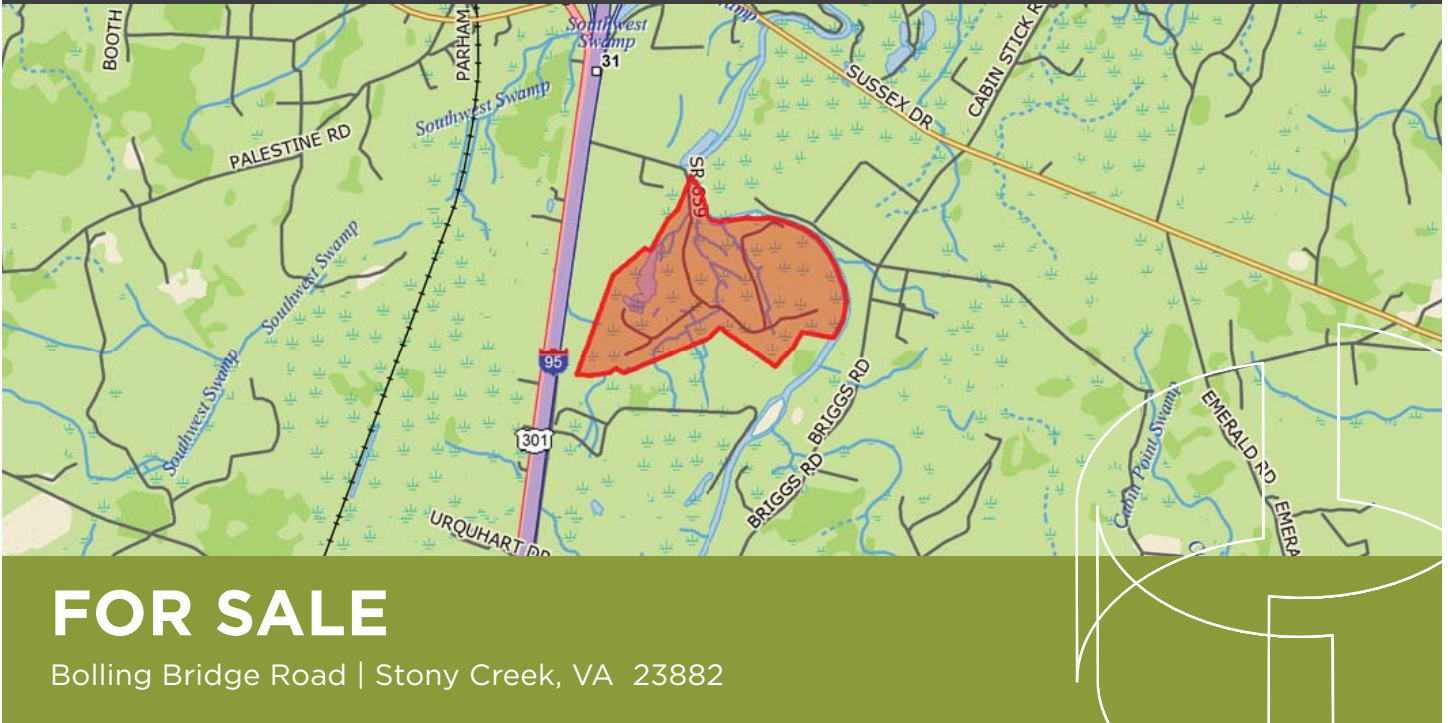




COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

Bolling Bridge Road | Stony Creek, VA 23882



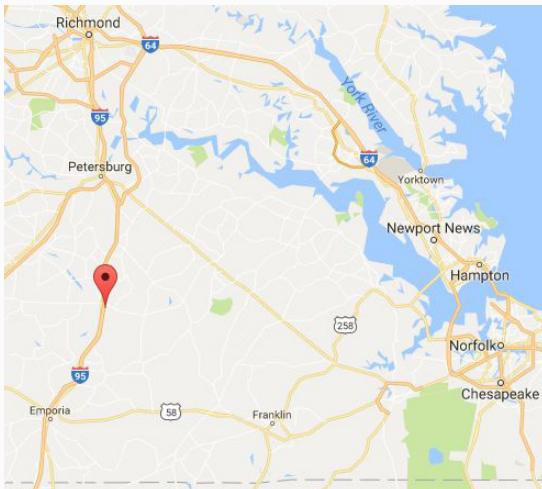
Hank Campbell

T 804-433-1818

E hcampbell@commonwealthcommercial.com

Features

- › Excellent Recreational investment opportunity located near Stony Creek in Sussex County with deeded access from Bolling Bridge Road (VSR659)
- › 285± acres
- › Mix of Bottomland Hardwoods and Natural Pine with frontage along the Nottoway and several large ponds offering an incredible corridor for deer, turkeys and waterfowl
- › Must see to really appreciate
- › Price: \$434,625



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.



