



Tract B493 Zocco Tract 1

142 Acres  
Buckingham County, Virginia  
Property Price : \$350,000 (\$2,465/acre)



**Acreage:**

142+/-Acres

**General Description:**

142+/- acres of prime Timber investment property! This property is a solid long term investment property with strong dirt values and low timber value that is only going to get stronger and stronger as the trees grow! Buckingham County does a great job growing loblolly pine! This tract has 131+/- acres of planted Loblolly that is approximately 9 years old. Once the timber gets to its mid teenage years the timber value jumps tremendously as it graduates to pulpwood status and with each new year afterwards its just adding tonnage volume and it grows towards sawtimber status! Perfect opportunity to buy low for a longer-term timber investment that will yield strong results and offer endless enjoyment for hunting, camping, trail riding, and more! Plenty of road frontage offering great opportunities for buildings, homesites, potential subdividing, and offers easy access to electric! Only 10 minutes away from The James River and a DGIF public boat launch for excellent fishing and paddling! If you prefer to hunt or to lease the property for hunting income, then this property will be more then suitable for holding the big bucks and even some bear! Plenty of small game throughout the property. The property has a Rock Island Creek bisecting it offering great wildlife habitat and travel corridors as well as some great ambush spots for the avid hunter! The property has a trail system throughout making access to hunt or ride that much easier! Call today for more details!

**Investment:**

\$350,000 (\$2,465/acre)

**Tax ID:**

36-52

**Agent:**

**Location/Directions:**

**Zach Antill**  
**252-676-0888**

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Contact Mr. Zach Antill 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.*

