



Tract B986 Bedford-Bowles_Sims-3

61 Acres
Fluvanna County, Virginia
Property Price : \$276,331 (\$4,500/acre)



Acreage:

61.40 +/- Acres

General Description:

The Bedford-Bowles_Sims-3 tract is 61.40 acres located on Dogwood Drive approximately 5.5 miles from Zions Crossroads and 20 miles East of Charlottesville. This Tract lays gentle rolling with a small spring on the northeastern part of the property. The timber consists of the following, 39.36 acres of 2024 planted Loblolly pine, 14.12 acres of 1994 planted Loblolly pine, and 7.90 acres of mature natural hardwoods.

This property is an excellent opportunity for an estate or small farm.

Investment:

\$276,331 (\$4,500/acre)

Tax ID:

21-A-4

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 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.

