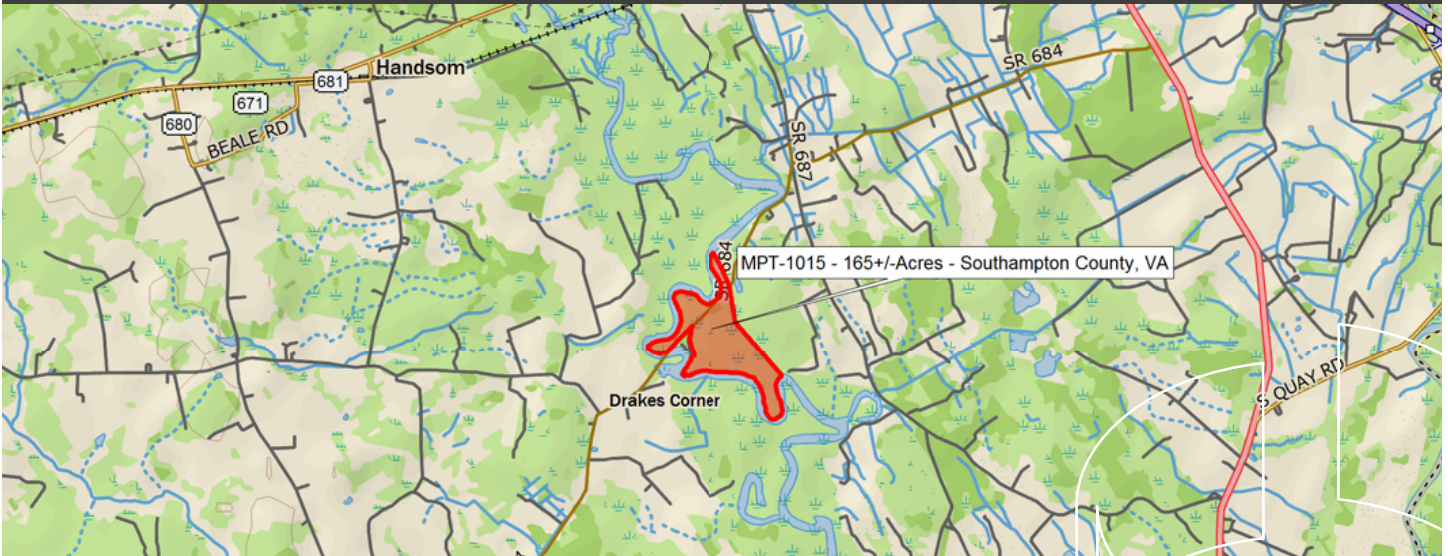




COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

Monroe Road (VSR 684) | Franklin, VA 23851



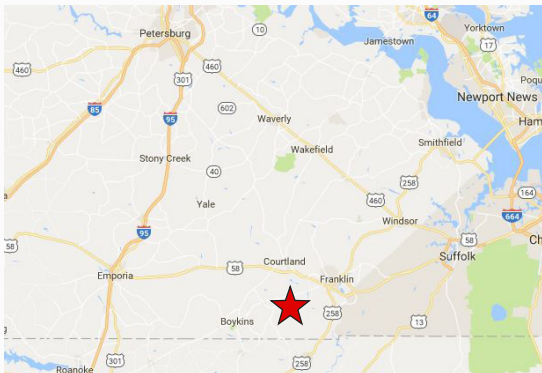
Hank Campbell

T 804-433-1818

E hcampbell@commonwealthcommercial.com

Features

- 165± acre hardwood timberland investment opportunity located south of Franklin in Southampton County with frontage along both sides of VSR 684 offering 150± acres of mature hardwood and heavy volumes of Cypress sawtimber
- Extensive frontage along the Nottoway River offers strong recreational potential and creates an ideal habitat for wildlife
- Tax Map Parcel 105-A-II
- Contact Broker for more details
- Price: \$622,989



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM

OFFICE LOCATIONS: Richmond | Hampton Roads | Nashville | Jacksonville | Tampa | Greensboro | Raleigh/Durham | Reading

