

Land Investment Opportunity

225+/- Acres - Buckingham County, VA



A Division of Commonwealth Commercial Partners, LLC

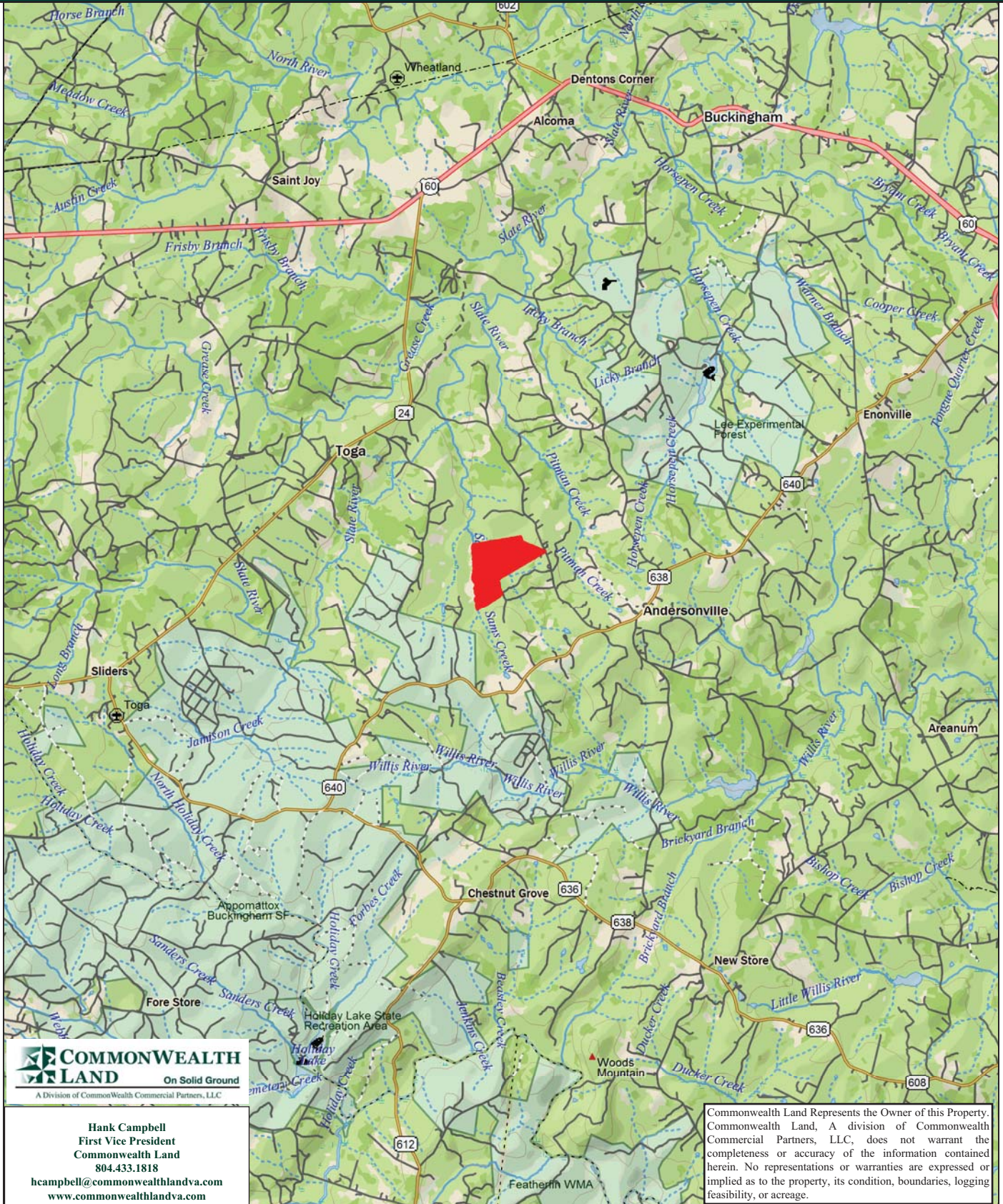
4198 Cox Road, Suite 200, Glen Allen, VA 23060
Mailing: P.O. Box 71150, Richmond, VA 23255
Phone: 804.433.1818 Fax: 804.346.5901
Web Site: www.commonwealthlandva.com

