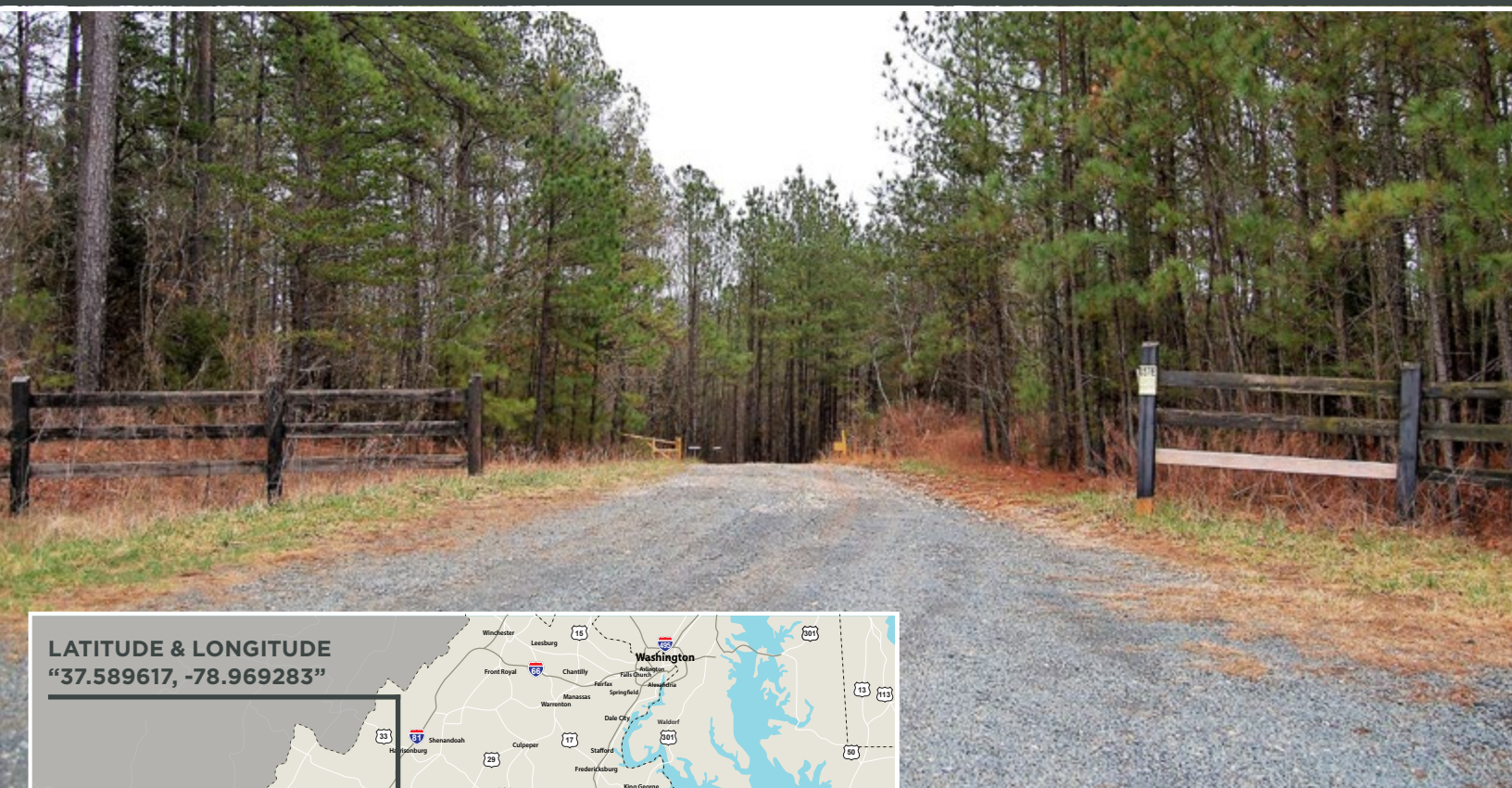


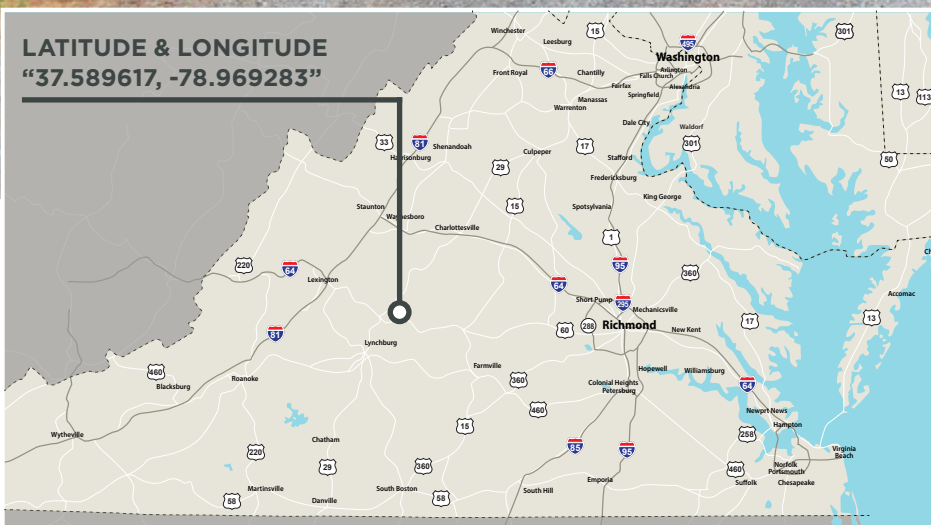


WINDY RIDGE WAY (VSR 733) AMHERST, VA 24521

**FOR SALE 692± ACRES
AMHERST, VIRGINIA**
Price: \$1,730,225



LATITUDE & LONGITUDE
"37.589617, -78.969283"



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23525
T 804-346-4966 | F 804-346-5901
COMMONWEALTHLAND.COM

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

Features

EXCELLENT LARGE ACREAGE timberland/recreational investment opportunity located approximately 5 miles outside of Amherst with frontage along Windy Ridge Way (VSR 733) as well as over 2 miles of frontage along the Buffalo River.

POTENTIAL FUTURE CASH FLOW from 239± acres of merchantable planted pine and 305± acres of merchantable hardwood.

THE TRACT LAYS OUT VERY WELL with varied terrain and offers a solid internal road system providing access to most of the property.

EXCELLENT WILDLIFE HABITAT as well as with strong populations of deer and turkeys.

TAX MAP #98-A-4 (PART)

