

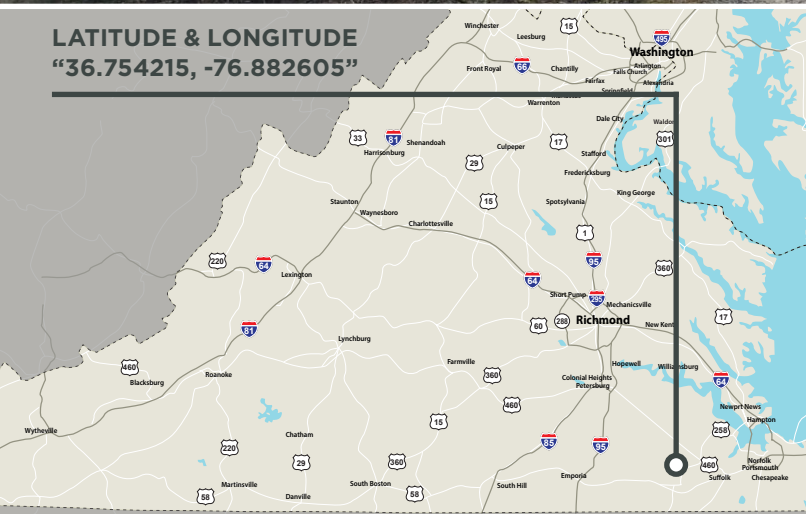


**ACCESS FROM MAYNARDS
STORE ROAD (VSR631)
CARRSVILLE, VA 23315**

**FOR SALE | 189.9± ACRES
ISLE OF WIGHT COUNTY
Price: \$550,000 (\$2,895/acre)**



**LATITUDE & LONGITUDE
"36.754215, -76.882605"**



Features

TIMBERLAND/RECREATIONAL INVESTMENT opportunity located north of Maynards Crossroads in Isle of Wight County.

EXTENSIVE frontage along the Blackwater River and deeded access from Maynards Store Rd (VSR631).

TIMBER comprised of 65± acres of merchantable planted pines ('95) with the remaining balance is hardwood river bottom.

BLACKWATER river bottom provides excellent habitat for deer, turkeys and waterfowl.

TAX MAP #58-01-061 (PART)



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 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

