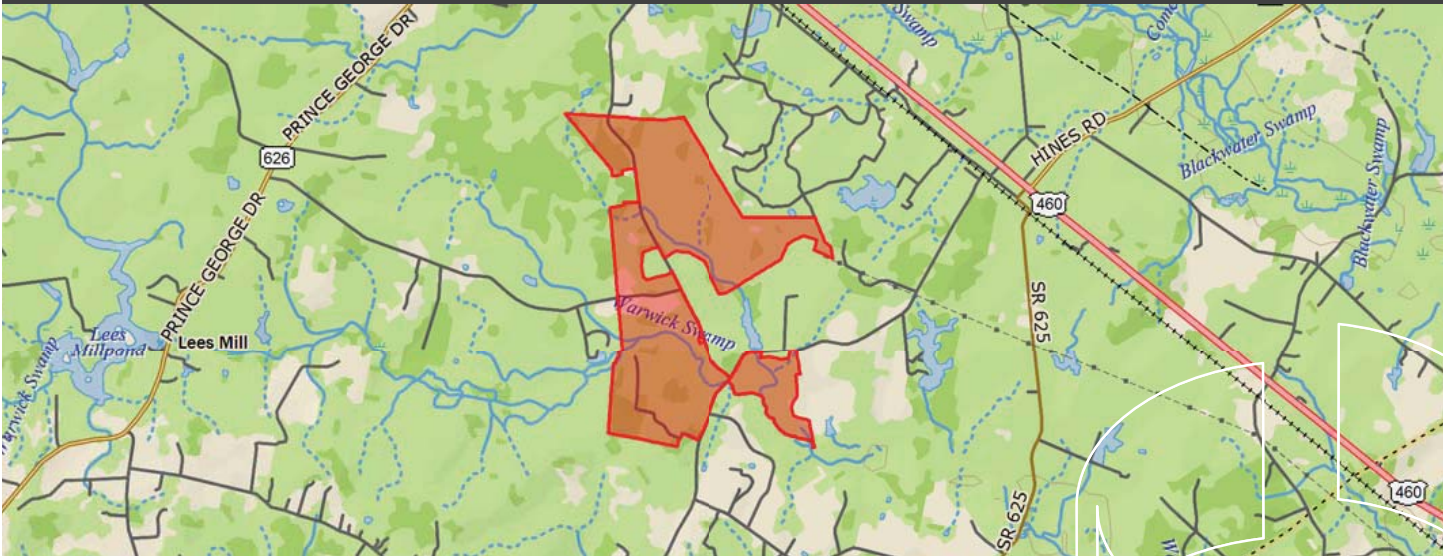




COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

Pumphouse, Thweatt and Robin Road | Disputanta, VA 23842



Hank Campbell

T 804-433-1818

E hcampbell@commonwealthcommercial.com

Features

- › Strong timberland investment opportunity located just south of Disputanta in Prince George County with frontage along Pumphouse Road (SR 627), Thweatt Road (SR 628) and Robin Road (SR 618)
- › 987± acres
- › Heavy volumes of merchantable planted pine ('98) across the property and 145± acres of open land as well as a large powerline easement across the northern portion of the property creating an ideal recreational setting with lots of deer and turkeys
- › Could be sold in as many as three (3) parts
- › Contact agent for more details
- › Price: \$2,294,775



