



Tract C97 Tanager ETS-2011 (New Listing)

259 Acres
Richmond County, Virginia
Property Price : \$785,000 (\$3,027/acre)



Acreage:

259.29 +/-Acres

General Description:

Property Overview

The Tanager Tract 2011 is situated in Farnham, Richmond County, with access provided by a deeded right of way from Calvary Church Road. The property features well-maintained interior roads that run throughout the tract, ensuring ease of movement across the land. It boasts an impressive 4,450 feet of frontage along Farnham Creek, where the water averages 2 feet at mean low water and offers approximately 3.5 miles to the Rappahannock River. The terrain of the tract is rolling, with high elevations that gradually slope down toward the creek.

Timber Composition

The tract contains a diverse mixture of timber resources, including 65 acres of Loblolly pine planted in 2010, 77 acres of Loblolly pine planted in 2005, 62 acres of natural pine established in 1934, and 13 acres of mature hardwoods.

Recreational Opportunities

In addition to its timber value, the Tanager 2011 Tract provides excellent recreational possibilities, including hunting for deer, turkey, and ducks, as well as fishing in Farnham Creek. With its combination of timber resources and recreational amenities, this property represents an attractive opportunity for both investment and establishing a homestead.

Investment:

\$785,000 (\$3,027/acre)

Tax ID:

36-152

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

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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, directors, 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.

