



Tract C95 Tanager ETS-2006 (New Listing)

271 Acres
Richmond County, Virginia
Property Price : \$780,000 (\$2,875/acre)



Acreage:

271.3 +/- Acres

General Description:

Tanager 2006 Tract Overview
Location and Access

The Tanager 2006 tract is situated in Farnham, Richmond County, with access from Dogwood Drive via a historical prescriptive easement just off Route 3. The property features gently rolling terrain, and Totuskey Creek forms the northern boundary. An excellent internal road system provides well-maintained access to most areas of the tract.

Timber Resources

The timber on this property includes 106 acres of Loblolly pine planted in 2003, 72 acres of Loblolly pine planted in 2012, and 93 acres of natural hardwoods that date back to 1922.

Investment and Recreation

Tanager 2006 presents an excellent opportunity for timber investment. The property also offers recreational activities, including hunting for deer, turkey, and ducks.

Residential Potential

The tract is well suited for a homestead, with nearby utilities making future development convenient.

Investment:

\$780,000 (\$2,875/acre)

Tax ID:

32-93

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.

