



Tract C145 Surry Seward-Scott

425 Acres
Surry County, Virginia
Property Price : \$1,635,619 (\$3,850/acre)



Acreage:

424.83+/-Acres

General Description:

The Surry Seward-Scott Tract is located on Laurel Drive (Route 601), approximately 6.5 miles north of Waverly and 20 miles east of Petersburg. The terrain is generally level to gently rolling, with approximately 1.5 miles of frontage along the Blackwater River, which forms the property's southern boundary. Designated by the Commonwealth of Virginia as a scenic river, the Blackwater enhances both the setting and recreational appeal of the tract. A well-maintained interior road system provides access to most of the property.

Timber Composition:

The tract features a diverse timber base, including 191 acres of natural mixed cypress and hardwood bottomland dating to the 1920s, as well as several planted loblolly pine stands:

34 acres of loblolly pine planted in 1985

79 acres of loblolly pine planted in 2007

114 acres of loblolly pine planted in 2025

191 acres of natural cypress and hardwood bottomland originating in the 1920s

With its blend of timber value, scenic river frontage, and abundant wildlife habitat, this tract presents a compelling investment and recreational opportunity. The property may also be suitable for agricultural use, offering added versatility for buyers seeking both productivity and enjoyment.

Investment:

\$1,635,619 (\$3,850/acre)

Tax ID:

34-7

Agent:

Carwin Owens
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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, 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.