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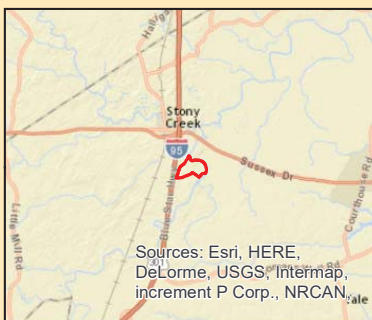
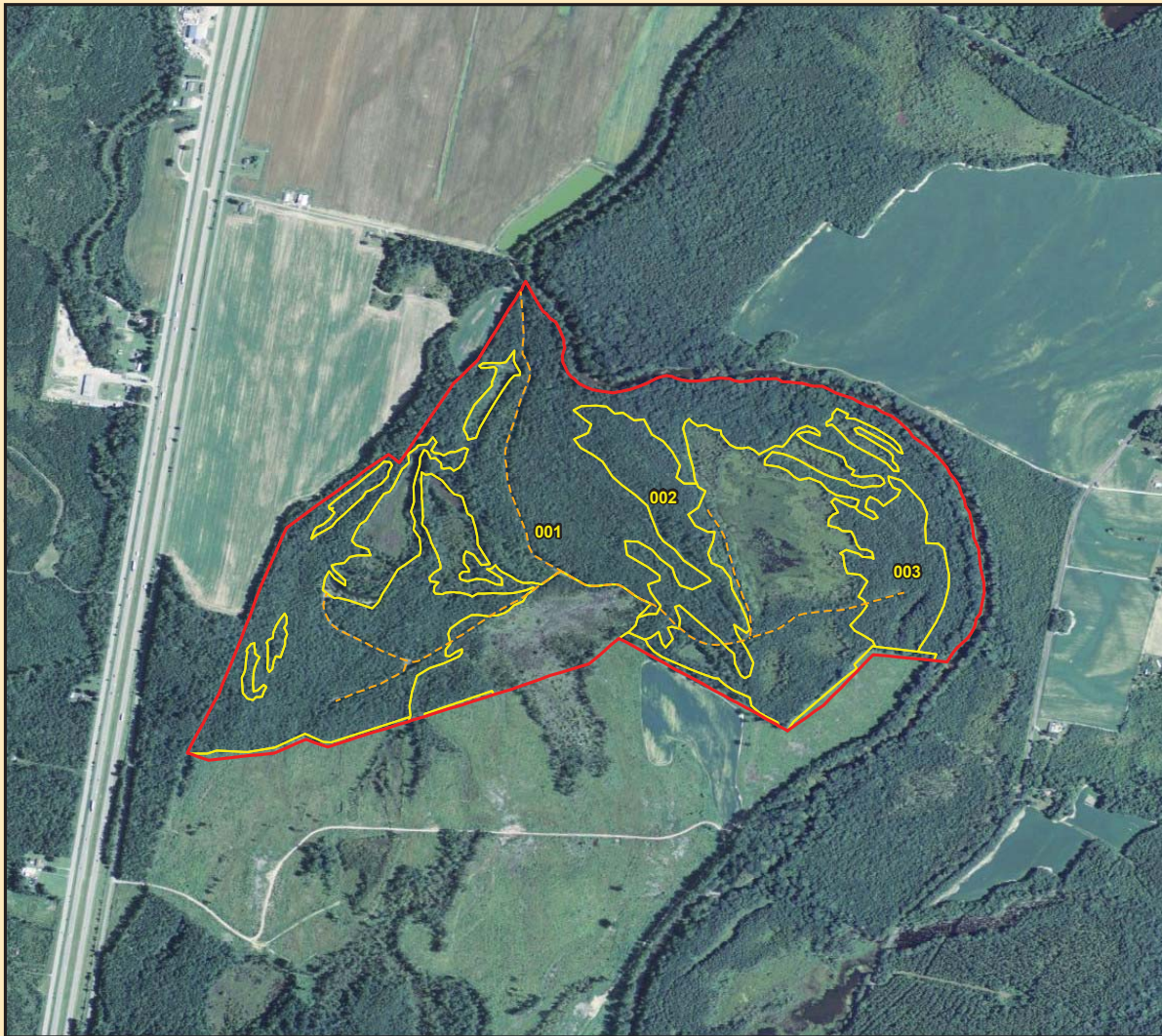
Bolling Bridge Road | Stony Creek, VA 23882

0 660 1,320 Feet
0 10 20 Chains

Lambeth-VA,NC
Lambeth Timber, LLC
ART-3006
Sussex County, VA
+/- 285 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**

