

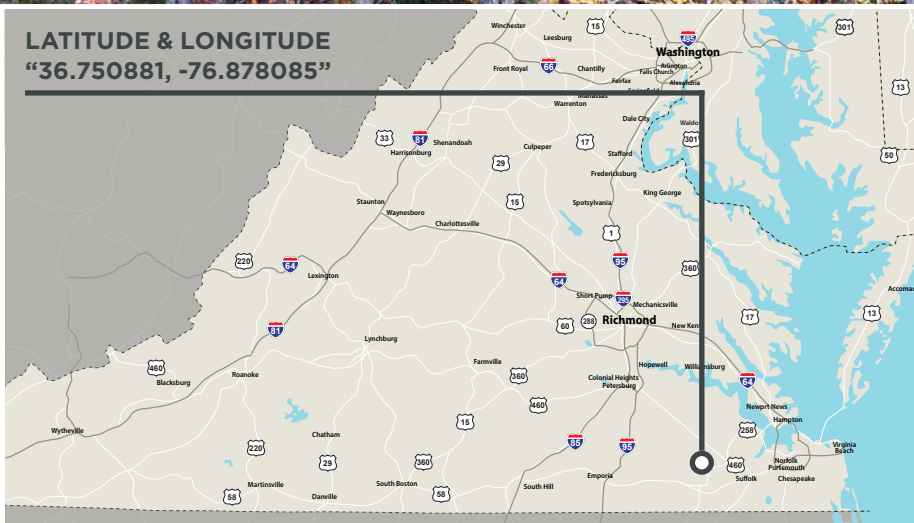


**LAWRENCE RD & MAYNARDS STORE RD
CARRSVILLE, VA 23315**

**FOR SALE | 382± ACRES
ISLE OF WIGHT COUNTY**
Price: \$795,000 (\$2,081/acre)



LATITUDE & LONGITUDE
"36.750881, -76.878085"



Features

NICE TIMBERLAND/RECREATIONAL investment opportunity located in Isle of Wight, offering merchantable timber with frontage along Lawrence Road (VSR 630) and deeded access (30') from Maynards Store Road

382± ACRES

89± ACRES OF PINE planted in '01, 62± acres planted in '95, 21± acres planted in '16, 116± acres in old growth bottomland hardwood and 83± acres of swamp fronting the Blackwater River

INCREDIBLE RECREATION POTENTIAL with healthy populations of deer, turkeys, and waterfowl

TAX ID #58-1-61



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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

