



Tract C119 Pittsylvania Wingfield (New Listing)

193 Acres
Pittsylvania County, Virginia
Property Price : \$696,472 (\$3,600/acre)



Acreage:

193.46 +/-Acres

General Description:

Description of Tract Location and Access

The Pittsylvania Wingfield Tract comprises 193.46 acres situated approximately 6 miles west of Chatham, Virginia. It can be accessed via Wyatt Farm Road (Rt 612) and Water Oak Road (Rt 840). An interior road runs through the property, providing convenient access throughout the parcel. The tract features hilly terrain, with the Sandy River forming its western boundary.

Timber Composition

Timber resources on the property include 99 acres of Loblolly pine planted in 2016, 8 acres of Loblolly pine planted in 2000, and 81 acres of naturally occurring mature hardwoods.

Potential and Opportunities

The Wingfield Tract offers an excellent opportunity for those seeking to establish a small farm or estate. The property provides long-term timber income as well as good recreational possibilities.

Investment:

\$696,472 (\$3,600/acre)

Tax ID:

214703

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.

