



Tract B690A JR C.B. Moon-1 (New Listing)

116 Acres  
Fluvanna County, Virginia  
Property Price : \$334,808 (\$2,875/acres)



**Acreage:**

116 +/-Acres

**General Description:**

The C.B. Moon-1 Tract is 116 acres located 3.5 miles east of Scottsville from West River Road (Rt. 6) by a deeded right-of-way. This tract lays rolling with the Hardware River making up the southern boundary. The timber consists of 84.8 acres of 2023 planted Loblolly pine and 30 acres of mature hardwoods. The C.B. Moon property is an opportunity to own a good timber investment along with recreational opportunities.

**Investment:**

\$334,808 (\$2,875/acres)

**Tax ID:**

2040 and 2039

**Agent:**

**Carwin Owens**  
**434-841-0784**

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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.*