Contact

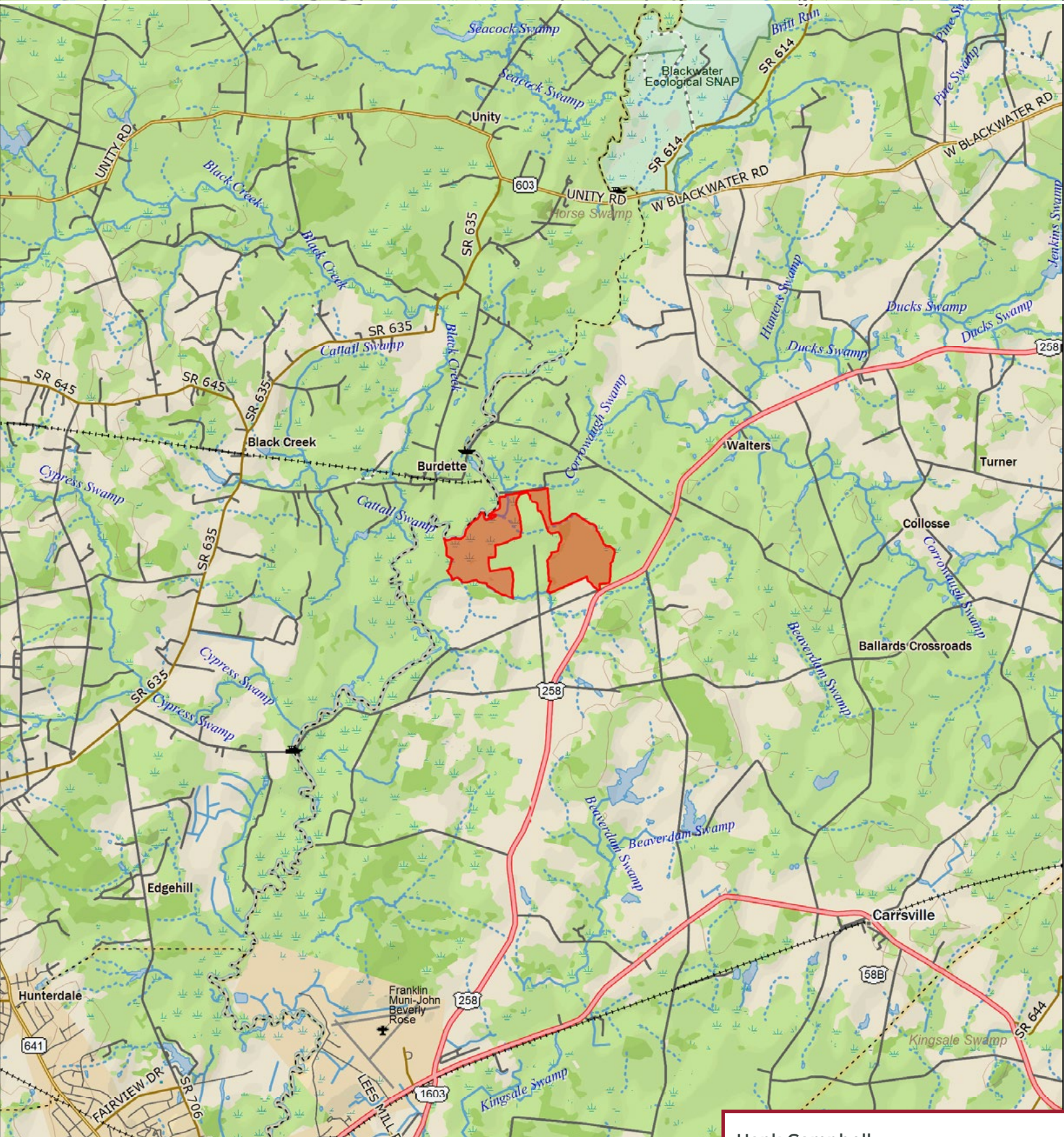
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

