



Tract B963 Giannini Tract (New Listing)

62 Acres
Albemarle County, Virginia
Property Price : \$235,000 (\$3,761/acre)



Acreage:

62.47 +/-Acres

General Description:

The Giannini Tract encompasses 62.47 acres and is located 2.25 miles north of Howardsville and 27 miles from Charlottesville on Mt. Alto Road (Route 735). The land features hilly topography, with elevations between 645 feet in the north and 450 feet in the south. The site contains mature mixed hardwood timber and a perennial creek along its southern boundary. Potential uses for the property include serving as a home site or small farm, and with its wildlife habitat it also offers opportunities for recreational hunting.

Investment:

\$235,000 (\$3,761/acre)

Tax ID:

#13300-00-00-07100 (30.14 +/- acres) and 13300-00-00-01000 (32.33 +/- acres)

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.

