



Tract C118 VA Pittsylvania Carter-Wells (New Listing)

427 Acres
Pittsylvania County, Virginia
Property Price : \$1,493,795 (\$3,500/acre)



Acreage:

426.79 +/-Acres

General Description:

Description of Carter Wells Tract

The Carter Wells Tract encompasses 426 acres and is situated 16 miles west of Chatham on Wyatt Farm Road (Route 612). This property features rolling terrain and is enhanced by a reliable interior road system, making access throughout the tract convenient. The eastern boundary of the land is defined by 2.4 miles along the Sandy River, offering scenic water frontage.

Timber Composition

The tract includes a diverse mix of timber. There are 64 acres of Loblolly pine planted in 1991, 20 acres planted in 2000, 81 acres planted in 2016, 56 acres planted in 2019, and 38 acres planted in 2022. Additionally, 156 acres consist of mature natural mixed pine and hardwood, contributing to the overall value and appeal of the property.

Investment and Recreational Opportunities

The Carter Wells Tract presents an excellent opportunity for those seeking a solid timber investment. The varied age classes of Loblolly pine and mature hardwoods enhance its potential for timber management. Moreover, the property offers strong recreational possibilities, making it a desirable tract for both investment and enjoyment.

Investment:

\$1,493,795 (\$3,500/acre)

Tax ID:

214703

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, 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.