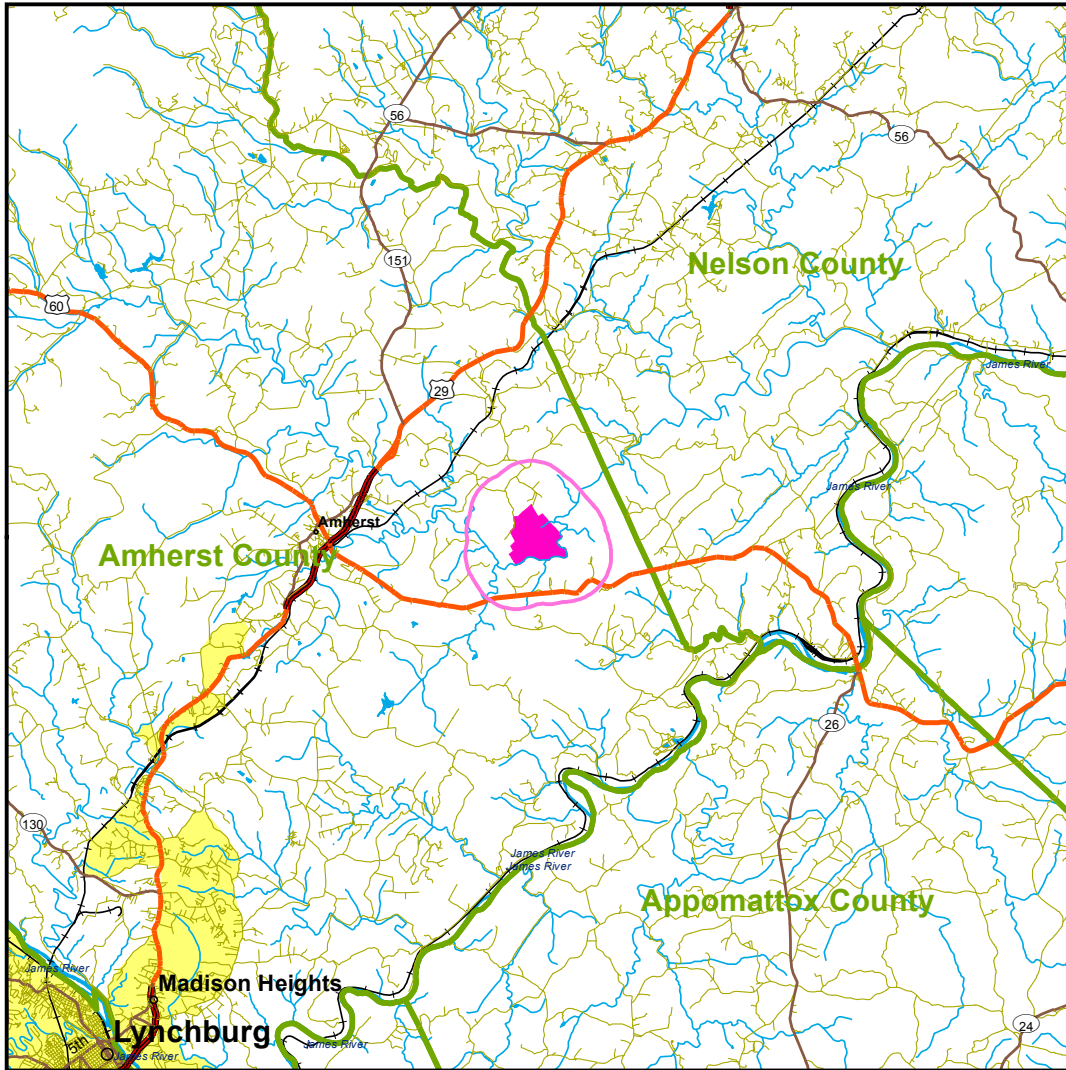
Contacts

Randy Cosby

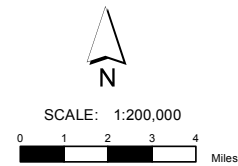
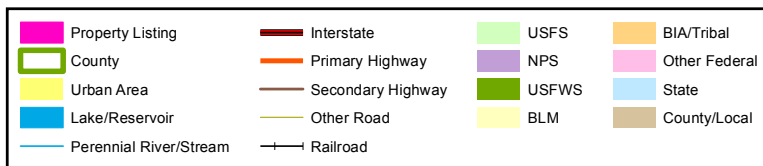
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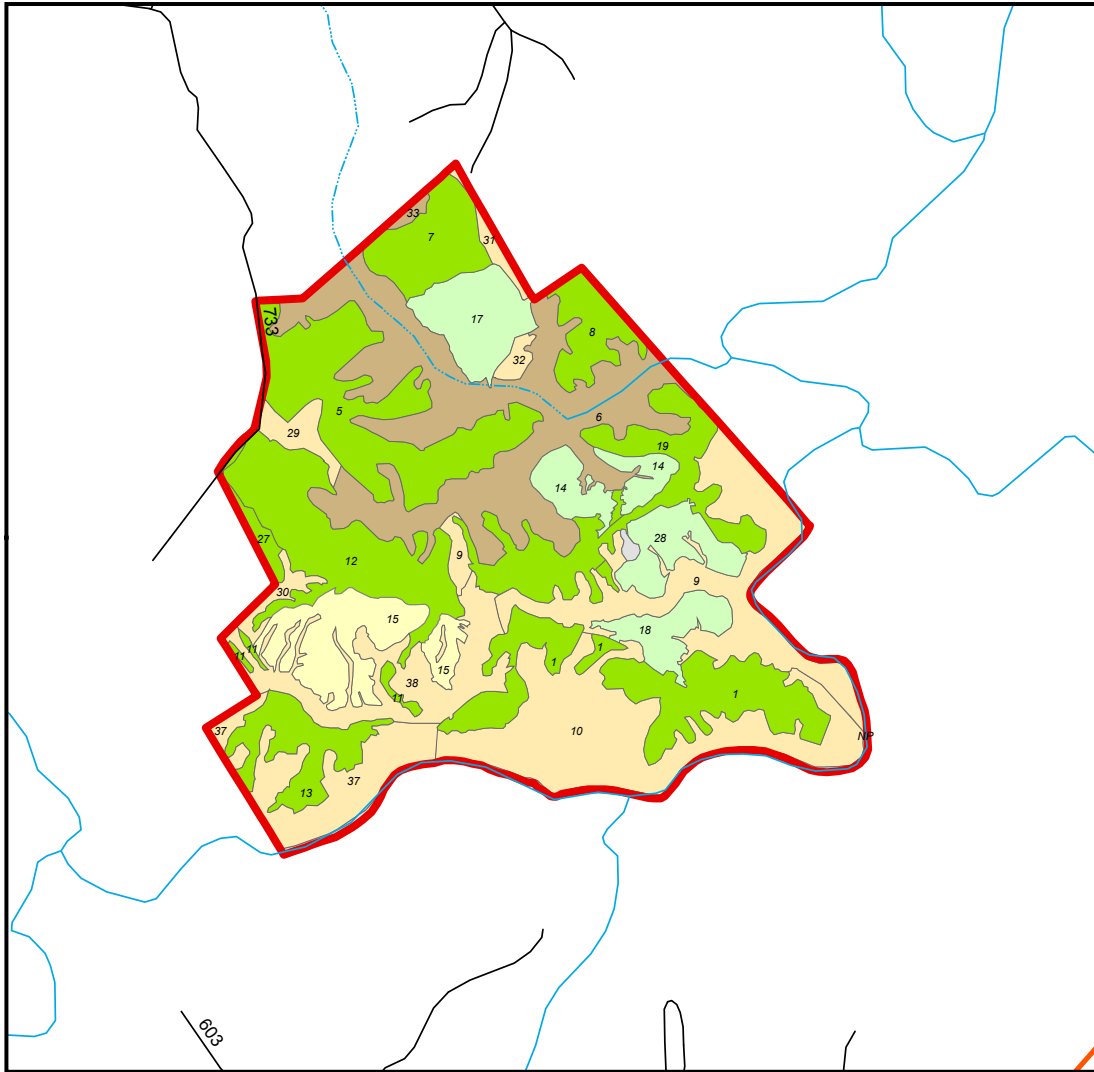
Buffalo River - 1 - Location Map
Parcel # 51009Hb004
Amherst County, VA - approx. 692 acres +/-



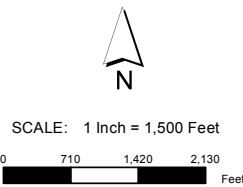
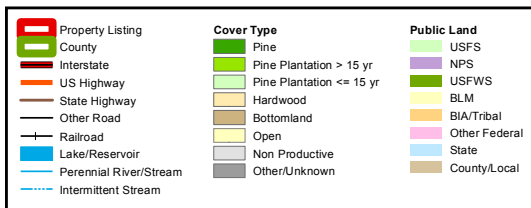
The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability. 10/11/2016

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**Stand Map
Buffalo River - 1
Parcel # 51009Hb004**
Amherst County, VA - approx. 692 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	8.4
1	Pine Plantation > 15 yr	19	47.9
5	Pine Plantation > 15 yr	16	55.2
6	Bottomland	83	113.6
7	Pine Plantation > 15 yr	16	22.0
9	Hardwood	75	57.9
10	Hardwood	83	68.8
12	Pine Plantation > 15 yr	19	48.6
13	Pine Plantation > 15 yr	19	20.3
14	Pine Plantation <= 15 yr	2	15.9
15	Open	2	32.2
17	Pine Plantation <= 15 yr	2	22.3
19	Pine Plantation > 15 yr	19	40.3
37	Hardwood	83	30.6
38	Hardwood	83	34.7

