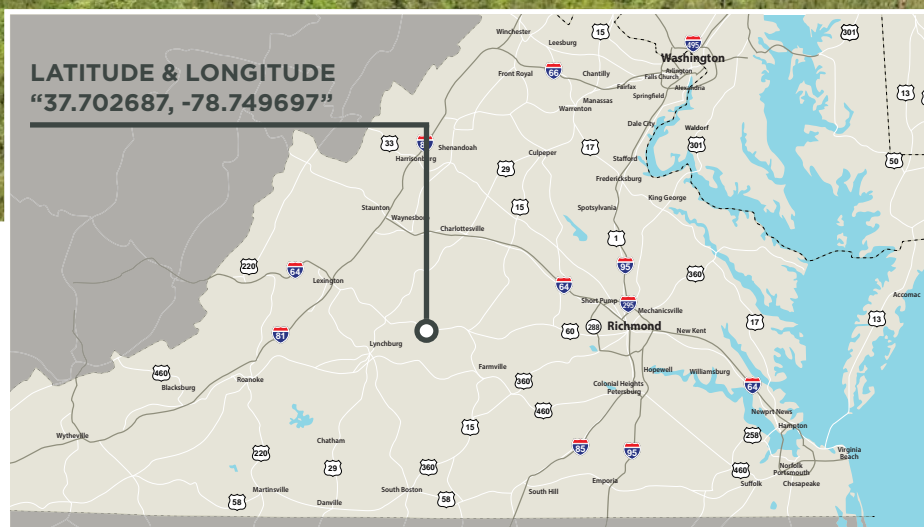


HUNTING LODGE ROAD WINGINA, VA 24599

FOR SALE 238± ACRES
NELSON, VIRGINIA
Price: \$443,982



Features

NICE RECREATIONAL INVESTMENT opportunity with long-term timberland investment potential

LOCATED AT RED APPLE ORCHARD with frontage along Hunting Lodge Road (VSR646)

110± ACRES of recent pine cutover could be converted to pasture/food plots for wildlife management purposes. Also 61± acres of mature bottom-land hardwood and frontage along Buffalo Creek offering additional areas to support healthy populations of deer and turkey