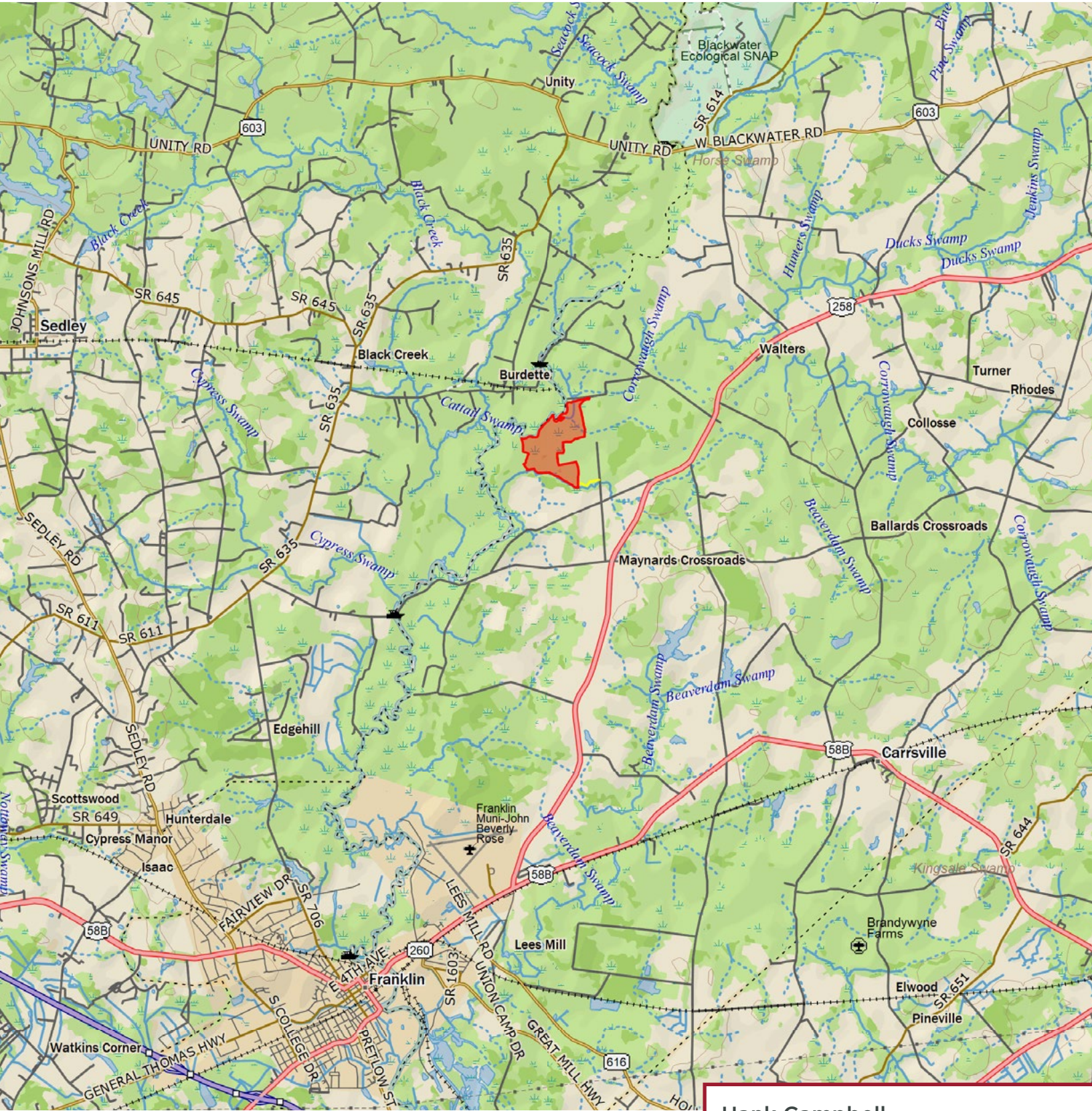
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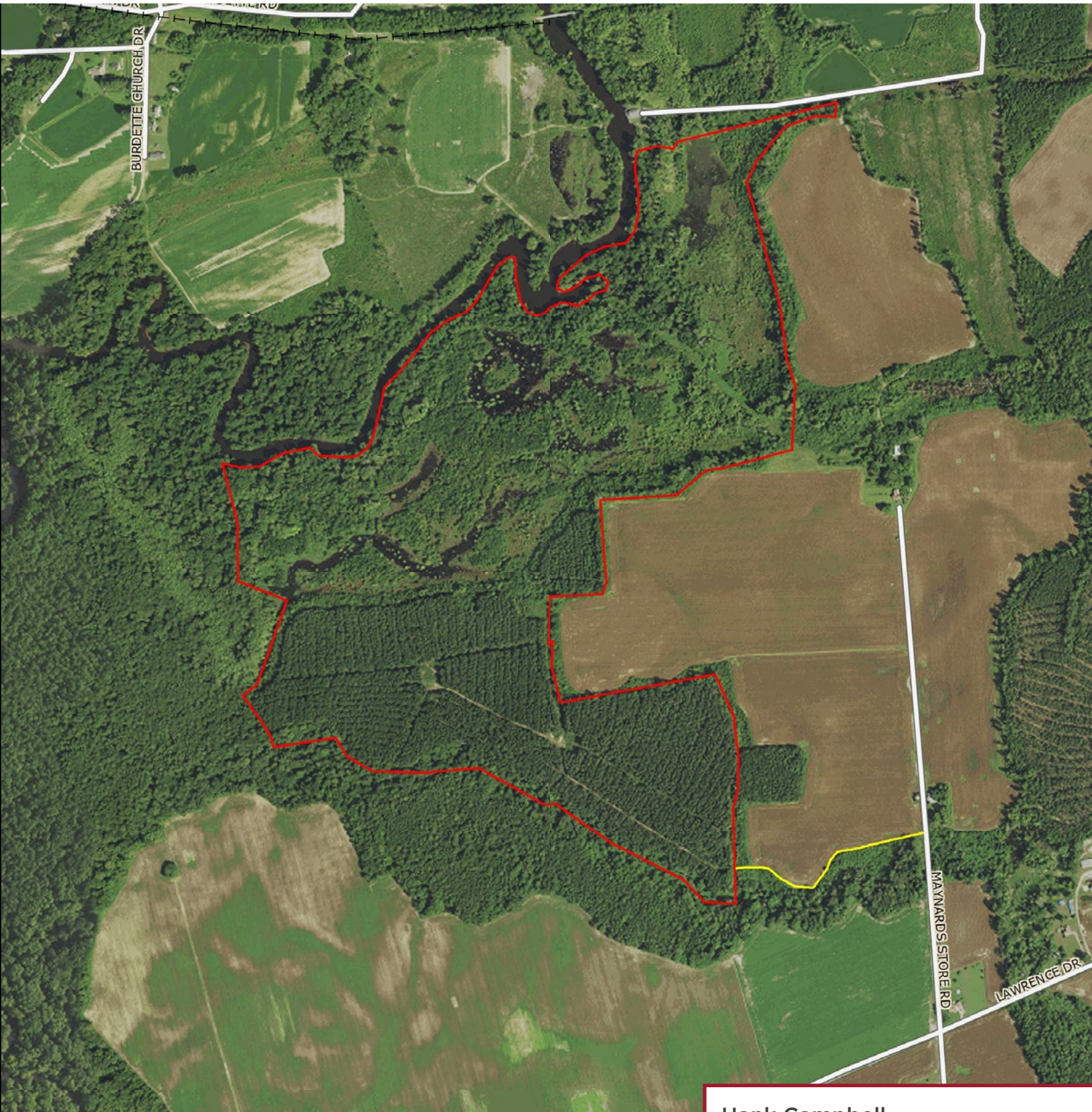




