



Tract B461 Floyd Cabin

187 Acres
Franklin County, Virginia
Property Price : \$375,000 (\$2,005 acre)



Acreage:

187 +/- Acres

General Description:

187 acres of hunting land in Franklin County. There is a small cabin on the property that has a bed, and a wood stove on the inside with a covered front porch. A mountain stream runs through the property and beside the cabin. There is plenty of 4-wheeler trails and wildlife to be found here as well. The area around the cabin and creek has been cleared out leaving plenty of room to build other structures. This tract is in 3 tax parcels and is accessed by a 15-foot deeded right of way off Barton Spur Road. Timber is all in hardwoods and was select cut around 20 years ago, but there are many areas that were lightly timbered or not touched. The creek is steady flowing, and you can also drive a truck from the road straight up to the cabin. Habitat for wildlife is great and there is an entire ridge full of Mountain Laurel for the deer and bear to get in. This is the perfect place to go spend time with friends and family, start a hunting camp, build your own cabin or anything along those lines.

Investment:

\$375,000 (\$2,005 acre)

Tax ID:

(0780002920) (0780002901) & (0780002700)

Agent:

Ben Jauch
434-849-4404

✉ contact@advancelandandtimber.com

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Location/Directions:

Contact Mr. Ben Jauch 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.

