



Tract C127 Azalea Comp 18-2 (New Listing)

190 Acres
Greensville County, Virginia
Property Price : \$749,194 (\$3,950/acre)



Acreage:

189.66 +/-Acres

General Description:

The Azalea 18-2 tract comprises 189.6 acres on Taylors Mill Road, approximately 10 miles southeast of Emporia, Virginia, and 18 miles northeast of Roanoke Rapids, North Carolina. The property is generally flat, with Caney Swamp forming the northern boundary, and it adjoins several large farms. The tract has access to power, Taylors Mill Road is paved, and a solid interior road provides access to the main portion of the property.

Timber Composition

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12 acres of 1982 planted loblolly pine

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14 acres of 1989 planted loblolly pine

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36.2 acres of 1995 planted loblolly pine

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19.3 acres of 2008 planted loblolly pine

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94 acres of 2021 planted loblolly pine

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10.2 acres of mature hardwood/pine mix

Overall, the Azalea 18-2 tract offers an excellent opportunity for a small farm or estate, as well as a strong timber investment.

Investment:

\$749,194 (\$3,950/acre)

Tax ID:

46-35

Agent:**Carwin Owens**
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📞 (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.

