



Tract C42 Tanager ET2 2021 (New Listing)

159 Acres
Fluvanna County, Virginia
Property Price : \$540,000 (\$3,396/acre)



Acreage:

159 +/-Acres

General Description:

The Tanager ET2 2021 Tract encompasses 159 acres and is situated 2 miles west of Fork Union on Winnsville Drive, just off West River Road (Rt. 6). The land features gentle rolling terrain with Cocks Creek flowing through the western end of the property. The timber on the tract includes 131 acres of 2025 planted Loblolly pine and 32 acres of mature hardwoods. Additionally, the property has 7.3 acres of utility line open fields, which is ideal for food plots or other open land uses. The Tanager ET2 2021 Tract presents a great opportunity for a small farm, long-term timberland investment, and recreational activities.

Investment:

\$540,000 (\$3,396/acre)

Tax ID:

1748

Agent:

Carwin Owens
434-841-0784

✉ contact@advancelandandtimber.com

📞 (803) 957-9503

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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.

