



Tract B357 OEP Cousins (Just Reduced)

90 Acres  
Dinwiddie County, Virginia  
Property Price : \$175,900 (\$1,954/acre)



**Acreage:**

90+/-Acres

**General Description:**

The OEP Cousins Tract is 90 acres located in Dinwiddie County 26 miles Southwest of Petersburg off Brills Road (Rt. 644) accessed by a 1,300' deeded Right of Way. This tract lays flat with the northern boundary fronting Butterwood Creek. The timber consists of 83 acres of 2019 planted Loblolly pine and 7 acres of 1950 hardwood bottomland. This property is a good long term timber investment along with great recreational opportunities.

**Investment:**

\$175,900 (\$1,954/acre)

**Tax ID:**

52-8

**Agent:**

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

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**Location/Directions:**

Contact 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.*

