



Tract C41 Tanager ET2 2020 (New Listing)

153 Acres
Fluvanna County, Virginia
Property Price : 595,000 (\$3,886/acre)



Acreage:

153.12 +/-Acres

General Description:

The ET2 2020 Tanager Tract comprises of 153 acres and is situated 10 miles east of Scottsville and 3.5 miles south of Kidds Store, just off Shores Road. This property features gently rolling terrain with a small spring flowing through its center. The timber on the tract includes 92 acres of Loblolly Pine planted in 2001, 11 acres of natural Loblolly Pine from 1940, and 50 acres of natural hardwoods dating back to 1945. The ET2 2020 tract benefits from a well-maintained interior road system and is accessible via a deeded right-of-way. With access to power, this property is ideal for a small farm or as a timber investment.

Investment:

595,000 (\$3,886/acre)

Tax ID:

1746

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.

