



Tract B980 Chesapeake George Rae (New Listing)

138 Acres
Greensville County, Virginia
Property Price : \$547,935 (\$3,975/acre)



Acreage:

137.84 +/-Acres

General Description:

The George Rae Tract, encompassing 137.84 acres, is situated roughly 5 miles north of Emporia on Slagles Lake Road (Rt. 610). Access to this property is via Slagles Lake Road, and the terrain features gentle rolling hills to flat areas, with the southern boundary defined by a blackwater creek called Three Creek. The timber on this tract includes 22 acres of Loblolly Pine planted in 1998, 61 acres of Loblolly Pine planted in 2004, and 45 acres of mature hardwoods. Additionally, a powerline runs through the property, creating 8 acres of open land that is ideal for wildlife habitat. The George Rae Tract boasts exceptional wildlife habitats for deer, turkey, and ducks, making it an excellent recreational property as well as a sound timberland investment.

Investment:

\$547,935 (\$3,975/acre)

Tax ID:

7464-08-2113

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

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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.