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



FOR SALE

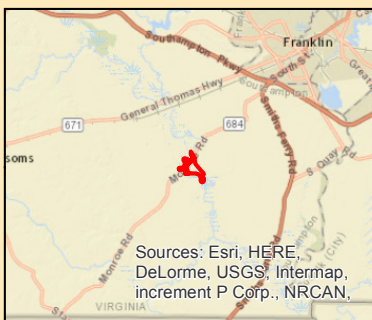
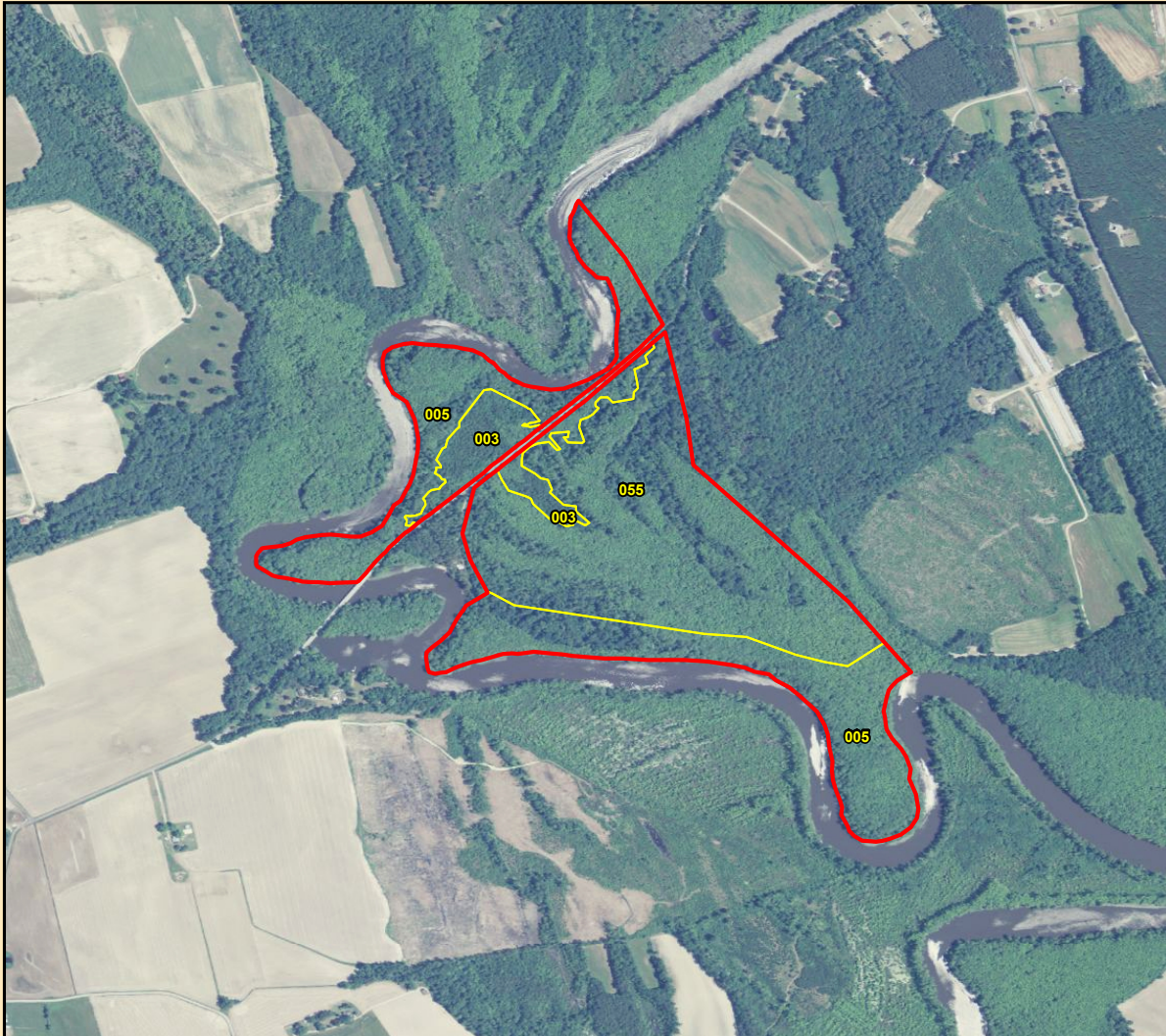
Monroe Road (VSR 684) | Franklin, VA 23851

0 660 1,320 Feet
0 10 20 Chains

Blackwater
Blackwater Land and Timber, LLC
MPT-1015
Southampton County, VA
+/- 165 acres
5/16/2016



Imagery: 2014 NAIP



ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION.

Map Legend

- County/Internal Roads
- Tract Boundary
- Stand Boundary

*Acres calculated in local UTM zone



**Blackwater
Blackwater Land and Timber, LLC
MPT-1015
Southampton County, VA
+/- 165 acres
5/16/2016**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1015	003	14.68	14.68	2001	Natural Pine Non-Convertible
MPT-1015	005	69.32	69.32	1907	Hardwood Non-Convertible
MPT-1015	055	81.29	81.29	1907	Hardwood Non-Convertible

ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION.