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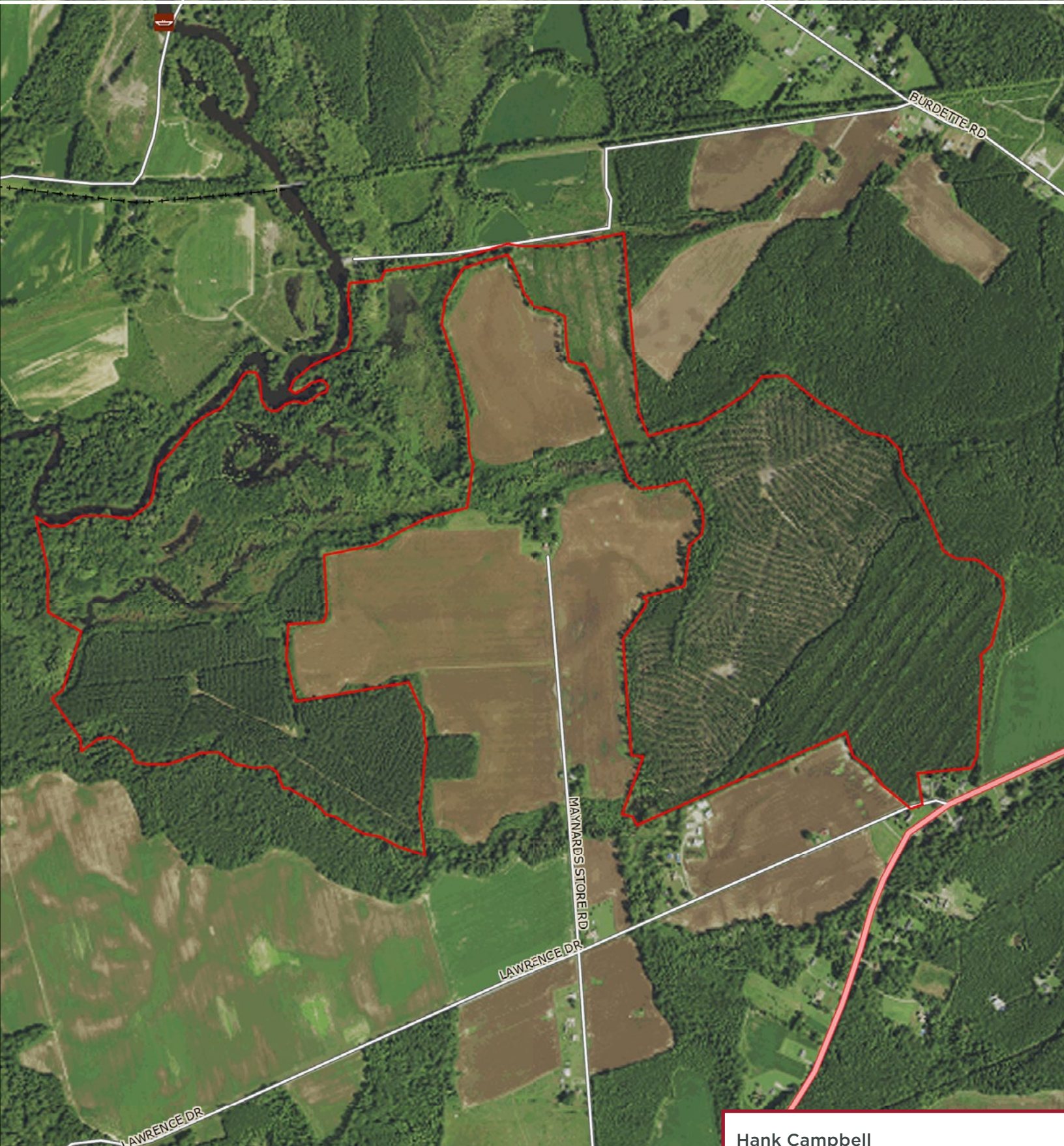
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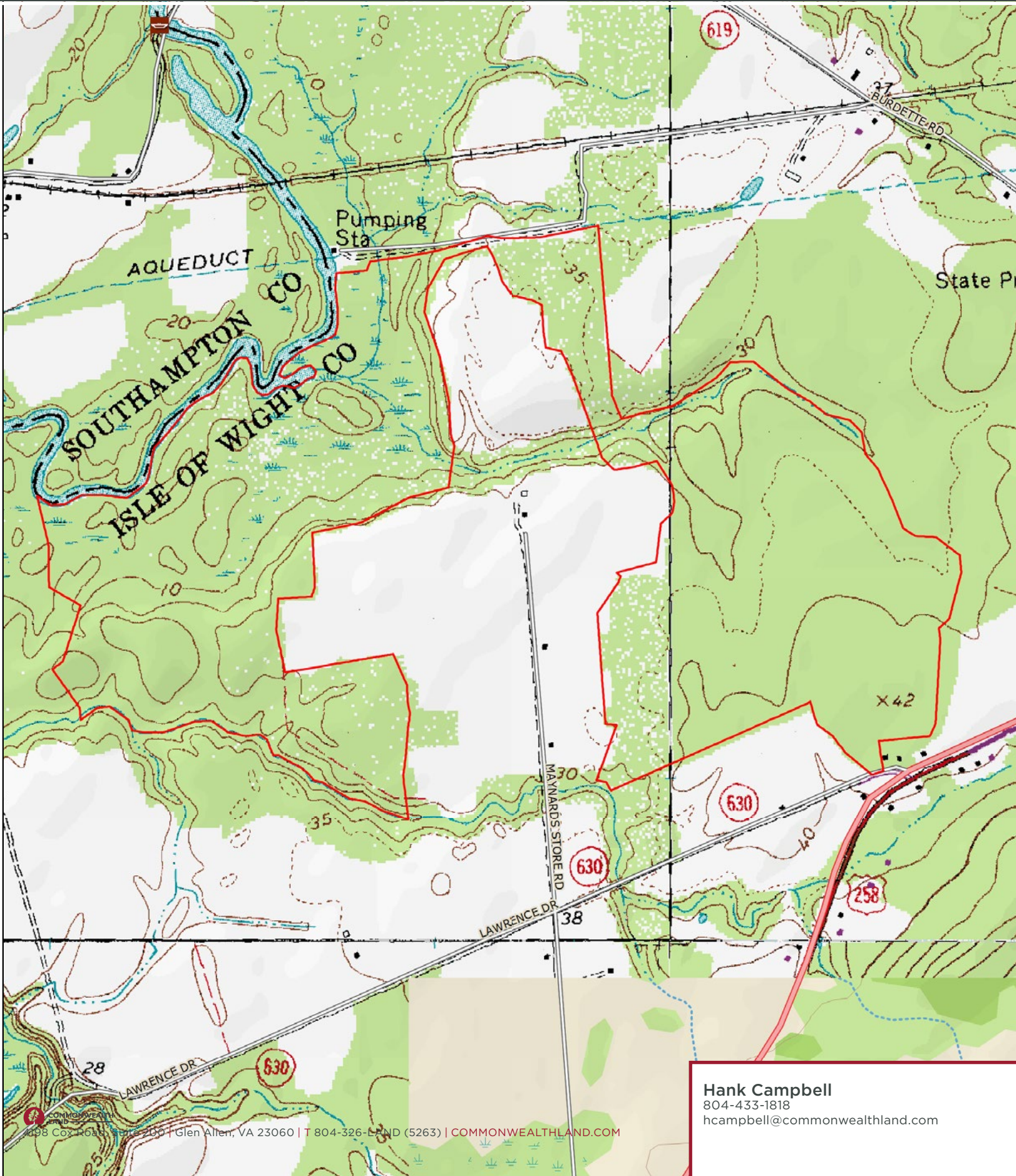


