



Tract B486 Orange County-3

52 Acres
Orange County, Virginia
Property Price : \$296,400 (\$5,700/acre)



Acreage:

52+/-Acres

General Description:

Located in the western part of Orange County VA near the Greene County line this tract has an entrance and frontage along Ridge Road on the northern part of Barboursville. This nicely wooded property is only 4 miles from Route 29 in Ruckersville, 20 minutes from the shopping centers in Charlottesville and less than 2 hours from Washington D.C. Interior roads run throughout the property all leading to nice creeks with mature hardwood bottoms. This tract has been perked along with great views of the mountains and multiple future homesites. This is perfect for anybody looking to start a farm or build a beautiful home just outside the city of Charlottesville. The wildlife is abundant with excellent habitat for deer, turkey, and various small game. The creek flows the width of the tract providing great recreational opportunities and a water source for local wildlife. Trails are already in place allowing for excellent off roading and ATV recreation. Come build your future home with no restrictions. A recent survey has been completed with the boundary lines being clearly marked.

Investment:

\$296,400 (\$5,700/acre)

Tax ID:

03900000000300

Agent:

Ben Jauch
434-849-4404

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

www.advancelandandtimber.com

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.

