



Tract B453 Imphal WAT-5006

321 Acres  
Charlotte County, Virginia  
Property Price : \$699,000 (\$2,178/acre)



**Acreage:**

320.98 +/-Acres

**General Description:**

The Imphal WAT-5006 Tract is 320.98 acres located 1 mile North of Phenix on Hillcroft Road (Rt. 667) with approximately 3,600' of State maintained road frontage. This tract lays rolling with Terrys Creek as the western boundary line.

The timber consists of 129 acres of 2015 planted Loblolly pine, 45 acres of 2022 planted Loblolly pine, 71 acres of 2023 planted Loblolly pine and 74 acres of natural bottomland hardwoods. This property has an interior road that accesses the majority of the property along with the long road frontage, making this property ideal for timber investment, farm, and a great recreational tract.

**Investment:**

\$699,000 (\$2,178/acre)

**Tax ID:**

24-A-39

**Agent:**

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

✉ [contact@advancelandandtimber.com](mailto:contact@advancelandandtimber.com)

☎ (803) 957-9503

[www.advancelandandtimber.com](http://www.advancelandandtimber.com)

**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, 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.*