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

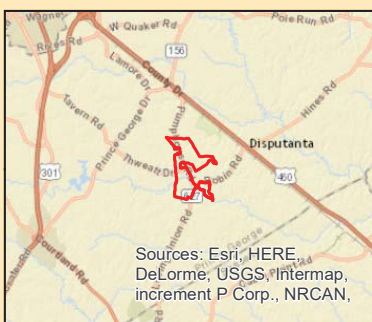
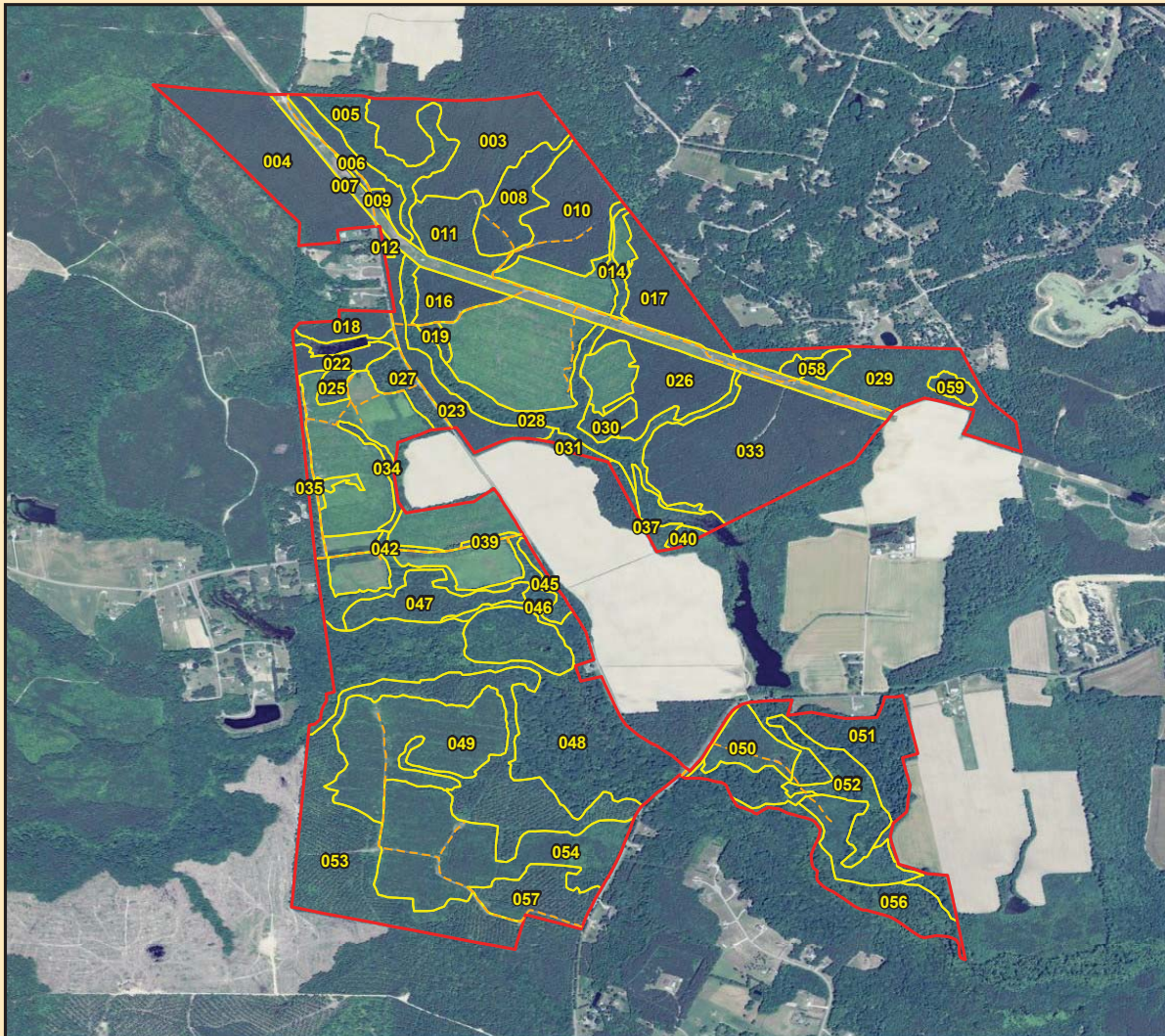
Pumphouse, Thweatt and Robin Road | Disputanta, VA 23842

0 990 1,980 Feet
0 15 30 Chains

Lambeth-VA,NC
Lambeth Timber, LLC
ART-3001
Prince George County, VA
+/- 987 acres
8/26/2016



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

**FOR SALE**

Pumphouse, Thweatt and Robin Road | Disputanta, VA 23842

Lambeth-VA,NC
Lambeth Timber, LLC
ART-3001
Prince George County, VA
+/- 987 acres
8/26/2016

