



Tract B821 BK1442-1

221 Acres
Charlotte County, Virginia
Property Price : \$712,551 (\$3,225/acre)



Acreage:

220.94 +/- Acres

General Description:

The BK1442-1 Tract is 220.94 acres located east of Red House in Charlotte County on Hunters Road (Rt. 736). This tract lays rolling with long frontage on Big Cub Creek and with an interior road system to provide access throughout the property. The merchantable timber is made up of 53.16 acres of 1994-95 planted Loblolly pine and 66 acres of 1921 hardwoods, the remaining timber is 54 acres of 2019 planted Loblolly pine and 43 acres of 2024 planted Loblolly Pine. The BK1442 tract is a solid timberland investment with great recreational hunting opportunities. This property will need to be surveyed and approved by the county before closing.

Investment:

\$712,551 (\$3,225/acre)

Tax ID:

2-1-1, 3-1-2A, 3-1-2

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, 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.