Hank Campbell
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Commonwealth Land
804.433.1818

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www.commonwealthlandva.com

Location Map

225+/- Acres - Buckingham County, VA



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Tract Summary Data

225+/- Acres - Buckingham County, VA

***Excellent Recreational Opportunity Located South of the Buckingham Courthouse Offering a 2+/-Acre Pond and Strong Populations of Deer & Turkeys**

***Located Near Andersonville with Frontage along the West Side of VSR642(Perkins Mill Road).**

***The Site Consists of Some Open Land as well as Upland Hardwoods and 80+/-Acres Comprised of Planted Loblolly Pine Established in '09 with the Balance in Branch Bottom**

***Rolling Site with Good Internal Road System and Extensive ATV Trails Throughout the Property as well as Frontage Along Sams Creek Offering Excellent Wildlife Habitat**

***Electricity at the State Road and DSL to a Site Above the Pond**

***2+/-Acre Pond that was Stocked in '08 with Bass, Crappie, Catfish, Shell-Crackers and Shiners**

***500 Yard Shooting Range with Bullet Stop on the Back Half of the Property**

***Currently Zoned A1 (Agricultural) and Identified as Tax Map Parcel #159-23**

***N37-28.717' W78-35.328'**

***Directions - From Richmond take 288 South to the US60 West Exit and Travel Approximately 47 Miles to Sprouses Corner. Take a Left on US15 and then a Right on VSR640 and Travel Approximately 6.2 Miles. Take a Right on VSR642 (Perkins Mill Road) and Travel Approximately 1.2 Miles to the Entrance Gate on the Left.**

***Contact Broker For More Details**

***Offered For \$350,000**

Contact:

Hank Campbell

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Property Information is Available at *Commonwealthlandva.com*, *LandsofAmerica.com* & *LandWatch.com*



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WILLIAM W. DICKERSON, JR.

