



Tract C74 Tonguequarter

199 Acres
Buckingham County, Virginia
Property Price : \$495,000 (\$2,487/acre)



Acreage:

199+/-Acres

General Description:

The 199-acre Tonguequarter Tract is located south of Dillwyn, VA in Buckingham County and is accessed by prescriptive easement

from State Hwy. 15 (James Madison Hwy.). This parcel lays rolling with Tonguequarter Creek dissecting the western part of the tract. The timber consists of 126 acres of 2008 planted Loblolly pine, 24 acres of 1979 planted Loblolly pine and approximately 49 acres of mature hardwoods. The interior road system accesses the majority of the tract for recreational opportunities and future logging. This property offers a great opportunity for a timberland investment with hunting and other recreation possibilities.

Investment:

\$495,000 (\$2,487/acre)

Tax ID:

161-11

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, 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.

