



Tract C94 Tanager ET2-2003 (New Listing)

144 Acres
Westmoreland County, Virginia
Property Price : \$475,000 (\$3,305/acre)



Acreage:

143.72 +/-Acres

General Description:

Tanager 2003 Tract Overview

Location and Access

The Tanager 2003 Tract is situated approximately 2.5 miles from Nomini Grove and 8 miles from Warsaw. Access to the property is provided by a historical prescriptive easement along Cedar Field Road. The tract features rolling terrain with a steep drop-off leading to hardwood bottomland and Antioch Branch, which flows into Nomini Creek. These natural features form the northern and eastern boundaries of the property.

Timber and Road System

The tract includes 86 acres of Loblolly pine planted in 2000 and 41 acres of natural hardwoods dating back to the 1900s. An established interior road system allows access to most areas of the property, supporting both management and recreational use.

Wildlife Habitat

The combination of pines and hardwoods creates excellent habitat for deer and turkey, while the creek and bottomlands provide suitable conditions for ducks. The diverse landscape enhances both wildlife presence and recreational opportunities.

Investment and Recreation

The Tanager 2003 Tract offers a strong opportunity for timberland investment, complemented by a great potential for recreation.

Investment:

\$475,000 (\$3,305/acre)

Tax ID:

52 78 and 52 79

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

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, directors, 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.

