residential development or a small farm. This property has a major upside with the recent developments of Louisa County.

Investment:

\$798,400 (\$4,000/Acre)

Tax ID:

99-64

Agent:**Jake Fletcher**
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📞 (803) 957-9503

www.advancelandandtimber.com**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.