TAX MAP #80-A-54

Contacts

Randy Cosby

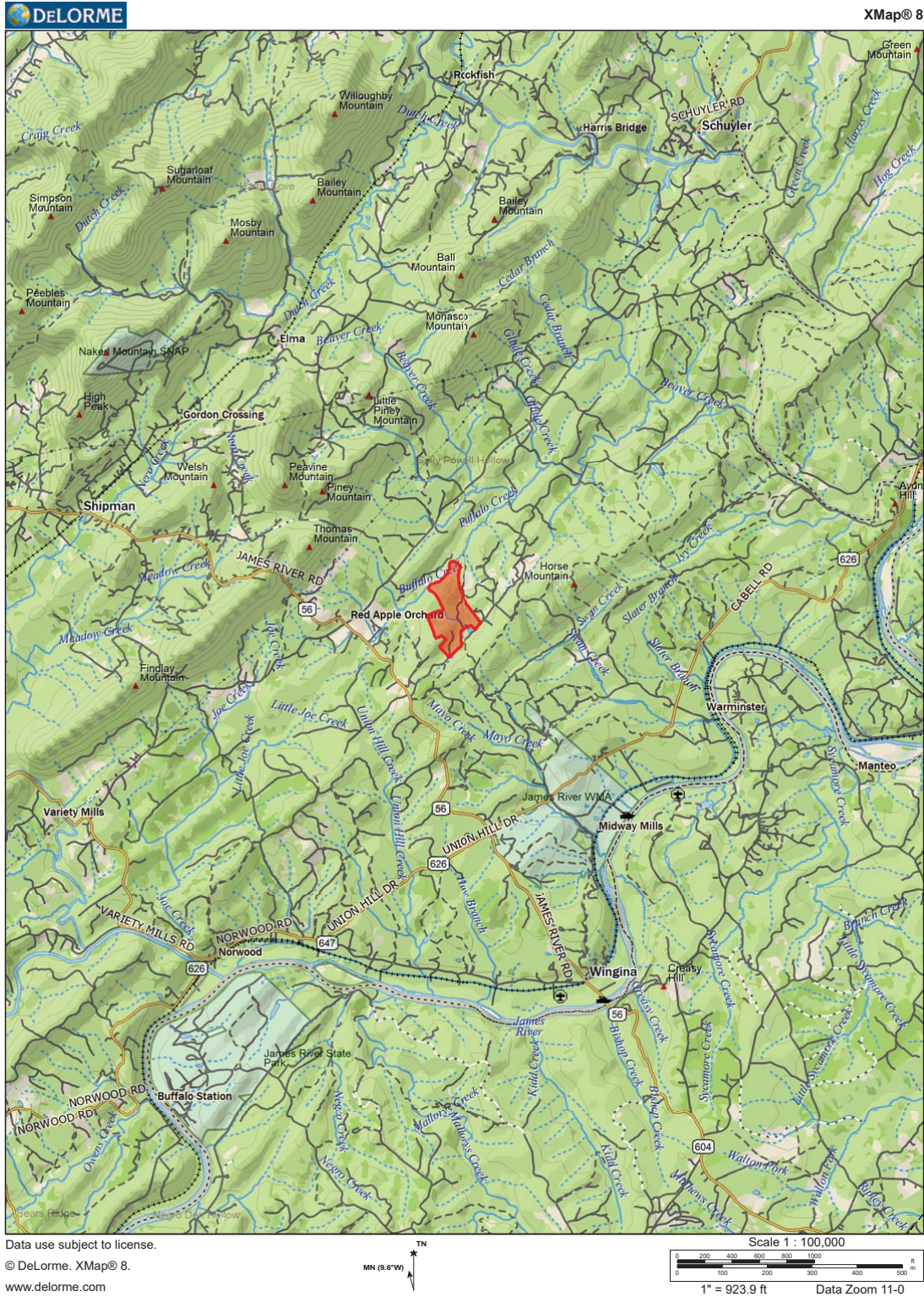
