



Tract B476 Spangler Tract

315 Acres  
Giles County, Virginia  
Property Price : \$695,000 (\$2,200/acre)



#### **Acreage:**

315 +/- Acres

#### **General Description:**

315-acre tree farm located along the New River near the town of Glen Lyn, Virginia. Property consists of rolling timberland and hardwood bottoms with trails, a pond, shipping container for storage, cinder block living quarters with 2 beds, hot water, TV, toilet and 2 installed heaters. Also included is a 600 foot well with pump, multiple climbing/hang on tree stands, a 1998 Honda 300 Four Wheeler, and underground utilities. Tract has been carefully managed for timber growth, and wildlife management for multiple years. Great wildlife habitat throughout this tract consisting of plentiful deer, turkey and bear. The timber consists of 60 acres of 1994 planted eastern White Pine that is currently ready for a thinning, with the remaining timber being comprised of mixed hardwoods, made up mostly of Northern Red Oak, White Oak, Black Oak, and Cherry. A timber evaluation has recently been conducted on this property with exact estimates of value. This property has also been evaluated by a Virginia Forest Stewardship Management plan with recommendations for timber, and wildlife management. This is a perfect place for anybody looking to own hundreds of acres along the new river with the opportunity to build, start a hunting camp, trail rides, and enjoy all the excellent wildlife in the area.

#### **Investment:**

\$695,000 (\$2,200/acre)

#### **Tax ID:**

12-12, 12-14, 12-12A, 12-14B

#### **Agent:**

**Ben Jauch**  
**434-849-4404**

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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.*