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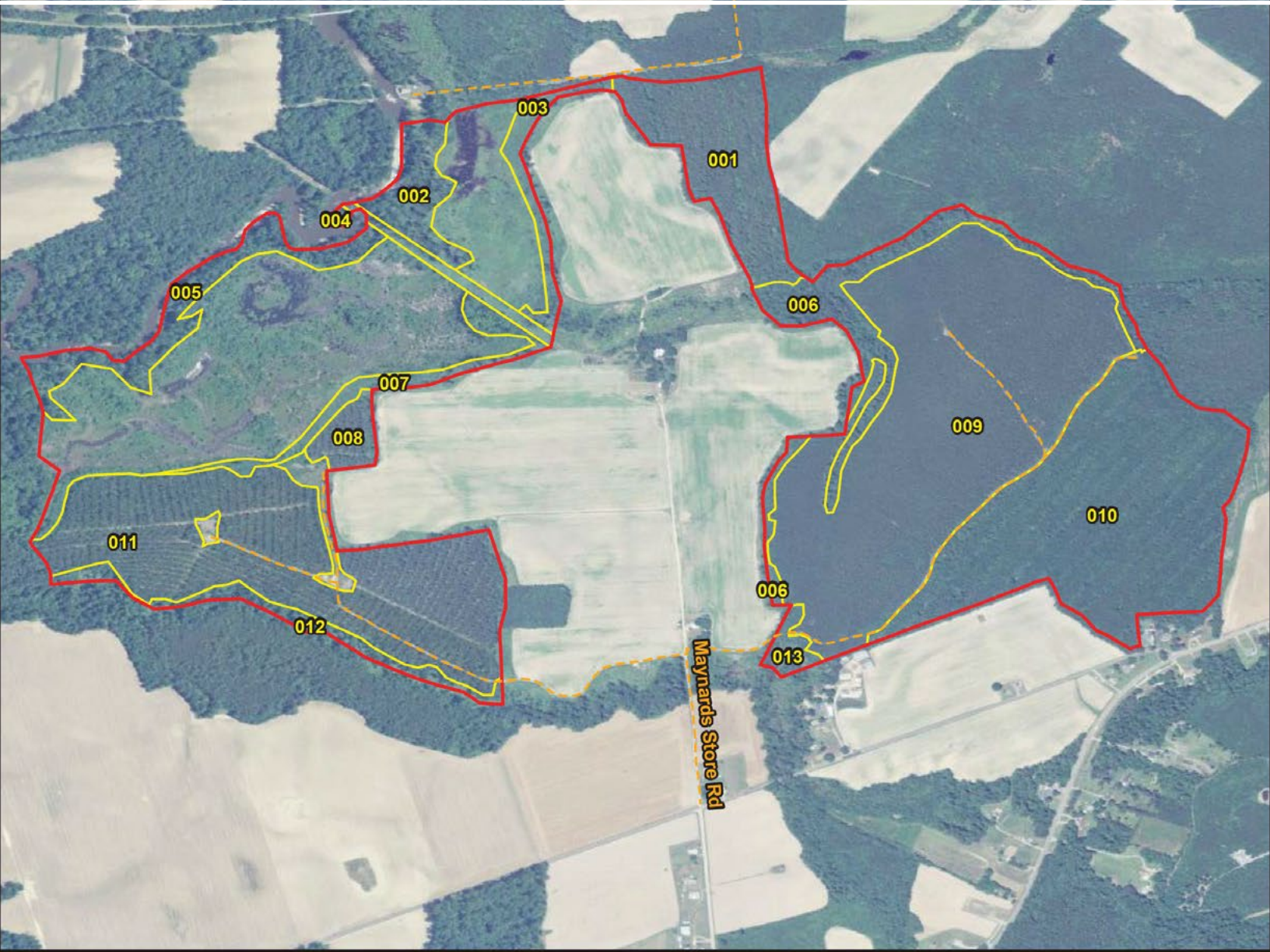
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ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION.