LAND SURVEYOR
Apprentice, Virginia

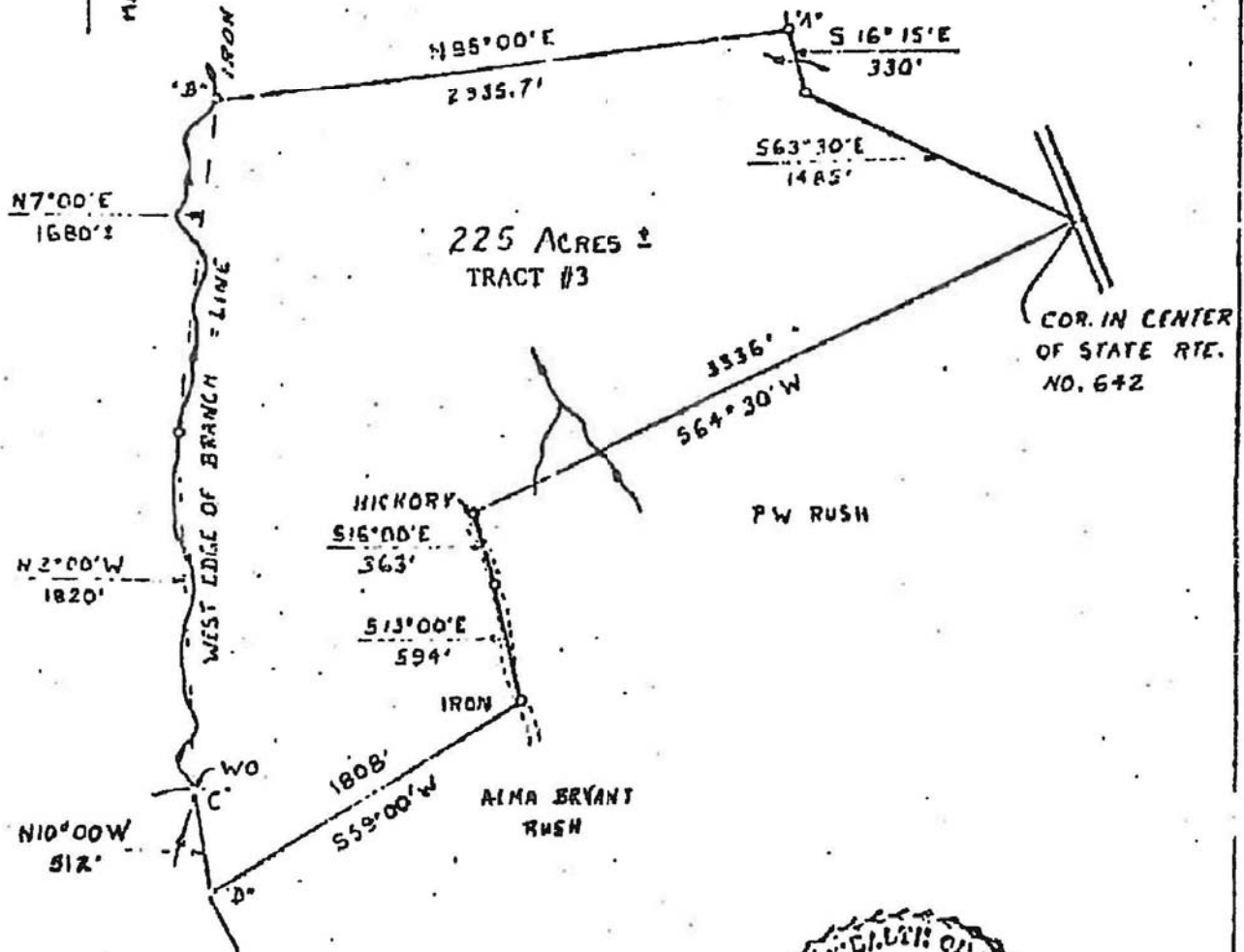
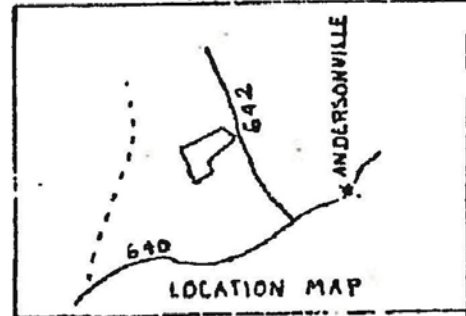
Scale 1" = 800 FT

Date JULY 11, 1986

FB 36-29

Note: ALL EVIDENTS AND OR ENCROACHMENTS MAY NOT BE SHOWN

LINE AB'CD ONLY, SURVEYED BY UNDERSIGNED
SURVEYOR.



CONSENT THAT OF 225 ACRES OF LAND
WAS FOR THE LANCY TANKER COMPANY,
BEING A PORTION OF A 915 ACRE TRACT
SURVEYED BY CARROLL GILLISPIE P.B. 2
P. 3. OWNED BY J.B. DRYNARD JR. ET AL
SITUATED IN FRANKFORD
BUCKINGHAM COUNTY.