Smaller stands have been excluded to fit in the allowable space

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1/25/2018

Randy Cosby

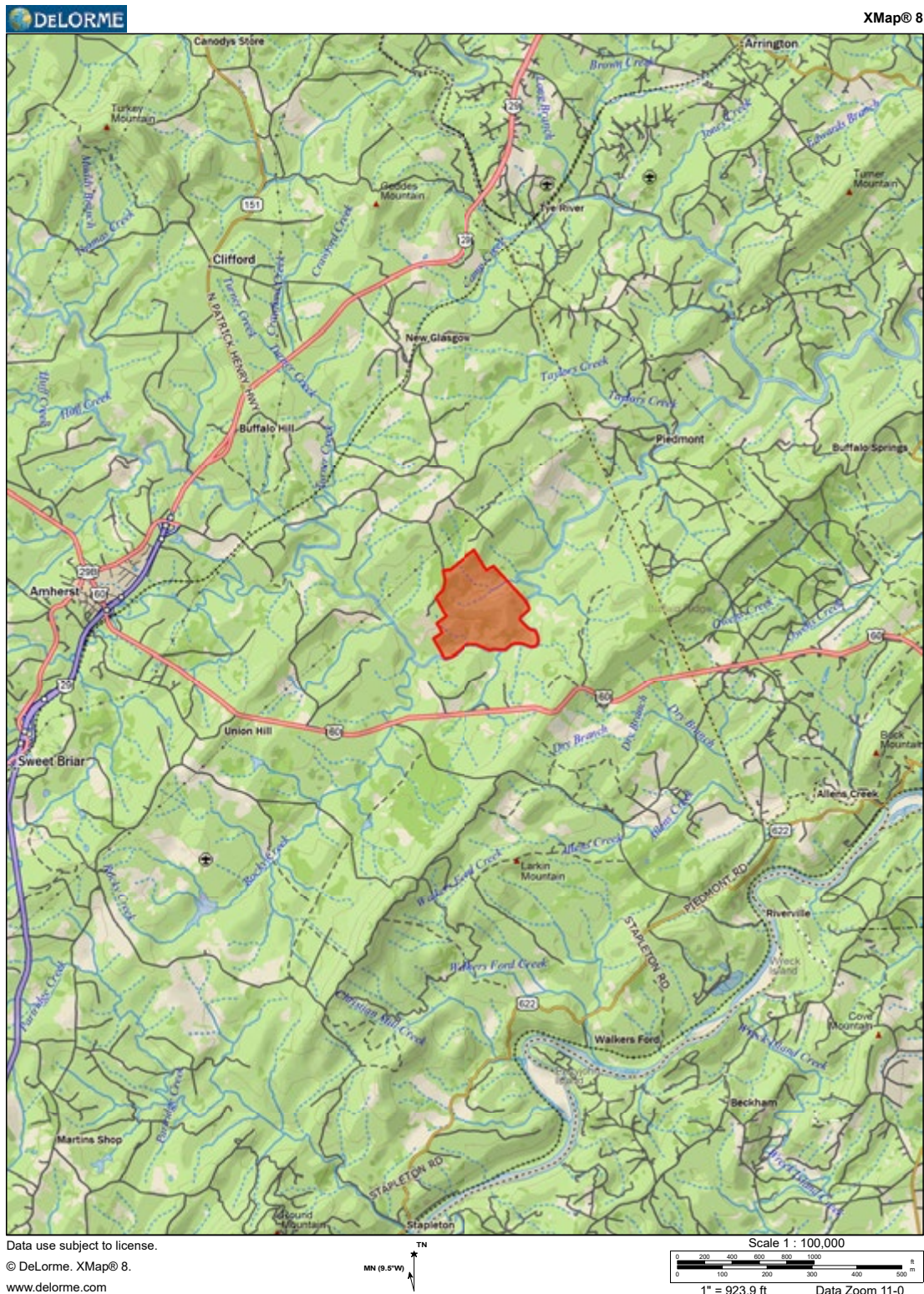
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 **DELORME**

