



Tract C117 Pittsylvania Adams-Thompson

233 Acres  
Pittsylvania County, Virginia  
Property Price : \$792,580 (\$3,400/acre)



#### **Acreage:**

233.11 +/-Acres

#### **General Description:**

##### Property Overview

The Adams-Thompson tract is located in Blairs, VA, with access by the 1,310+/- feet of frontage on Dodson Road (SR 662). It is approximately 12 miles from the town of Chatham and 8 miles from access to Rt 29.

The property has a well-maintained network of interior roads that run throughout the tract, ensuring ease of movement across the land. This tract has a gentle rolling terrain that slopes down into the two unnamed tributaries which cut through the property and feed into the frontage along Sandy Creek.

##### Timber Composition

The tract contains a diverse mixture of timber resources, including 64 acres of Loblolly pine planted in 2024, 72 acres of Loblolly pine planted in 2008, and 68 acres of mature hardwoods established in 1924.

##### Recreational Opportunities

In addition to its timber value, the Adams-Thompson tract provides excellent recreational possibilities, including hunting for deer, turkey, bear and small game species. With its combination of timber resources and recreational amenities, this property represents an attractive opportunity for both investment and establishing an estate.

#### **Investment:**

\$792,580 (\$3,400/acre)

#### **Tax ID:**

214703

#### **Agent:**

**Baylor Wayman**  
**804-418-0599**

✉ [contact@advancelandandtimber.com](mailto:contact@advancelandandtimber.com)

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#### **Location/Directions:**

Contact Baylor Wayman 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.*