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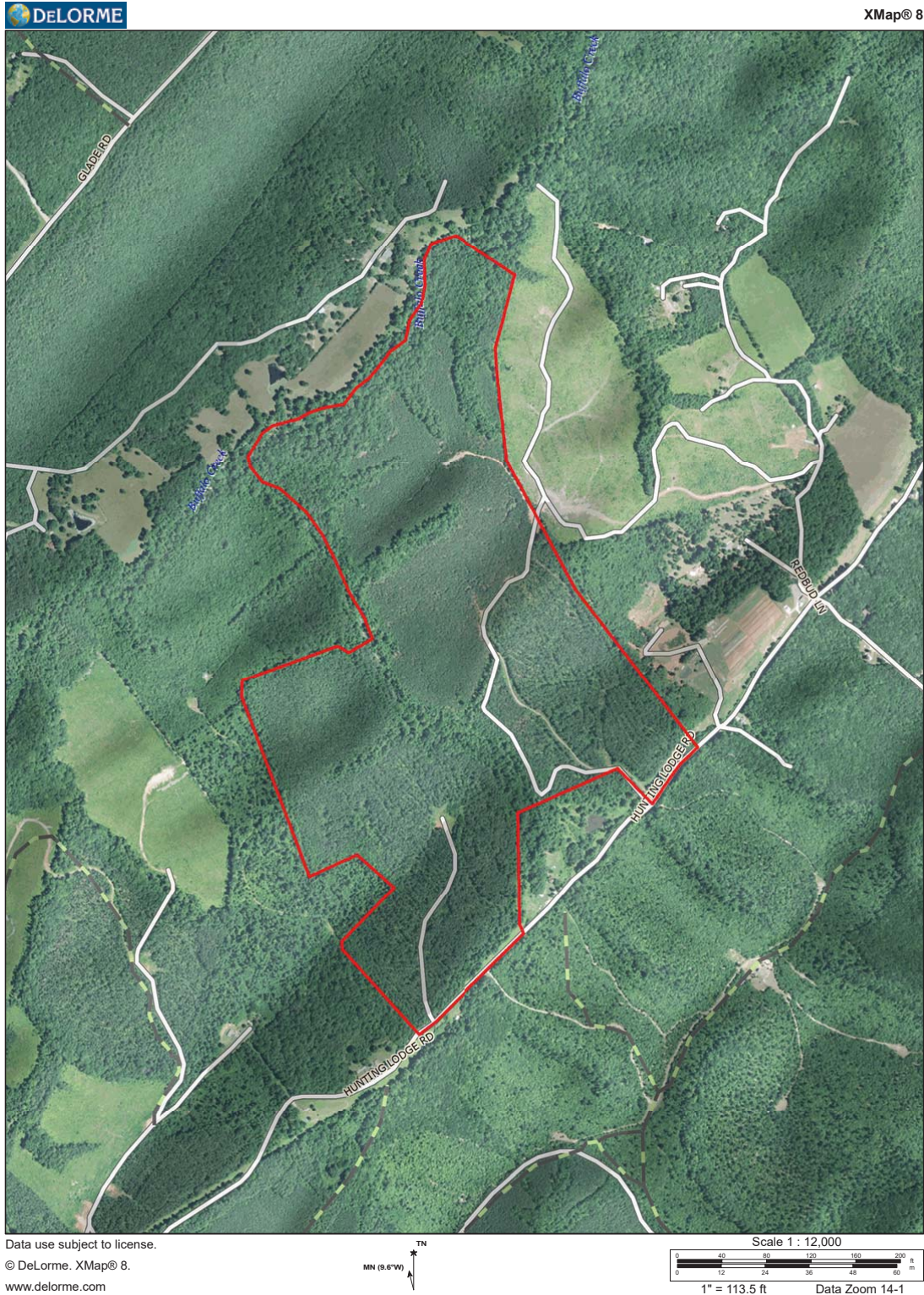