Bolling Bridge Road | Stony Creek, VA 23882

**Lambeth-VA,NC
Lambeth Timber, LLC
ART-3006
Sussex County, VA
+/- 285 acres
8/26/2016**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ART-3006	001	144.07	142.96	1991	Hardwood Non-Convertible
ART-3006	002	21.11	21.03	1991	Natural Pine Non-Convertible
ART-3006	003	16.93	16.88	1991	Natural Pine Non-Convertible
ART-3006	004	1.76	1.76	9999	Open Productive
ART-3006	005	1.48	1.48	9999	Open Productive
ART-3006	006	0.34	0.34	9999	Open Productive
ART-3006	007	1.38	1.38	9999	Open Productive
ART-3006	995	98.11	0.00	9999	NP - Other

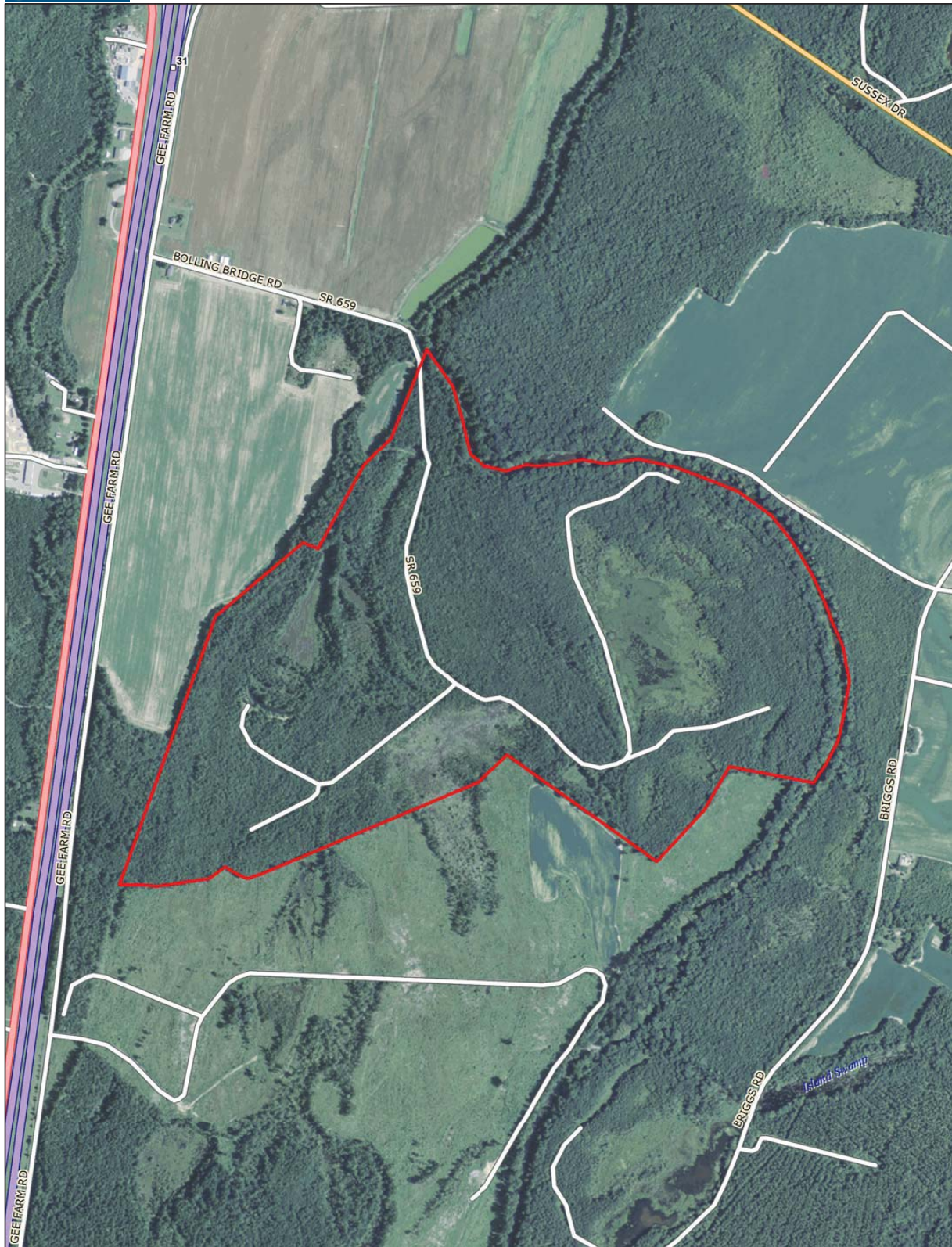


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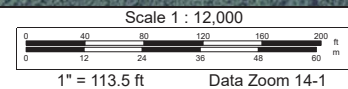
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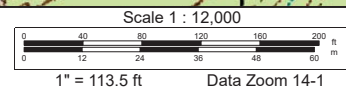
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