



Tract C30 Dukes PE 3 Tract

9 Acres
Prince Edward County, Virginia
Property Price : \$59,900.00 (\$7,038/per ac)



Acreage:

8.51+/-Ac

General Description:

8.51+/- Acres of Awesome residential and recreational land in Prince Edward County, VA! If you want peace and quiet, then this is it! Lying behind the normal homesite areas, this property is already situated for the ultimate privacy and tranquility! A 50 easement with a brand-new driveway runs from Meherrin Road giving you easy access to the property and plenty of room to dream! The majority of the property is planted pine that is mature and ready for harvest. A former owner had cleared a homesite and had a 2-bedroom perk test completed but was not able to finish their project. That means the hard part is already done!

Plenty of space for a nice homesite or even a hunting area. Plenty of habitat for local wildlife to travel and feed and you could snag a backyard trophy! Gently slopped topography allows the property to drain well but it is still level enough for excellent functionality. All original property lines have had some recent updated flagging by the seller to remark original boundaries. ******(Any flagging placed was based upon previously identified lines and markings from previous surveys, but do not reflect any boundary changes or adjustments made over the past few years by adjoining landowners. All flagging was placed in good faith to give buyers clear idea of parcel, but it is recommended to consult a surveyor prior to clearing any trees or building structures to confirm exact location.)******

Less than 25 minutes from Farmville VA and only 2 minutes from Hwy. 360, gives you easy access to shopping, work, school, and more!

Call today to learn more!

Investment:

\$59,900.00 (\$7,038/per ac)

Tax ID:

105-7-11

Agent:

Zach Antill
252-676-0888

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

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Location/Directions:

You can reach the agent Zach Antill directly at (252)676-0888 or email him at zach@advancelandandtimber.com.

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.