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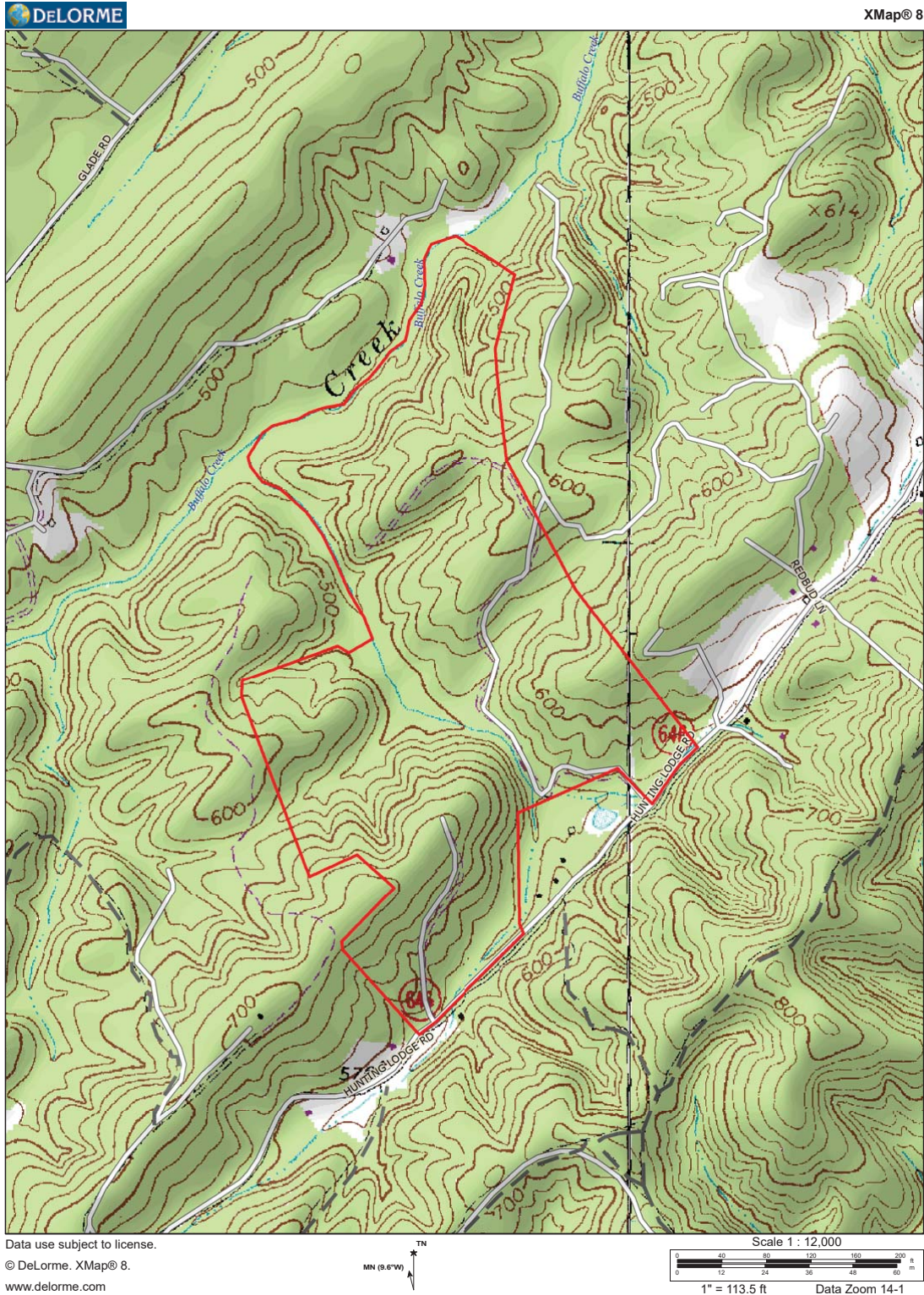
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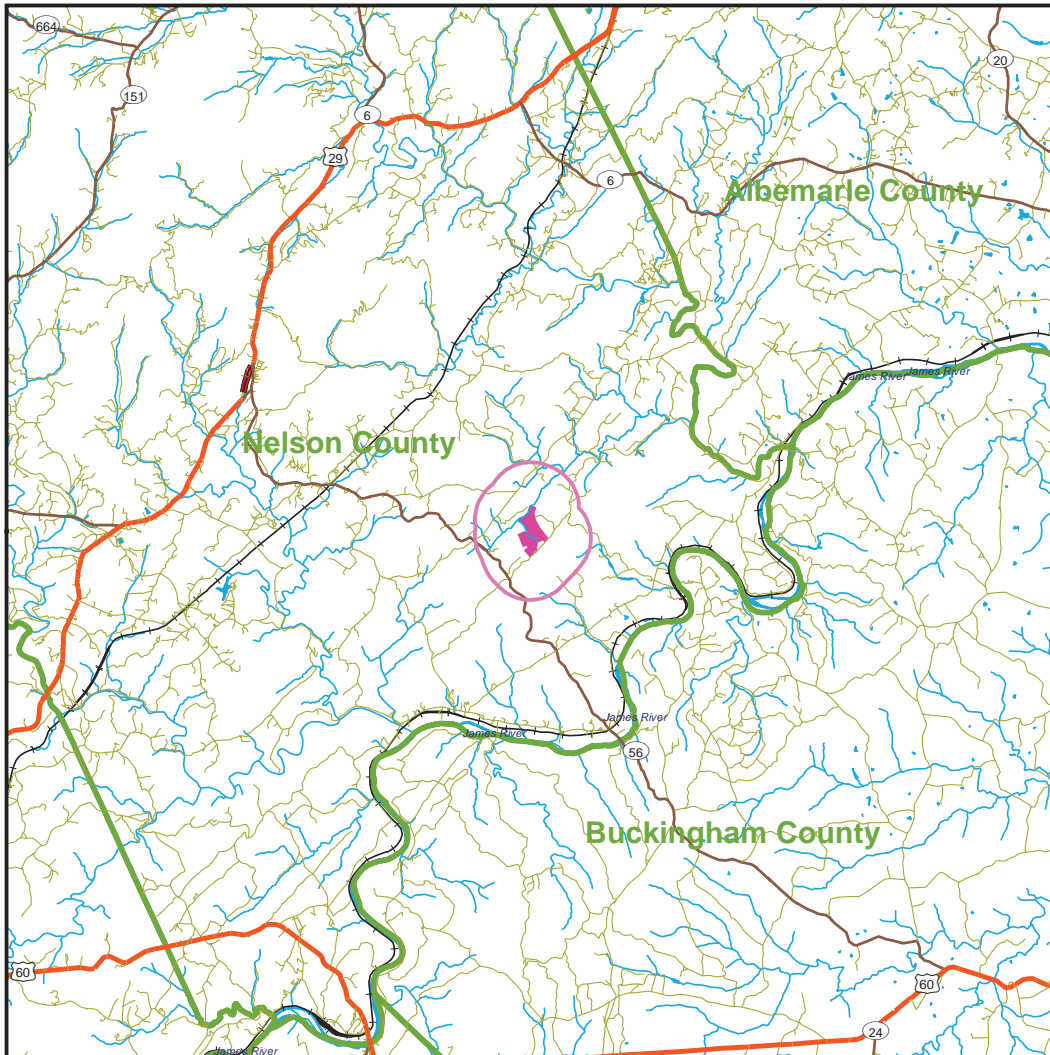


