



Tract B460 Estella Fine Bagels

53 Acres
Southampton County, Virginia
Property Price : \$214,000 (\$4,037/acre)



Acreage:

53 +/-Acres

General Description:

The Estella Fine-Bagels Tract is 53 acres located 10 miles North of Franklin on Womble Mill Road (Rt. 626) and Camp Farm Road (Rt. 630). This tract lays gentle rolling with the northern part of the tract on Wades Pond. The timber consists of 51 acres of 1995 planted Loblolly pine and 2 acres of 1920s natural hardwoods. There is an interior road accessing the southern part of the tract along with good road frontage on the northern piece. This property is a great opportunity to own a mature timber tract along with some good wildlife habitat for recreation or a homesite.

Investment:

\$214,000 (\$4,037/acre)

Tax ID:

35-34

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

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Location/Directions:

Contact Mr. 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.

