



Tract B330 Tharpe Tract (Just Reduced)

61 Acres
Charlotte County, Virginia
Property Price : \$160,000 (\$2,612/Acre)



Acreage:

61.25+/- Acres

General Description:

61.25+/- Acres of beautiful recreational, residential, and agricultural property in Charlotte County VA! Just about any uses you can think of, this property can handle! This property was recently cut over for timber and has had the roads improved and has a brand-new fire-lane pushed all the way around the property for easy property access and maintenance. The property is scheduled to have controlled site -prep burn take place this summer to clear the remaining debris from the property for either future tree planting or your new desired use! This is about as clean a slate as you can ask for! Perfect time to pick up this property at the ground floor and watch its value increase every year and grow into your dream property! The Deeded Easement has been cleaned up for easy access and should also have no problems for title insurance as it has a cleaned-up chain of title.

Hunting will be no problem at all on this awesome tract! Deer, turkey and bear can be found all over this property and it will only improve as the trees grow back or as you install your food plots! Only 10 minutes away from Kerr Lake and the Roanoke/Staunton River, you've got all the fishing you'll ever need! Only 15 minutes north of Clarksville, VA where you can get all your shopping needs met and easy access to Hwy. 58 and 360 for all your interstate travel.

Tax ID: 94-A-110

Investment:

\$160,000 (\$2,612/Acre)

Tax ID:

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Agent:

Zach Antill

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Location/Directions:

Call Zach Antill for property showing.