

# Cedar Creek Timber Tract



\$ 529,000



TBD Chellis Ford Road, Lynch Station, VA 24571

- » Land | Lot: 252.02 acres
- » 149ac +/- of expertly managed land and timber
- » Available in 3 different configurations:
- » 102ac on south side of road, 149ac on north side of road, or buy it all!
- » 3500ft +/- of Terrapin Creek meanders through property
- » More Info: CedarCreekTract.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 Cedar Creek Timber Tract:

Welcome to the Cedar Creek Timber Tract: 149ac +/- of growing timber, natural habitat, and private settings for your new home or retreat. This well managed property has excellent road and trail network for easy access. Established loblolly pine timber was planted in 2013 and release sprayed in 2018 to provide future income. Chellis Ford Rd bisects the property for approx. 5700 ft offering extensive paved state road frontage on a quiet dead-end road. Bold Terrapin Creek runs 2000ft +/- through the property and boasts a mix of free-flowing babbling stream and an ecologically important and bio diverse wetland with beaver ponds and meadows. This unique area is sheltered by a buffer of mature forest with a park-like beech grove hidden at the back of the

