



Tract B511 Chestnut-17 acres

17 Acres  
Bedford County, Virginia  
Property Price : \$127,500 (\$7,500/acre)



**Acreage:**

17+/-Acre

**General Description:**

Located just outside the town of Bedford this tract has nearly 750 feet of road frontage along Chestnut Fork Road. Body Camp Creek Forms the boundary line to the back adding an additional 700+ feet of creek frontage and access. This tract has been perked for a 3-bedroom home with brand new surveys recently completed and boundary lines clearly marked. The timber is comprised of 25-year-old thinned loblolly pine with hardwood draws/buffers along the branches feeding the creek made up of several species of oak and other hardwoods. This property has a cleared site at the start near the road and a newly mulched trail running down towards the creek making it easy to walk throughout the majority of the property. There are great opportunities for four wheeling, camping, and enjoying the outdoors. The hunting on this tract is outstanding with a very healthy population of deer and turkey. Bedford County and this area specifically is known for producing some of the best whitetail hunting in the state year after year. Located 12 minutes from the Town of Bedford, 30 minutes from Forest, and 40 minutes to Roanoke. This would make for a great place to build a home and still have the opportunity to hunt from your back door.

**Investment:**

\$127,500 (\$7,500/acre)

**Tax ID:**

212-A-2

**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.*

