



Tract B825 BK3208-3

207 Acres
Prince Edward County, Virginia
Property Price : \$645,864 (\$3,125/acre)



Acreage:

206.67 +/-Acres

General Description:

The BK3208-3 Tract is 206.67 acres located West of Green Bay approximately 3 miles from Hwy. 360. This tract lays rolling with 1,930' of frontage on Mountain Creek Road and a small spring on the southern boundary line. The timber consists of 49.40 acres of 2014 planted Loblolly pine, 84.77 acres of 2017 planted Loblolly pine and 64.71 acres of mature hardwoods. The BK3208-3 Tract is an excellent timber investment and would make a nice homestead or a small farm. This property will need to be surveyed and approved by the county before closing.

Investment:

\$645,864 (\$3,125/acre)

Tax ID:

105-A-23, 105-A-26

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

☎ (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.