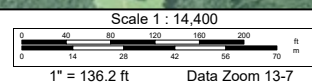
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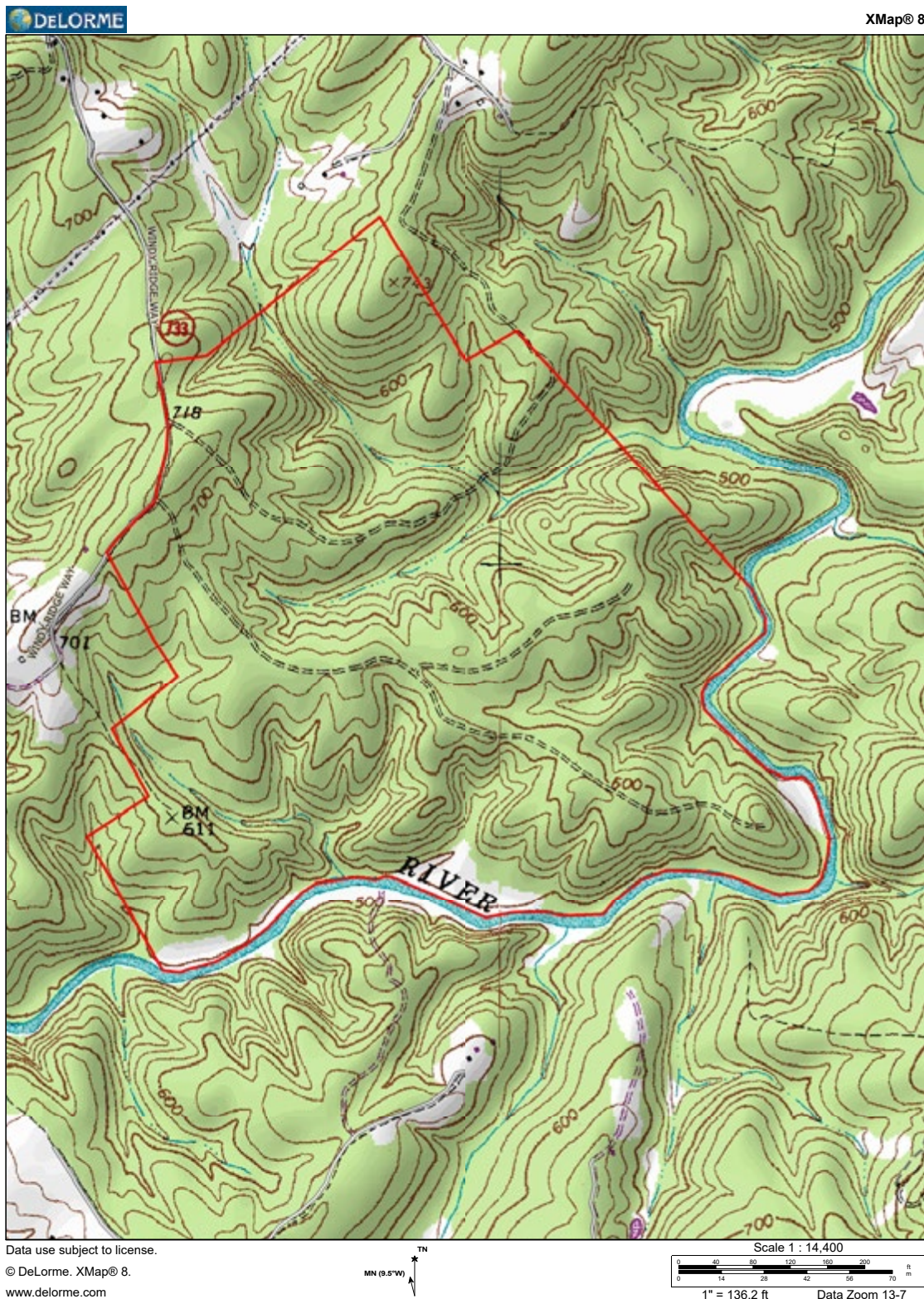
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