



Tract C161 Family Tree Tract (New Listing)

57 Acres
Brunswick County, Virginia
Property Price : \$360,000 (\$6,349/acre)



Acreage:

56.7 +/-Acres

General Description:

The Family Tree tract presents an exceptional opportunity for those seeking a versatile property with both immediate and long-term benefits. Spanning 56.7 acres on Brandy Creek Road (Rt 675), just 10 miles west of Emporia, this parcel features 1,500 feet of state-maintained paved road frontage and gently rolling terrain, enhanced by a small spring on its western edge. With 50 acres of 1987-planted Loblolly pine offering substantial timber value and 6 acres of mature mixed hardwoods, this tract is ideally suited for anyone interested in creating an estate, enjoying recreational activities, or pursuing a timberland investment. The property's unique combination of natural resources and accessibility ensures not only recreational enjoyment but also immediate cash flow potential, making it an outstanding investment for those looking to secure both personal and financial growth.

Investment:

\$360,000 (\$6,349/acre)

Tax ID:

75-57-5

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.

