



Tract C100 Tanager ET2-2031 (New Listing)

2,120 Acres
Mathews County, Virginia
Property Price : \$8,250,000 (\$3,901/acre)



Acreage:

2,120 +/-Acres

General Description:

[Tanager 2031 Tract Overview](#)

The Tanager 2031 tract is a significant property encompassing 2,120 acres in Mathews County, situated approximately 6.5 miles north of Gloucester. This expansive tract features about 3,000 feet of frontage along John Clayton Memorial Highway (Route 14), 3,100 feet on Windsor Road (Route 3), and 600 feet on Ridge Road. Additional access is available from Vaux Hall Road via Buckley Hall Road (Route 198). The property is conveniently located within five miles of Chesapeake Bay and just six miles from Gwynn Island.

[Property Features](#)

Comprising eight tax parcels, the tract is zoned for agricultural use. The land is generally flat and is enhanced by an extensive network of interior roads, providing access throughout most of the property.

[Timberland Details](#)

The timberland consists of 1,630 acres of planted Loblolly pine, 287 acres of natural Loblolly pine, and 186 acres of mature natural hardwoods. Substantial timber volumes are present, with pine saw timber accounting for 54% of the total volume. For further details, refer to the attached timber files.

As one of the largest contiguous tracts in Mathews County, Tanager 2031 offers diverse income opportunities and stands out as an exceptional property to consider.

Tax Map Parcels

13-A-4

9-A-31

14-A-1

9-A-30

14-A-5

14-A-11

19-1-1

14-A-3

Investment:

\$8,250,000 (\$3,901/acre)

Tax ID:

13-A-4, 14-A-1, 9-A-31, 9-A-30, 14-A-5, 14-A-11, 19-1-1, 14-A-3

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.

