



Tract B962 DTOF Louisa (New Listing)

264 Acres
Louisa County, Virginia
Property Price : \$1,366,252 (\$5,175/acre)



Acreage:

264 +/- Acres

General Description:

The DTOF Tract, spanning 264 acres, is located just north of Louisa, off Ellisville Drive (Rt. 669) at the end of Bannister Town Road. This property is conveniently situated, being only 35 minutes from Charlottesville and 55 minutes from Richmond. The land features rolling terrain with Chaney Creek flowing through its northern section and Gold Mine Creek forming the eastern boundary. The timber on this tract includes 72 acres of Loblolly pine planted in 1987, 51.7 acres of Loblolly pine planted in 2023, and 128.7 acres of natural hardwoods dating back to 1965. This tract is ideal for a large farm or estate, offering excellent habitat and recreational hunting opportunities for deer, turkey, waterfowl, and quail. Additionally, the interior road provides excellent accessibility throughout the property, making it a prime opportunity to own a substantial parcel in Louisa County.

Investment:

\$1,366,252 (\$5,175/acre)

Tax ID:

26 9

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

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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.

