



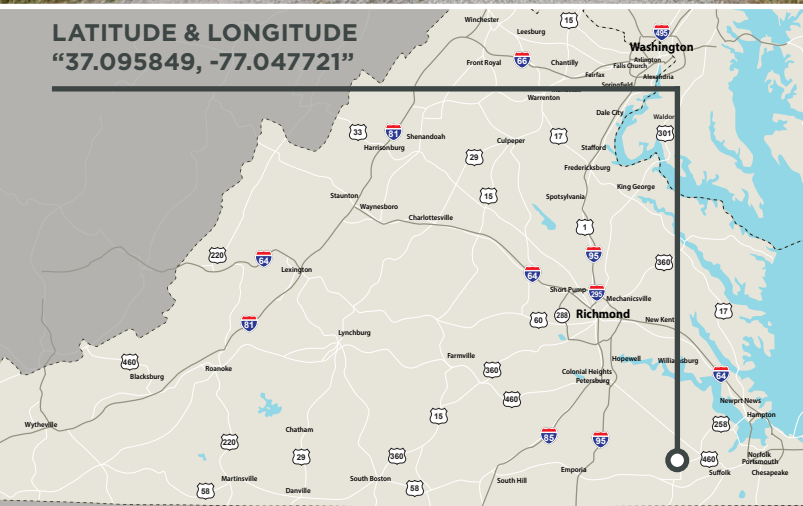
COMMONWEALTH
LAND

LAWRENCE DRIVE (VSR630) CARRSVILLE, VA 23315

FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY
Price: \$480,000 (\$2,516/acre)



LATITUDE & LONGITUDE
"37.095849, -77.047721"



Features

TIMBERLAND/RECREATIONAL INVESTMENT opportunity located north of Maynards Crossroads in Isle of Wight County offering frontage along Lawrence Dr (VSR630) and deeded access from Maynards Store Rd (VSR631).

TIMBER is comprised of 89± acres of merchantable planted pines ('01), 81.5± acres of premerch planted pines ('16 & '20) with the remaining 22± acre balance in hardwood bottoms.

SOLID internal road system and good habitat for deer and turkeys.

TAX MAP #58-01-061 (PART)



