

Big Tom Timber Tract



\$ 850,000



TBD Carters Mill Road, Huddleston, VA 24104

- » Land | Lot: 514.87 acres
- » Over 514 acres of professionally managed timberland - Sold after only 64 days on market!!
- » Stands of various ages offering future income potential
- » Over 1 mile of river frontage on Goose Creek
- » Excellent road network
- » More Info: BigTomTract.com



David Hurt
(540) 598-9645 (Cell)
dhurt@landmatters.land
<http://www.landmatters.land>



Wainwright & Co. - REALTORS
16503 Booker T. Wash HWY
Moneta, VA 24121
(540) 598-9645

~Welcome to the Big Tom Timber Tract ~

514 rolling acres of professionally managed timber resources consisting of:

~155 acres +/- of recently, commercially thinned 18 year-old loblolly pines and 31 acres +/- of 8 year-old loblolly pines

~155 acres +/- of recently clear cut land (about to be replanted via VADOF reforestation program)

~Remainder of land being hardwoods in the streamside management zones

Well maintained interior roads wind throughout the entire acreage. Property has over 5700 feet of frontage on Goose Creek, including a 36 acre oxbow 'island' of mature forest never logged due to access. This portion of the property would make an excellent camping & river recreation family hub while the rest of the property continuously grows future income & creates excellent hunting opportunities.

