



Tract B688 JR Martin Pitts-1

132 Acres
Fluvanna County, Virginia
Property Price : \$410,626 (\$3,100/acre)



Acreage:

132 +/- Acres

General Description:

The Martin Pitts Tract is 132 acres located on Haden Martin Road near Kidds Store. This parcel is located 15 miles from Zion Crossroads. The tract lays rolling with a small creek going through the northern portion of the property. The timber consists of 24 acres of 1973 planted Loblolly pine, 5 acres of 1987 planted Loblolly pine, 78 acres of 2024 planted Loblolly pine and 16 acres of mature hardwoods. There is a utility line crossing the property allowing for food plots for wildlife. The Martin Pitts property is an excellent tract for timber investment, estate and or recreational opportunities.

Investment:

\$410,626 (\$3,100/acre)

Tax ID:

40-A-46, 40-A-51

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, 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.