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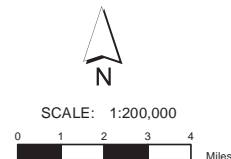
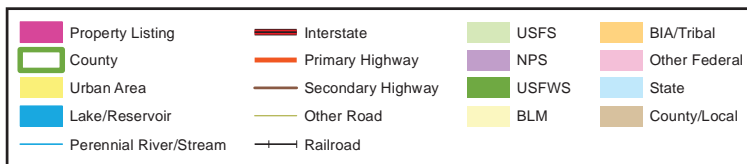
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Dixon - Location Map
Parcel # 51125Hb002
Nelson County, VA - approx. 238 acres +/-



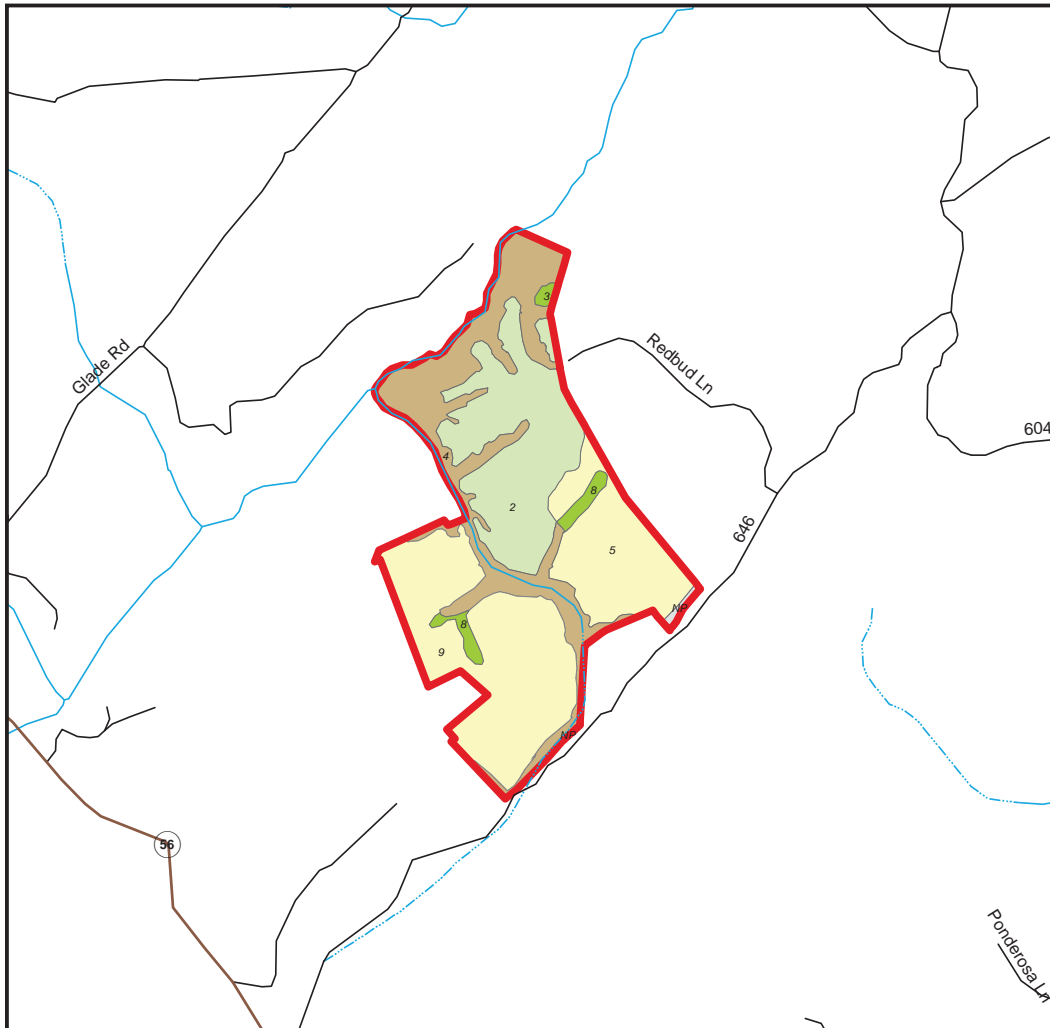
The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from 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

