



Tract B817 Appomattox Rogers-2

181 Acres  
Charlotte County, Virginia  
Property Price : \$539,368 (\$2,975/acre)



**Acreage:**

181.3 +/- Acres

**General Description:**

The Rogers-2 tract is 181.3 acres located on Woodfork Road (Rt. 650) 2 miles north of Charlotte Courthouse and 10 miles west of Keysville. The tract lays rolling with Wards Fork Creek making up the northwest boundary line and dissected by Roaches Branch. This parcel has paved state road frontage with a good interior road to access the property. The timber consists of 44 acres of 2015 planted Loblolly pine, 44 acres of 2019 planted Loblolly pine, 45 acres of 2020 planted Loblolly pine and 43 acres of mature natural mixed hardwoods. This property is a great timber investment along with strong recreational opportunities.

**Investment:**

\$539,368 (\$2,975/acre)

**Tax ID:**

38-A-4

**Agent:**

**Carwin Owens**  
**434-841-0784**

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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, 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.*