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ART-3001	003	38.61	38.61	1998	Pine Plantation
ART-3001	004	39.84	39.81	1998	Pine Plantation
ART-3001	005	17.40	17.40	1909	Hardwood Non-Convertible
ART-3001	006	8.36	8.16	1974	Pine Plantation
ART-3001	007	0.69	0.53	1909	Hardwood Non-Convertible
ART-3001	008	14.97	14.86	1974	Pine Plantation
ART-3001	009	0.85	0.82	1998	Pine Plantation
ART-3001	010	26.04	25.85	1998	Pine Plantation
ART-3001	011	14.07	14.02	1974	Pine Plantation
ART-3001	012	0.64	0.64	1998	Pine Plantation
ART-3001	013	2.85	2.85	2009	Open Productive
ART-3001	014	2.85	2.85	1909	Hardwood Non-Convertible
ART-3001	015	11.11	11.10	2009	Open Productive
ART-3001	016	9.44	9.26	1998	Pine Plantation
ART-3001	017	19.14	19.14	1998	Pine Plantation
ART-3001	018	6.56	6.56	1998	Pine Plantation
ART-3001	019	1.80	1.76	1982	Pine Plantation
ART-3001	020	37.12	36.77	2009	Open Productive
ART-3001	022	5.55	5.55	1998	Pine Plantation
ART-3001	023	14.61	14.19	1974	Pine Plantation
ART-3001	024	8.17	8.17	2009	Open Productive
ART-3001	025	2.90	2.89	1982	Pine Plantation
ART-3001	026	21.02	21.02	1998	Pine Plantation
ART-3001	027	7.27	6.94	1982	Pine Plantation
ART-3001	028	27.00	26.97	1909	Hardwood Non-Convertible
ART-3001	029	30.25	30.25	1975	Natural Pine Non-Convertible
ART-3001	030	4.28	4.28	1975	Natural Pine Non-Convertible
ART-3001	031	2.16	2.16	1975	Natural Pine Non-Convertible
ART-3001	032	37.15	36.54	2009	Open Productive
ART-3001	033	62.79	62.79	1998	Pine Plantation
ART-3001	034	2.79	2.79	1982	Pine Plantation
ART-3001	035	3.79	3.46	1909	Hardwood Non-Convertible
ART-3001	036	1.61	1.56	9999	Open Productive
ART-3001	037	3.39	3.39	1974	Pine Plantation
ART-3001	038	14.31	14.26	2009	Open Productive

**FOR SALE**

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ART-3001	039	0.83	0.69	1909	Hardwood Non-Convertible
ART-3001	040	1.61	1.61	1909	Hardwood Non-Convertible
ART-3001	041	3.30	3.14	9999	Open Productive
ART-3001	042	1.25	1.09	1909	Hardwood Non-Convertible
ART-3001	043	11.10	10.78	9999	Open Productive
ART-3001	044	6.71	6.55	9999	Open Productive
ART-3001	045	3.23	3.23	1974	Pine Plantation
ART-3001	046	17.63	17.53	1909	Hardwood Non-Convertible
ART-3001	047	14.88	14.88	1974	Pine Plantation
ART-3001	048	74.85	74.85	1921	Hardwood Non-Convertible
ART-3001	049	43.76	43.33	2004	Pine Plantation
ART-3001	050	11.04	10.87	2001	Pine Plantation
ART-3001	051	38.53	38.49	1921	Hardwood Non-Convertible
ART-3001	052	14.84	14.82	1921	Hardwood Non-Convertible
ART-3001	053	88.82	88.62	1983	Pine Plantation
ART-3001	054	51.45	50.73	2001	Pine Plantation
ART-3001	055	12.93	12.85	9999	Open Productive
ART-3001	056	16.56	16.56	1921	Hardwood Non-Convertible
ART-3001	057	15.06	14.67	1983	Pine Plantation
ART-3001	058	3.50	3.50	1975	Natural Pine Non-Convertible
ART-3001	059	2.81	2.81	1975	Natural Pine Non-Convertible
ART-3001	993	26.62	0.00	9999	NP - Utility
ART-3001	996	24.73	0.00	9999	NP - Water



