



TMM Real Estate, LLC

Real Estate Brokerage Services

P. O. Box 97803

Raleigh, NC 27624

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Property Profile

Windley FUP Tract Henry County, VA

273.806 +/- Acres
Price - \$799,000.00

**One-of-a-kind timber/recreational/retreat
property less than an hour drive from
downtown Greensboro and Winston Salem.**

Fantastic views, tremendous timber potential, extensive 4-wheeler trail system and wildlife food plots. Privacy with gated access at the end of the road. Incredible 2+/- mile internal road system built by Weyerhaeuser, the best logging road you will ever find.

**Enjoy the property as the timber matures
providing a great retirement investment!**

Loblolly pines were planted by Weyerhaeuser in 1999 – 2000. 170+/- acres have dense stands with excellent survival due to pre-commercial thinning. An additional 50+/- acres has mixed pine and hardwood, which can also be thinned. The first thinning will produce significant income and create better wildlife habitat at the same time. Final timber harvest can occur anytime, but probably best around age 35 - 40. Remainder in predominantly Poplar, Oak and mixed hardwoods. Frontage on Marrowbone Lake. Extensive creek frontage with several creeks running through the property.

Directions: Shown by appointment only! From Greensboro take Hwy 220 north to left on Martinsville Loop 0.8 mi, left on Spencer 0.3 mi, continue on Horsepasture Price Rd 1.5 mi, right on Fall Creek Rd 0.3 mi, right on Browns Dairy Rd to the end at a locked gate. Property begins 0.4 miles past the locked gate. 647 Browns Dairy Rd is the closest GPS address.

General Information

Assessed as: Windley Family Unity Partnership
Browns Dairy Rd., Ridgeway, VA 24148
Best Use: Timber/Recreation/Retreat
Current Use: Timberland/Recreation
Topo: Rolling to Hilly, top elevation of 900 feet
Access: 20 foot deeded easement from the end of Browns Dairy Rd.
Zoning: A1 Agriculture

Greensboro, NC – 38 miles
Winston-Salem, NC – 43 miles
Danville, VA – 38 miles

Legal Information:

Account # 031610005
PID: 37358
Deed: DB 883, PG 241 07-07-2000
Easement Map: MB 90, PG 225
Plat: MB: 90, PGs 474 & 475
Tax Value: \$328,600
2022 Taxes: \$1,823.73 program for timber, reduces taxes, buyer can assume.

This property is being marketed by:
TMM Real Estate, LLC
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