Map Legend

- County/Internal Roads
- Tract Boundary
- Stand Boundary

Lambeth-VA,NC Lambeth Timber, LLC ART-3013 Isle Of Wight County, VA +/- 382 acres 8/26/2016					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ART-3013	001	21.26	21.26	2016	Pine Plantation
ART-3013	002	7.86	7.86	1907	Hardwood Non-Convertible
ART-3013	003	4.96	4.96	1907	Hardwood Non-Convertible
ART-3013	004	0.42	0.42	1907	Hardwood Non-Convertible
ART-3013	005	12.18	12.18	1907	Hardwood Non-Convertible
ART-3013	006	16.65	16.65	1950	Natural Pine Non-Convertible
ART-3013	007	6.46	6.46	1907	Hardwood Non-Convertible
ART-3013	008	4.10	4.10	1995	Pine Plantation
ART-3013	009	89.94	89.08	2001	Pine Plantation
ART-3013	010	61.88	61.47	1982	Hardwood Non-Convertible
ART-3013	011	58.54	58.00	1995	Pine Plantation
ART-3013	012	6.19	6.18	1907	Hardwood Non-Convertible
ART-3013	013	2.36	2.33	1907	Hardwood Non-Convertible
ART-3013	992	3.31	0.00	9999	NP - Landing
ART-3013	994	2.87	0.00	9999	NP - Right Of Way
ART-3013	995	83.29	0.00	9999	NP - Other