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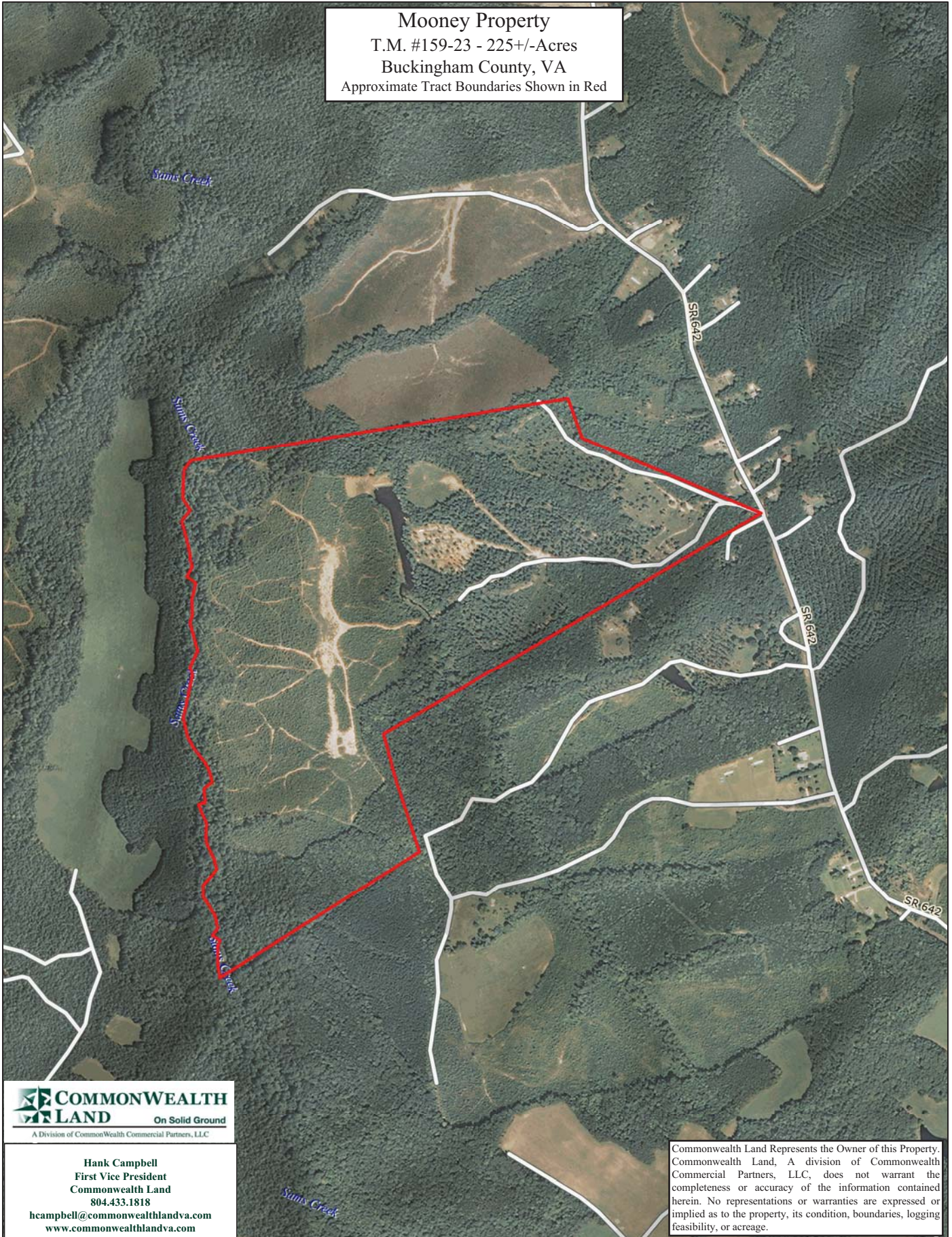
The division of land represented by this plot is exempt
Buckingham County Subdivision Ordinance as a division
in common pursuant to §2-34(3).

7/13/86
Date

William W. Dickerson, Jr.
County Administrator

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Mooney Property
 T.M. #159-23 - 225+/-Acres
 Buckingham County, VA
 Approximate Tract Boundaries Shown in Red



COMMONWEALTH LAND
 On Solid Ground
 A Division of Commonwealth Commercial Partners, LLC

