



Tract B792 Turnip Creek-5 (New Listing)

215 Acres
Charlotte County, Virginia
Property Price : \$629,026 (\$2,925/acre)



Acreage:

215.05 +/-Acres

General Description:

The Turnip Creek-5 tract is 215.05 acres located 9.75 miles northeast of Brookneal, VA, off of Floralee Road (Route 621). This property lays rolling with a good interior road, a 2.5 acre pond and great wildlife habitat.

The timber consists of 21 acres of 2013 planted Loblolly pine, 91 acres of 2019 planted Loblolly pine, 59 acres of 2024 planted Loblolly pine, 35 acres of 1976 hardwood, and 4 acres of 1995 hardwood.

The Turnip Creek-5 tract is a great timberland investment along with good recreational opportunities.

This property will need to be surveyed and approved by the county before closing.

Investment:

\$629,026 (\$2,925/acre)

Tax ID:

21-A-9, 21-A-11

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

☎ (803) 957-9503

www.advancelandandtimber.com

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 cond 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.

