



Tract C133 JR Sadie Flanagan-2 (New Listing)

89 Acres
Fluvanna County, Virginia
Property Price : \$294,339 (\$3,325/acre)



Acreage:

88.52+/-Acres

General Description:

The Sadie Flanagan-2 Tract spans 88.5

acres on West River Road (Route 6), approximately 1 mile west of Kidds Store and 7 miles east of Scottsville. The land features rolling terrain, a good interior road system that provides access throughout the property, and a small creek that runs through the tract. There is a large utility line 1.3 acres offering opportunities for food plots to improve the hunting. The timber consists of the following.

30 acres of Loblolly pine planted in 1994

51 acres of Loblolly pine planted in 2025

6 acres of mature hardwoods

This tract is well suited for private estate, as well as timber and recreational use, offering a versatile mix of natural features and long-term investment potential.

Investment:

\$294,339 (\$3,325/acre)

Tax ID:

39-A-28

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

The Sadie Flanagan-2 Tract spans 88.5 acres on West River Road (Route 6), approximately 1 mile west of Kidds Store and 7 miles east of Scottsville. The land features rolling terrain, a good interior road system that provides access throughout the property, and a small creek that runs through the tract. There is a large utility line 1.3 acres offering opportunities for food plots to improve the hunting.

The timber consists of the following.

Disclaimer: Property inspections shall be done during daylight hours. Seller and Advance Land and Timber Co. make no 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.

30 acres of Loblolly pine planted in 1994
51 acres of Loblolly pine planted in 2025
6 acres of mature hardwoods

This tract is well suited for private estate, as well as timber and recreational use, offering a versatile mix of natural features and long-term investment potential.

