



CONSULTING FORESTRY / REAL ESTATE

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Mott & Shay Consulting Foresters, PLLC / Mott & Shay, Inc. Real Estate



DISFRUTE, LLC TRACT
(dees - froo - teh, Enjoyment - Spanish)
50.0+/- ACRES TIMBERLAND & CABIN
1875 Watkins Forest Rd., Chase City
Mecklenburg County, VA
LIST PRICE: \$250,000.00 (U.S.)

“PRIME TIMBERLAND INVESTMENT & HUNTING TRACT AND A WELL MAINTAINED 2-BEDROOM, 1-BATH CABIN OR RESIDENCE JUST MINUTES AWAY FROM KERR LAKE AND I-85”

- WELL MANAGED MARKETABLE TIMBER. MATURE, 35-40 YR. OLD THINNED PINE SAWTIMBER ON 35+/- ACRES. YOUNGER, 18-19 YR. OLD PINE PLANTATION READY TO BE THINNED. ***ESTIMATED TIMBER VALUE: \$75,000.00+/-***. Timber estimate based on 100% saw timber inventory & 10% pulpwood cruise (see attached timber volumes).
- ABUNDANT WILDLIFE – DEER, BEAR & WILD TURKEY
- PROPERTY BOUNDARY LINES PAINTED **RED**
- CREEKS, STREAMS AND GOOD 4-WHEELER PATHS
- LONG ROAD FRONTAGE ON PRIVATE GRAVEL RD.

WILL COOPERATE WITH BUYER’S BROKER @ 2.0%.

Listing agent has attempted to offer accurate data. Information is deemed reliable but is not guaranteed. Buyers are advised to confirm all items. Visit www.mottshay.com for videos and photos. Call Greg Mott, Broker, @ 252-308-7020 to arrange a showing. Cabin may be rented so a 24 hour advance notice is required to view cabin.