



Tract B988 JR Ragland-Holland-2 (New Listing)

80 Acres
Fluvanna County, Virginia
Property Price : \$299,598 (\$3,750/acre)



Acreage:

80 +/- Acres

General Description:

The James River Ragland Holland 2 tract covers 80 acres, situated about 7 miles southwest of Shannon Hill near Caledonia, with road frontage on Community House Road. The land features rolling terrain, a creek running through the property, and an interior road providing access to most areas. Timber includes 25 acres of Loblolly Pine planted in 2023, 33 acres scheduled for planting with Loblolly Pine in 2026, and 22 acres of mature hardwoods. The tract offers opportunities for timber investment and recreational use.

Investment:

\$299,598 (\$3,750/acre)

Tax ID:

4541

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, 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.