FOR SALE Monroe Road (VSR 684) | Franklin, VA 23851

DeLORME

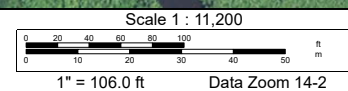
XMap® 8



Data use subject to license.

© DeLorme. XMap® 8.

www.delorme.com



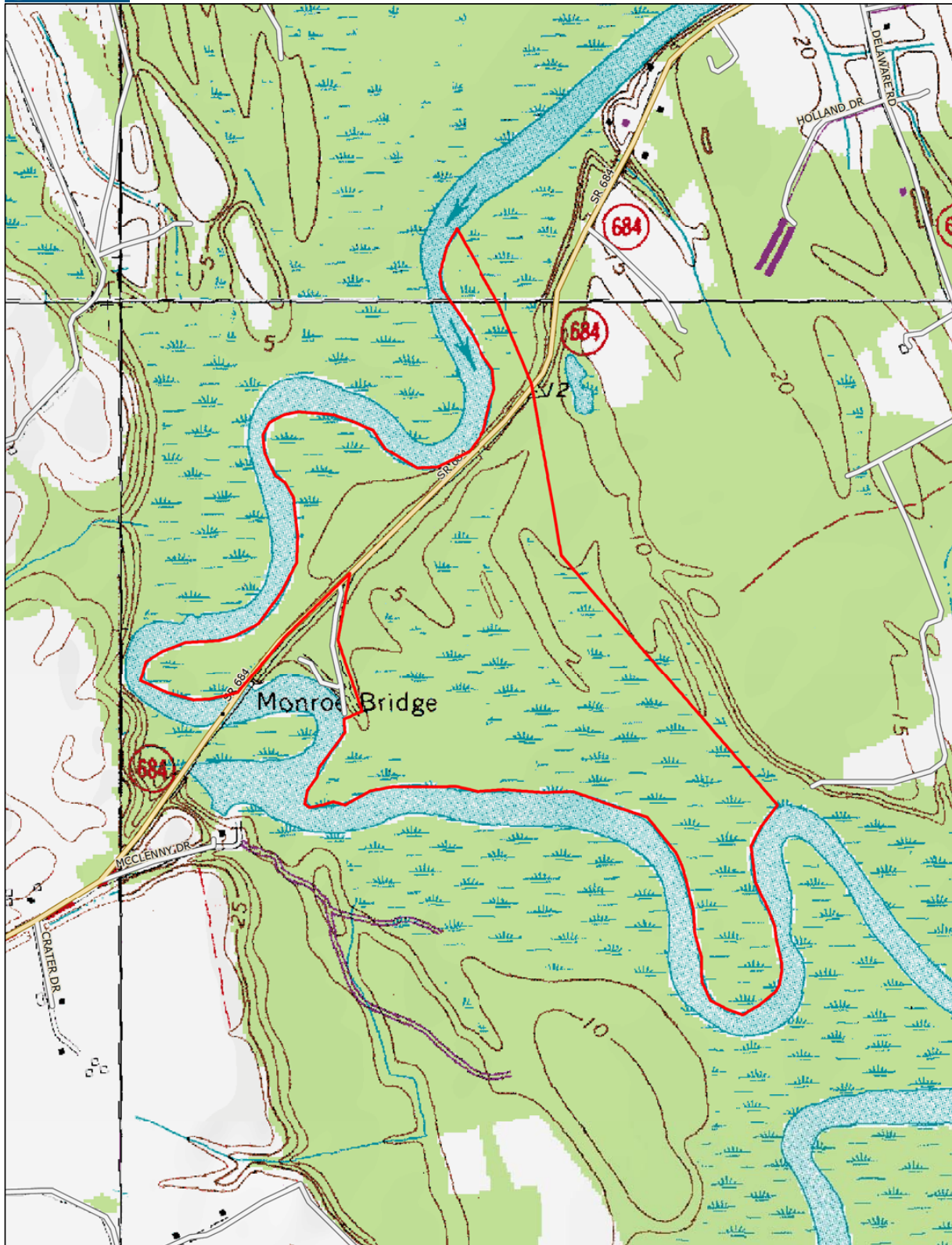


FOR SALE

Monroe Road (VSR 684) | Franklin, VA 23851

DeLORME

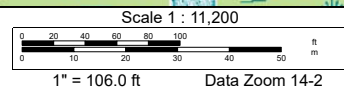
XMap® 8



Data use subject to license.

© DeLorme. XMap® 8.

www.delorme.com





FOR SALE Monroe Road (VSR 684) | Franklin, VA 23851