Randy Cosby

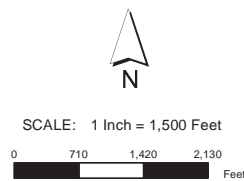
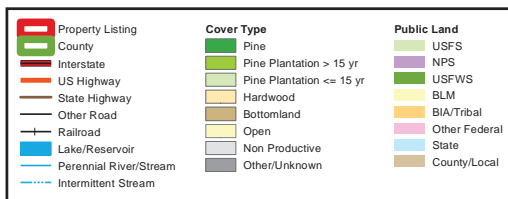
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**Stand Map
Dixon
Parcel # 51125Hb002
Nelson County, VA - approx. 238 acres +/-**



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	1.3
2	Pine Plantation <= 15 yr	11	58.8
3	Pine Plantation > 15 yr	42	1.1
4	Bottomland	83	61.6
5	Open	1	39.0
8	Pine Plantation > 15 yr	29	4.7
9	Open	1	71.6

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12/7/2017

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**Blackwater
Blackwater Land and Timber, LLC
MPT-1002 Parcel 3
Sussex County, VA
+/- 241 acres
2/14/2017**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1002	013	18.15	18.15	1978	Natural Pine Non-Convertible
MPT-1002	021	3.99	3.99	1991	Pine Plantation
MPT-1002	052	129.26	129.26	1983	Pine Plantation
MPT-1002	061	37.35	37.35	2004	Pine Plantation
MPT-1002	091	3.71	3.71	1973	Pine Plantation
MPT-1002	102	26.46	26.46	2003	Pine Plantation
MPT-1002	113	14.54	14.54	1991	Pine Plantation
MPT-1002	994	7.80	0.00	9999	NP - Right Of Way

Randy Cosby

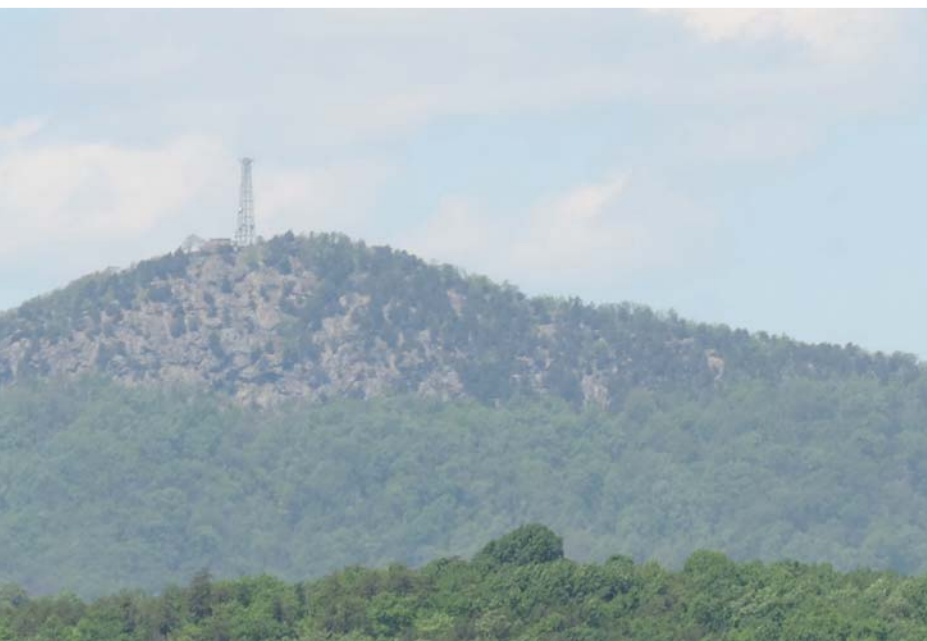
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