



Tract B893 JR H.M. Duval

305 Acres
Fluvanna County, Virginia
Property Price : \$877,728 (\$2,875/acre)



Acreage:

305.29+/-Acres

General Description:

The H.M. Duval Tract is
305.29

acres located just East of Scottsville, VA on Old Driver Hill Road (Rt. 675).

This tract lays hilly with several creeks flowing through it and a good internal road system to access most the property.

The timber consists of 152.24 acres of 2022 and 2023 Loblolly pine planted, and 134.78 acres of 1940s Hardwoods. The H.M. Duval Tract has great views of the James River with nice building sites overlooking the river.

This tract has wildlife habitat along with planted pines making it an excellent investment with recreational opportunities.

Investment:

\$877,728 (\$2,875/acre)

Tax ID:

46 A 1

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, directors,

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, 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.

