



Tract C98 Tanager ETS-2012 (New Listing)

220 Acres
King and Queen County, Virginia
Property Price : \$634,000 (\$2,877/acre)



Acreage:

220.3 +/-Acres

General Description:

Property Overview

The Tanager 2012 Tract encompasses 220 acres and is situated in Cauthornville, King and Queen County, approximately 11 miles northeast of Central Garage. Access to the property is provided via Pollards Lane, which is just off Owens Mill Road. The land features gently rolling terrain, with Chapel Creek forming the western boundary. A well-established interior road system allows access to most areas of the tract.

Timber and Land Use

The timber resources on the property include 11 acres of Loblolly pine planted in 1984, 92 acres of Loblolly pine planted in 2011, 51 acres of Loblolly pine planted in 2023, and 65 acres of natural hardwoods established in 1901. The Tanager 2012 Tract offers excellent potential for timber investment, recreational activities, and the possibility of developing a small farm.

Investment:

\$634,000 (\$2,877/acre)

Tax ID:

32 9R 824 and 32 9R 850A

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.

