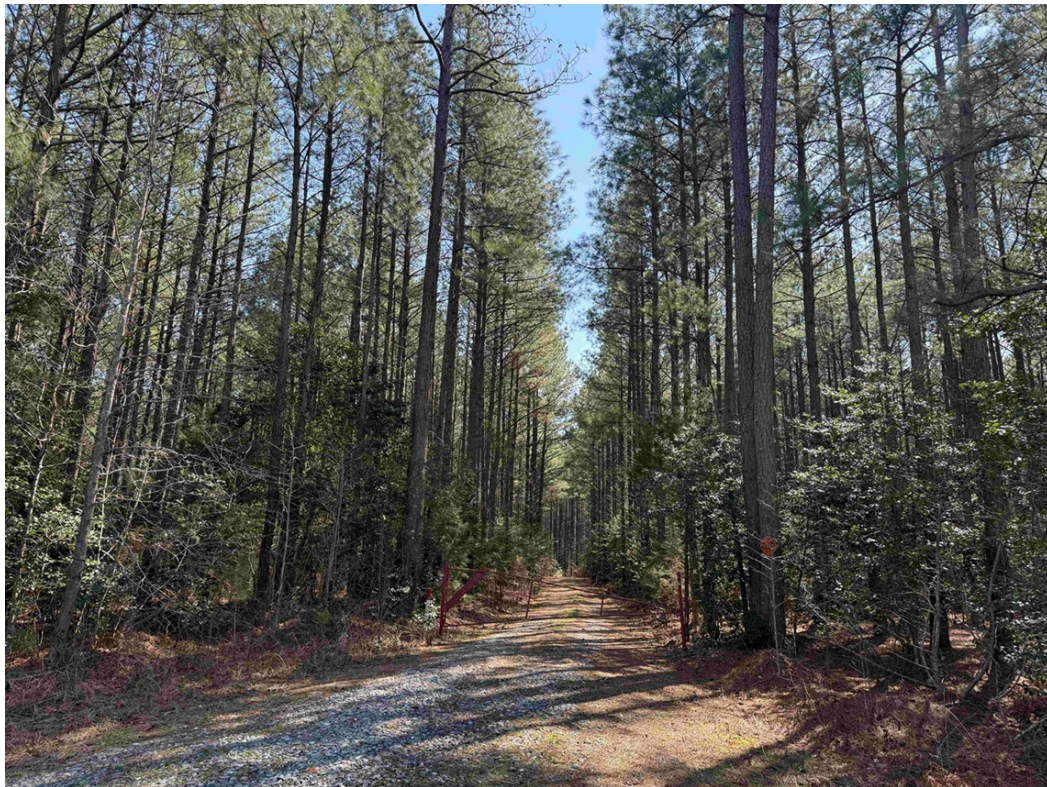




Tract C99 Tanager ET2-2024

131 Acres  
Middlesex County, Virginia  
Property Price : \$600,000 (\$4,595/acre)



**Acreage:**

130.6 +/-Acres

**General Description:**

Description of Tract

The Tanager 2024 Tract is situated approximately six miles west of Saluda, accessible via Route 17. This property features 1,273 feet of road frontage along Water View Road, as well as additional frontage on Route 17. The land is characterized by gently rolling terrain and includes a well-maintained interior road that provides convenient access to most areas of the tract. A small spring also flows through the property, adding to its natural appeal.

The timber resources on the tract are diverse, consisting of 64 acres of Loblolly pine planted in 1997, 45 acres of Loblolly pine planted in 2010 that have since been thinned, and 21 acres of mature hardwoods. This combination enhances the property's value as a timber investment. In addition, the tract offers excellent potential for establishing a homestead and provides recreational opportunities.

**Investment:**

\$600,000 (\$4,595/acre)

**Tax ID:**

12 98, 12 95, 12 94

**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, 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.*