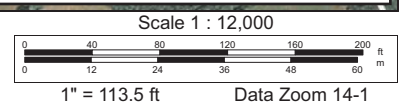
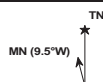
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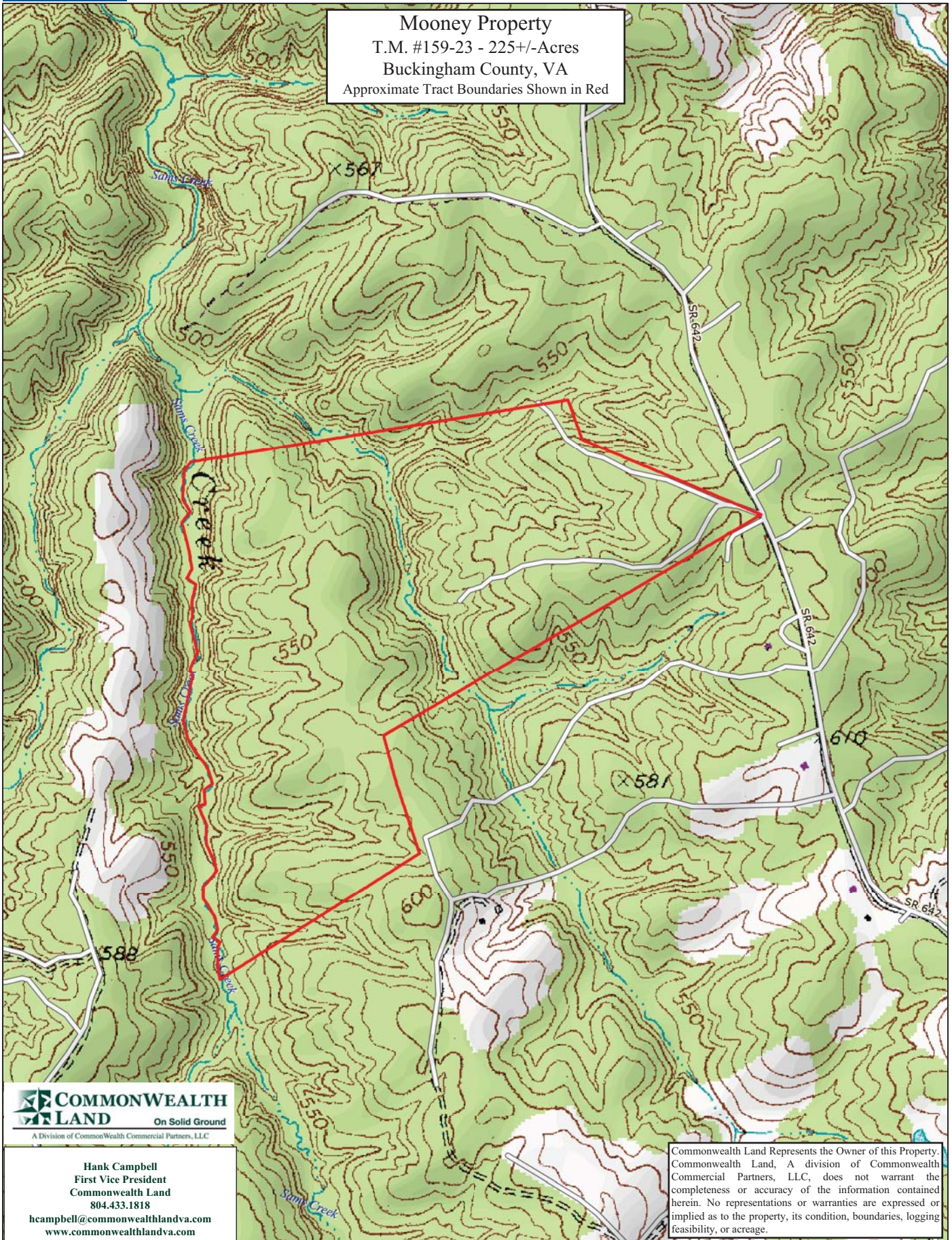
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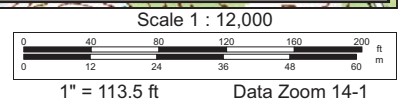
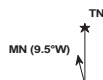
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Mooney Property Photos



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