



Tract B981 Chesapeake Surry Griffin D

309 Acres
Southampton County, Virginia
Property Price : \$1,104,245 (\$3,575/acre)



Acreage:

308.87+/-Acres

General Description:

Surry Griffin D Tract Overview

Located in Southampton County, the Surry Griffin D Tract covers 308 acres along Black Creek Road, just 5.5 miles north of Franklin and 12 miles southwest of Windsor. This tract features mostly level terrain, comprising 221.87 acres of upland and 87 acres of lowland within the Cattail Swamp area. A well-developed interior road system offers convenient access across much of the property.

Access

Frontage on Black Creek Road. A deeded right-of-way provides entry to the eastern section of the tract, facilitating movement and use throughout the site.

Land Features

Bordering cropland, the property offers excellent wildlife habitats, making it ideal for recreational hunting opportunities. It also represents a strong investment in timber resources.

Timber Composition

- 39 acres of Loblolly pine planted in 1985
- 18 acres of Loblolly pine planted in 1989
- 33 acres of Loblolly pine planted in 2001
- 21 acres of Loblolly pine planted in 2016
- 13 acres of Loblolly pine planted in 2020
- 63 acres of Loblolly pine planted in 2021
- 87.42 acres of natural hardwoods

Investment:

\$1,104,245 (\$3,575/acre)

Tax ID:

49-19, 19A,2 and 49-18A

Agent:

Carwin Owens
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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.