FOR SALE

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 **DELORME**

XMap® 8



Data not subject to license

Scale 1 : 22,400

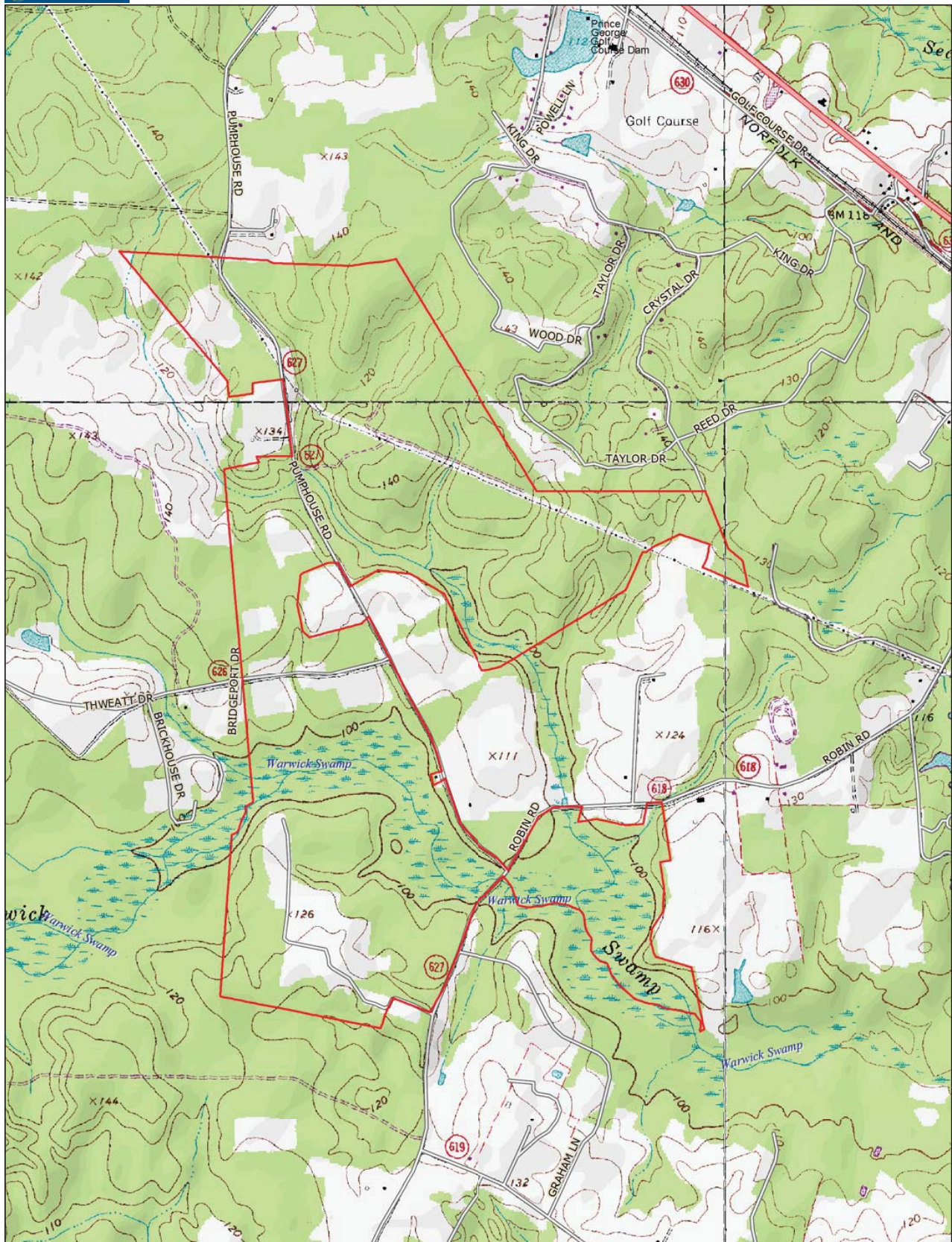


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DELOME

XMap® 8





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