



Tract B819 Appomattox Rogers-4

126 Acres
Charlotte County, Virginia
Property Price : \$408,456 (\$3,222/acre)



Acreage:

126.34 +/-Acres

General Description:

The Rogers-4 tract is 126.74 acres located on Woodfork Road (Rt. 650) 2 miles north of Charlotte Courthouse and 10 miles west of Keysville. The tract lays rolling with Wards Fork Creek making up the northern boundary line. This parcel has approximately 3,000' of paved state road frontage with a good interior road to access the property. The timber consists of the following, 32.8 acres of 2003 planted Loblolly pine, 22.4 acres of 2024 planted Loblolly pine and 68.9 acres of mature natural hardwoods.

This property is a great timber investment along with strong recreational opportunities.

Investment:

\$408,456 (\$3,222/acre)

Tax ID:

38-1-3

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.