COMMONWEALTH
LAND

MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

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COMMONWEALTHLAND.COM

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

Contact

Hank Campbell

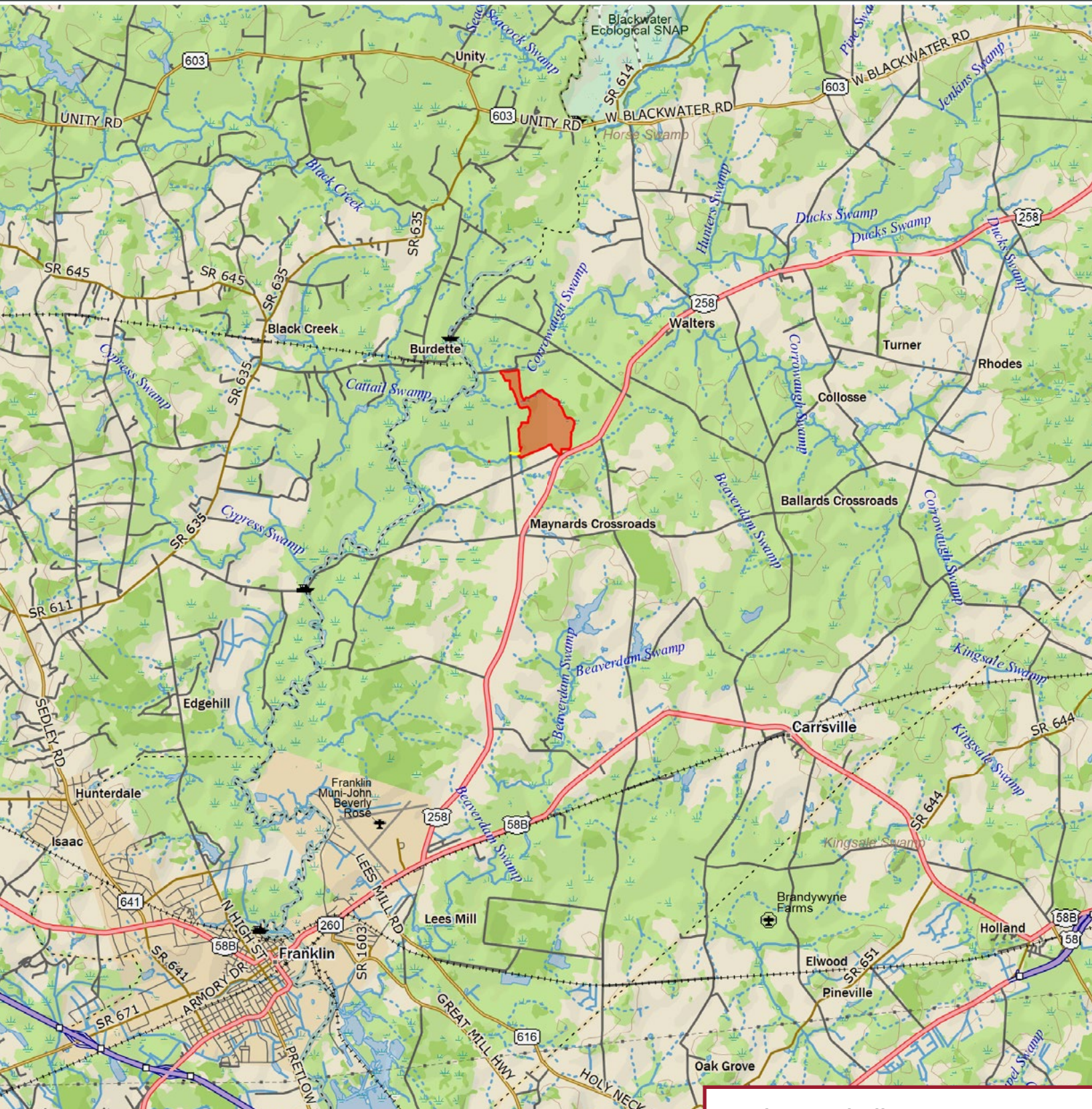
804-433-1818

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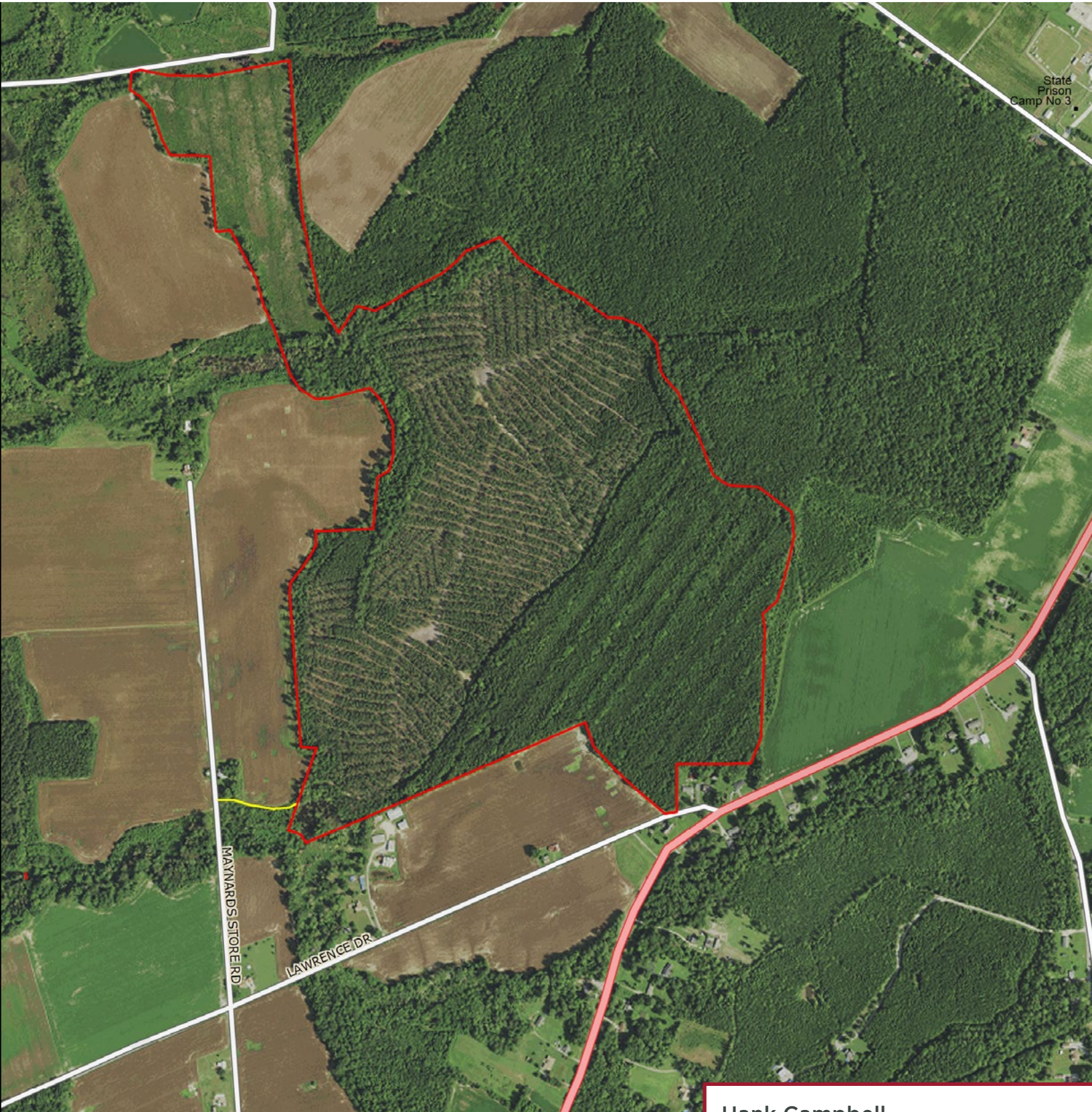
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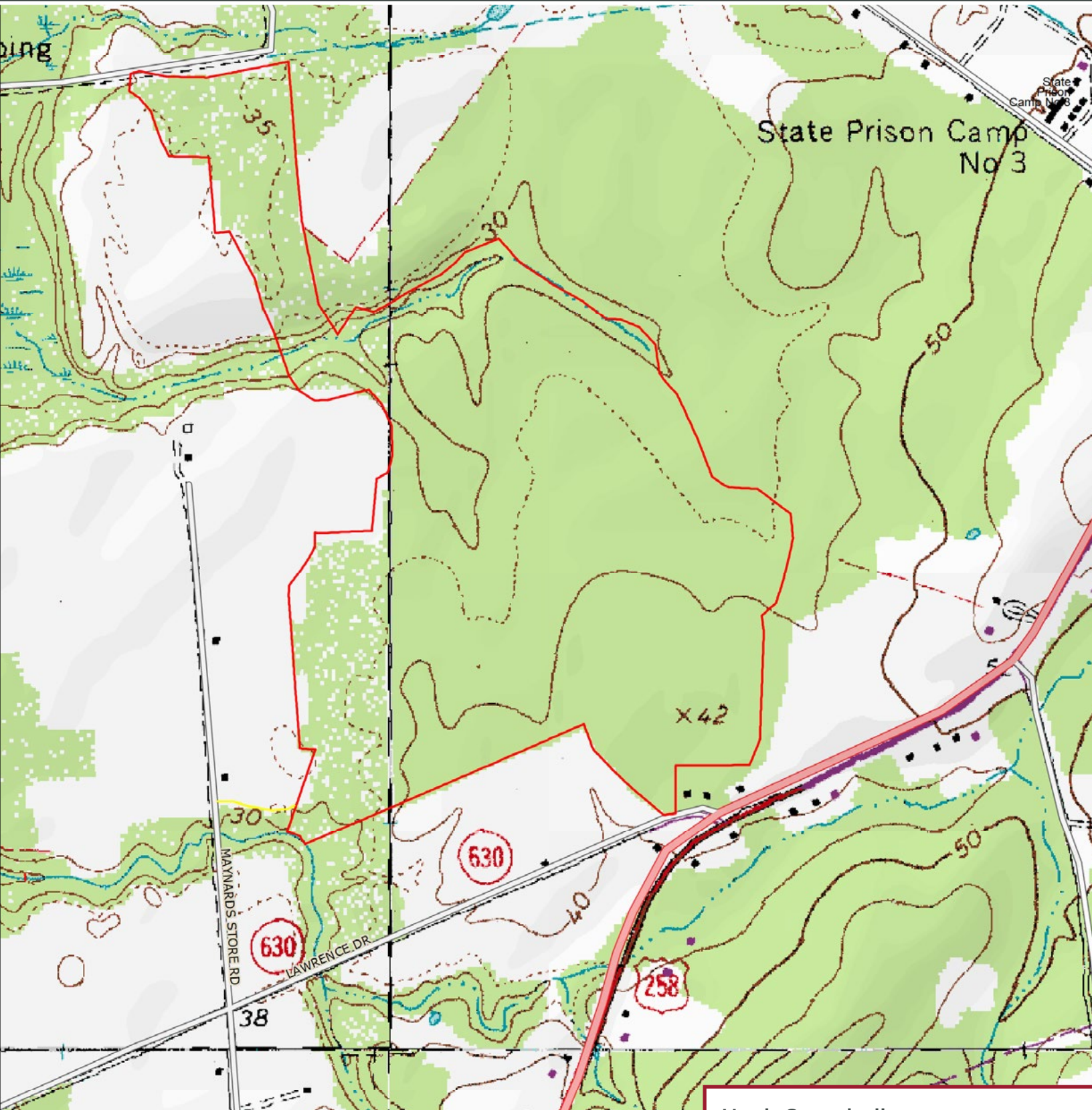
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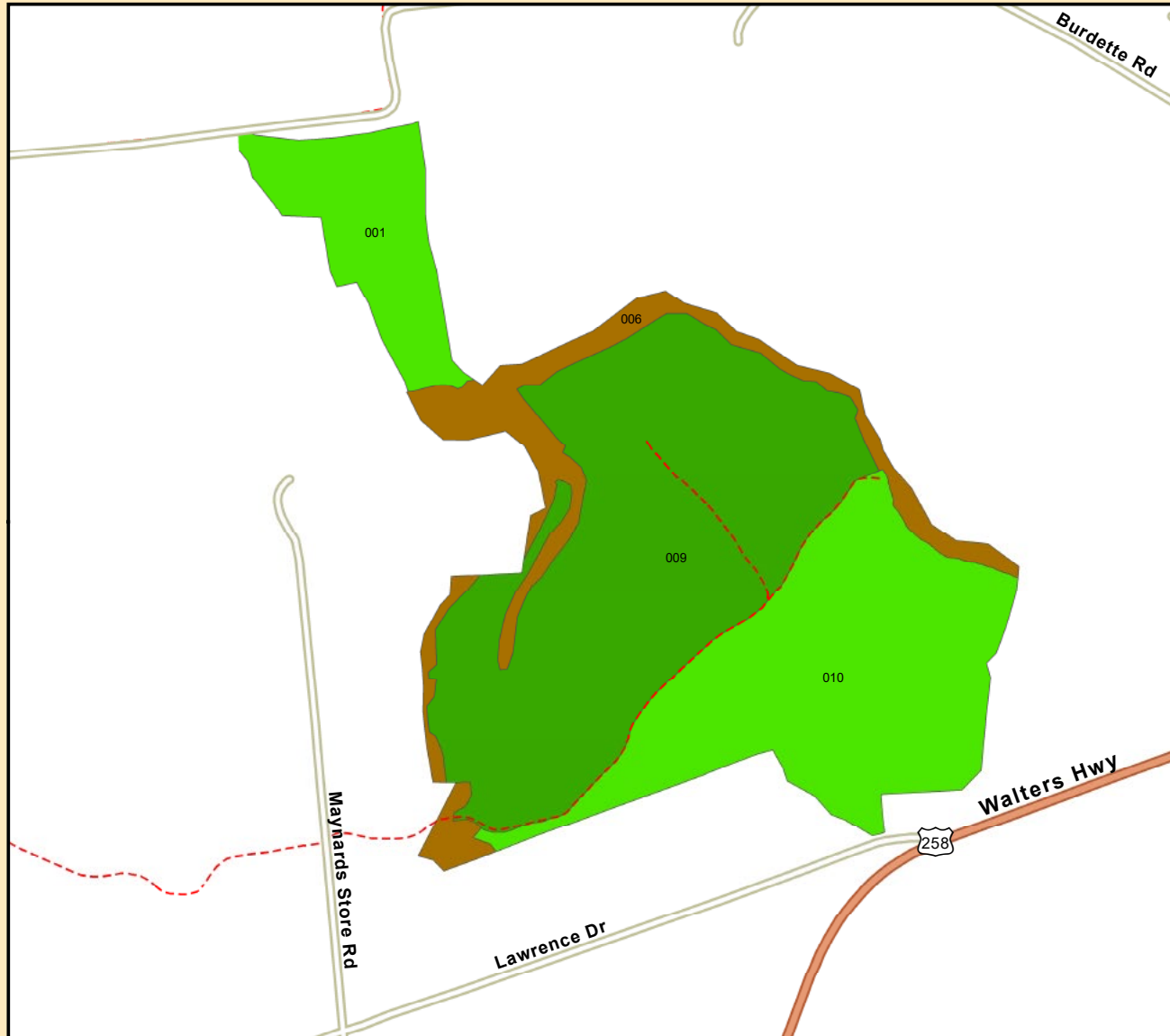
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Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE, REPRESENT OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE RECIPIENT. SALE OFFERING IS SUBJECT TO CHANGE, AT ANY TIME OR WITHOUT NOTICE, INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALE. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND A PURCHASER SIGN AND DELIVER A DEFINITIVE PURCHASE AND SALE AGREEMENT. THE TERMS OF ANY DEFINITIVE PURCHASE AND SALE AGREEMENT SHALL CONTROL AND GOVERN ALL MATTERS BETWEEN OWNER AND A PURCHASER.

Map Legend

- Merch Plantation
- Natural Pine/Hardwood
- NonForest
- Pre-merch Plantation

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**Lambeth-VA, NC
Arbol Tree, LLC
ART-3013 - East
Isle of Wight County, VA
+/- 192 acres
3/25/2022**

Tract Name	Stand	Gross Acres	Established Year	Cover Type
ART-3013	001	21.27	2016	Pine Plantation
ART-3013	005	2.36	1907	Hardwood Non-Convertible
ART-3013	006	19.10	1950	Natural Pine Non-Convertible
ART-3013	009	89.16	2001	Pine Plantation
ART-3013	010	60.23	2020	Pine Plantation

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