



Tract C125 Azalea Comp 17 (New Listing)

247 Acres
Greensville County, Virginia
Property Price : \$1,018,794 (\$4,125/acre)



Acreage:

246.98 +/-Acres

General Description:

The Azalea Comp 17 tract encompasses 246.98 acres on Brantley Moore Turnpike, approximately 5 miles southeast of Emporia. The property offers about 3,300 feet of paved state road frontage and access to power. The land is generally flat and includes ditched, well-drained access roads that reach most of the tract.

Timber Composition

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10 acres of planted Loblolly pine established in 1994

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181 acres of planted Loblolly pine established in 2003

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38 acres of planted Loblolly pine established in 2004

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9 acres of mature natural mixed hardwood and pine

This tract presents a strong opportunity for a large estate property or a timber investment, with the added benefit of appealing recreational potential.

Investment:

\$1,018,794 (\$4,125/acre)

Tax ID:

37-27

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

Location/Directions:

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.

