



Tract C141 Moore North (New Listing)

424 Acres  
Buckingham County, Virginia  
Property Price : \$1,781,262.00  
(\$4,201/acre)



**Acreage:**

424 +/- Acres

**General Description:**

The Moore North tract is a robust 424-acre property that balances immediate natural appeal with long-term investment potential. Located just under 3 miles from Dillwyn, Virginia, its combination of managed timber and water features makes it a standout listing.

Property Overview

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Total Acreage:

424 Acres

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Location:

Bell Road (2.8 miles from Dillwyn)

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Access:

Two 100-foot-wide fee strips providing direct road frontage and a solid interior road network.

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Topography:

Rolling hills featuring Tower Branch flowing through the northern portion.

Timber Inventory & Age Classes

The property is primarily a timber investment engine, with a significant portion of the land dedicated to high-value Loblolly pine at various stages of maturity.

Cover Type	Acres	Established	Current Status
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Cover Type	Acres	Established	Current Status
Loblolly Pine	166	2010	Nearing first thinning stage
Loblolly Pine	124	2011	Young merchantable timber
Loblolly Pine	51	2012	Developing stand
Mixed Pine/Hardwood	71	~1970s	Mature, natural growth
Total	412*	-	*Remaining acreage in roads/water

### Primary Use Cases

#### Timber Investment:

With over 340 acres of planted pine established between 2010 and 2012, the tract offers a structured "ladder" of future harvests, providing periodic returns on investment.

#### Large Estate or Farm:

The rolling hills and interior road system are well-suited for someone looking to convert portions of the land into a private homestead or agricultural operation.

#### Recreation & Hunting:

The presence of Tower Branch and the 71 acres of mature hardwoods create a diverse ecosystem. This "edge effect" between young pines and old-growth hardwoods is ideal for holding trophy whitetail deer and wild turkey.

### Key Advantages

#### Accessibility & Privacy:

The 100-foot fee strips ensure you aren't reliant on easements from neighbors, while the interior roads save a buyer significant infrastructure costs.

#### Water Assets:

Tower Branch serves as a permanent water source for wildlife and adds a scenic "anchor" to the northern section of the property.

#### **Investment:**

\$1,781,262.00 (\$4,201/acre)

#### **Tax ID:**

126-94

#### **Agent:**

**Carwin Owens**  
**434-841-0784**

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#### **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.*