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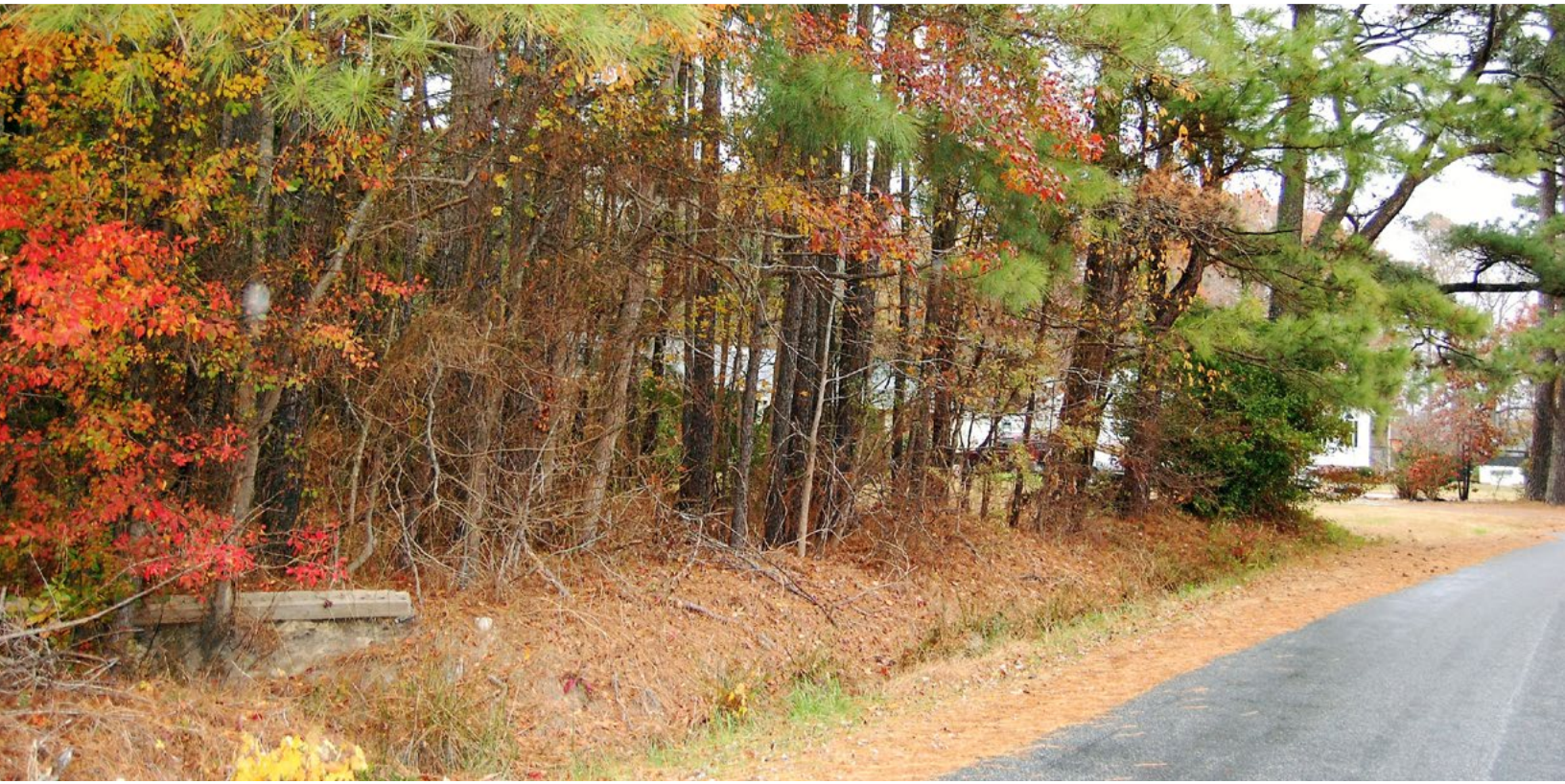
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