



Tract B505 Hokanson Tract 3

15 Acres
Charlotte County, Virginia
Property Price : \$49,900 (\$3,326/acre)



Acreage:

15 +/- Acres

General Description:

15+/- Acres of quiet and beautiful Recreational land in Charlotte County VA! This 15 acres features mixed species and ages of trees placing most of the merchantable timber in the Pulpwood and chip-N-saw category currently. The topography is varied but is functional for nearly all uses and can be timbered all the way to the creek on the northern boundary. Excellent hunting property with great habitat and travel corridors. Talk about peaceful! Little traffic and no big cities nearby makes this a prime location to build your dream home on 15 acres of playground! Nearly 450 feet of road frontage gives you plenty of options to build a homesite. The parcel is bisected by a powerline easement, so access to electric should be pretty simple! Only a half hour drive north of the town of Clarksville VA and Kerr Lake! That means a day at the lake and dinner on the water! The town of South Boston lies 33 miles southwest of the property and is your local city to provide all of your medical, shopping, and business needs!

Investment:

\$49,900 (\$3,326/acre)

Tax ID:

65-A-32-C

Agent:

Zach Antill
252-676-0888

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

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Location/Directions:

Contact Zach Antill at 252/676-0888 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.

