



Tract B702 Deep Bottom

115 Acres
Hanover County, Virginia
Property Price : \$595,000 (\$5,173/acre)



Acreage:

115 +/-Acres

General Description:

The Deep Bottom Tract is located just east of Mechanicsville in Hanover County. This property is in a wonderful location on the outskirts of Richmond while still being far enough out for complete peace and quiet. Accessed by deep bottom road with land on each side this tract is easily accessible. Recreationally this place is absolutely loaded with wildlife, and specifically ducks on the back side along Matadequin Creek. The entire back boundary is formed by Matadequin Creek which tends to be more of a large swamp full of water during the fall and winter. There are several good holes to hunt waterfowl and this property has produced some very good duck hunting in the past few years. Mallards, Gadwall, Widgeon, Wood Ducks, Geese and various other species have all been shot here. I have personally hunted this swamp several times and for duck hunting in VA it can be about as good as you could ask for. Hanover County is known to produce trophy class deer every year and this property has the perfect mix of bedding areas and plenty of food with the majority of the hardwoods being mature white oak. 3 roads have recently been mulched into the property allowing for good access to all of the tract. This property has been perked for a 4-bedroom house and there is plenty of great places to build. A timber cruise is available and there is a strong timber value on this property. If you are looking for a place to build, hunt, and recreate just outside of Richmond this is definitely something worth checking out.

Investment:

\$595,000 (\$5,173/acre)

Tax ID:

8755-64-5191

Agent:

Ben Jauch
434-849-4404

✉ contact@advancelandandtimber.com

☎ (803) 957-9503

www.advancelandandtimber.com

Location/Directions:

Contact 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, 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.

