



Tract C121 Pittsylvania Compton-2 (New Listing)

83 Acres
Pittsylvania County, Virginia
Property Price : \$323,448 (\$3,875/acre)



Acreage:

83.47 +/-Acres

General Description:

The Compton 2 Tract is a 83.4-acre property located on Dabney House Road, north of Henrys Mill and approximately 16 miles east of Chatham, Virginia.

The property offers rolling terrain and excellent access, with frontage on a well-maintained state gravel road as well as paved State Route 697. Dabney House Road forms the southern boundary, while Johns Run borders the eastern side, enhancing both accessibility and wildlife appeal.

The timberland includes approximately 45 acres of Loblolly pine planted in 2015 and 2016, along with 36 acres of mature natural pine and hardwood timber dating back to 1936.

Approximately 2 acres of pipeline corridor

About 1 acre of open field suitable for wildlife food plots

With its mix of managed timber, mature woodland, strong road frontage, and recreational features, the Compton 2 Tract presents an excellent opportunity for timber investment, a private estate setting, or recreational use.

Investment:

\$323,448 (\$3,875/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.

