



Tract C123 Pittsylvania Reynolds A-1 (New Listing)

124 Acres
Pittsylvania County, Virginia
Property Price : \$426,652 (\$3,450/acre)



Acreage:

123.66 +/-Acres

General Description:

Overview

The Reynolds A-1 Tract consists of 123.6 acres and is located approximately 6 miles west of Chatham and 18 miles north of Danville on Bearskin Road (Route 834).

Property Features

The property features gently rolling terrain, approximately 2,000 feet of paved, state-maintained road frontage, and Bolin Branch forming the eastern boundary. An interior road provides access to most of the tract.

Timber Composition

17 acres of planted Loblolly pine established in 1999

81 acres of planted Loblolly pine established in 2016

22 acres of natural mixed hardwoods dating to 1948

Opportunity

This tract presents an excellent opportunity for a small farm or private estate, while also offering long-term value as a timber investment with future cash flow potential.

Investment:

\$426,652 (\$3,450/acre)

Tax ID:

1495-00-8419

Agent:

Location/Directions:

Carwin Owens
434-841-0784

Contact Carwin Owens for property showing.

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

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, directors, 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.

