



Tract C143 BK2932

248 Acres  
Northumberland County, Virginia  
Property Price : \$1,142,088 (\$4,612/acre)



**Acreage:**

247.6 +/- Acres

**General Description:**

Property Overview

The BK 2932 Tract encompasses 247.6 acres and is located approximately 2 miles from Heathsville and 25 miles from Tappahannock on Dodlyt Road (Route 601). The property features rolling terrain, a deeded right-of-way, and frontage along a paved, state-maintained road.

Access and Utilities

A creek runs through the property, and the site may offer potential for a pond. An established interior road provides access through much of the tract, and power is available along Dodlyt Road for utility access.

Timber Composition

100 acres of 1988 planted loblolly pine

27 acres of 2021 planted loblolly pine

55 acres of 2023 planted loblolly pine

77 acres of 1945 natural mixed hardwoods

Investment and Recreation Potential

This tract presents a strong timber investment opportunity while also offering excellent recreational potential.

**Investment:**

\$1,142,088 (\$4,612/acre)

**Tax ID:**

23010710

**Agent:**

**Carwin Owens**  
**434-841-0784**

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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.*