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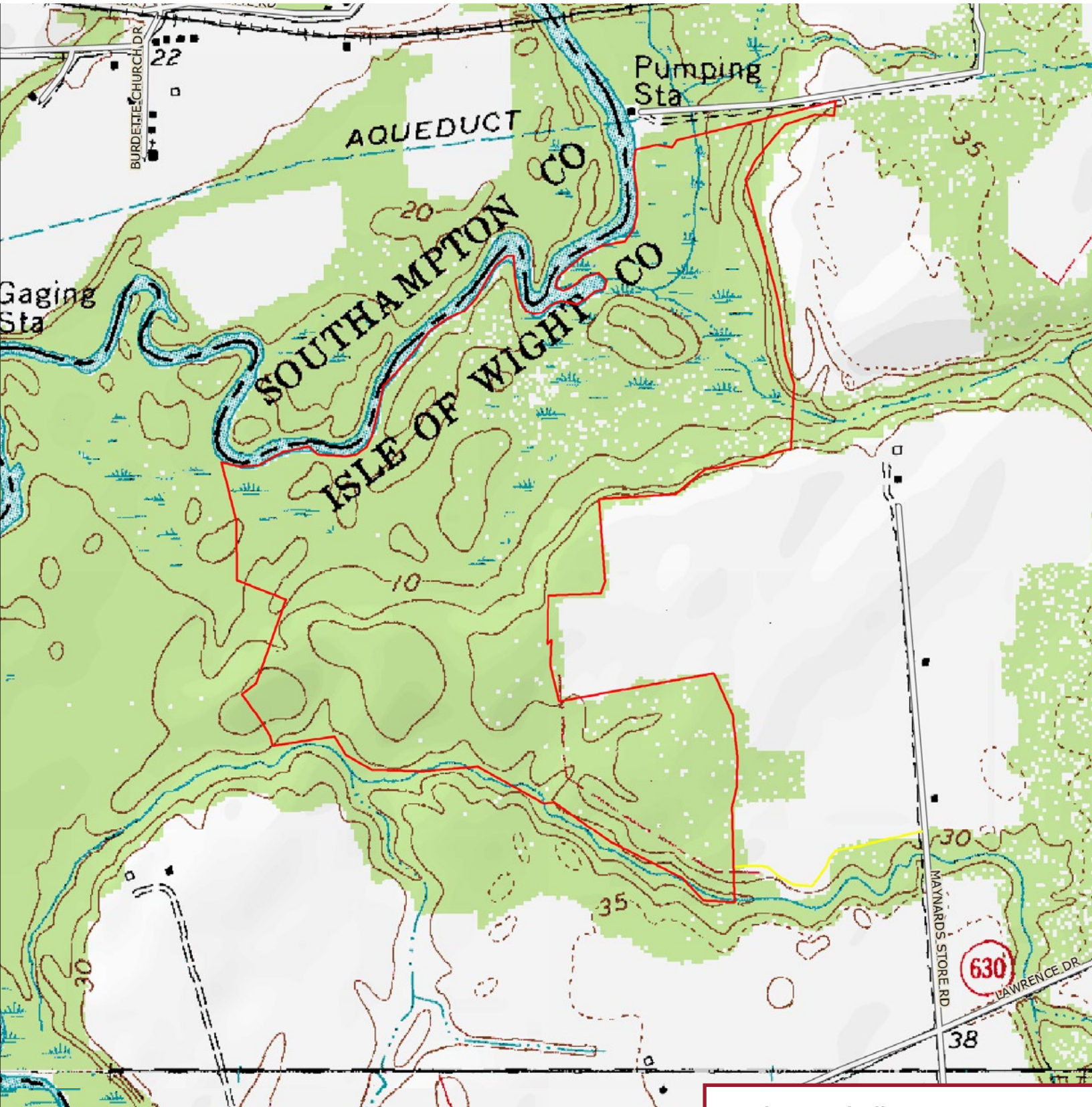
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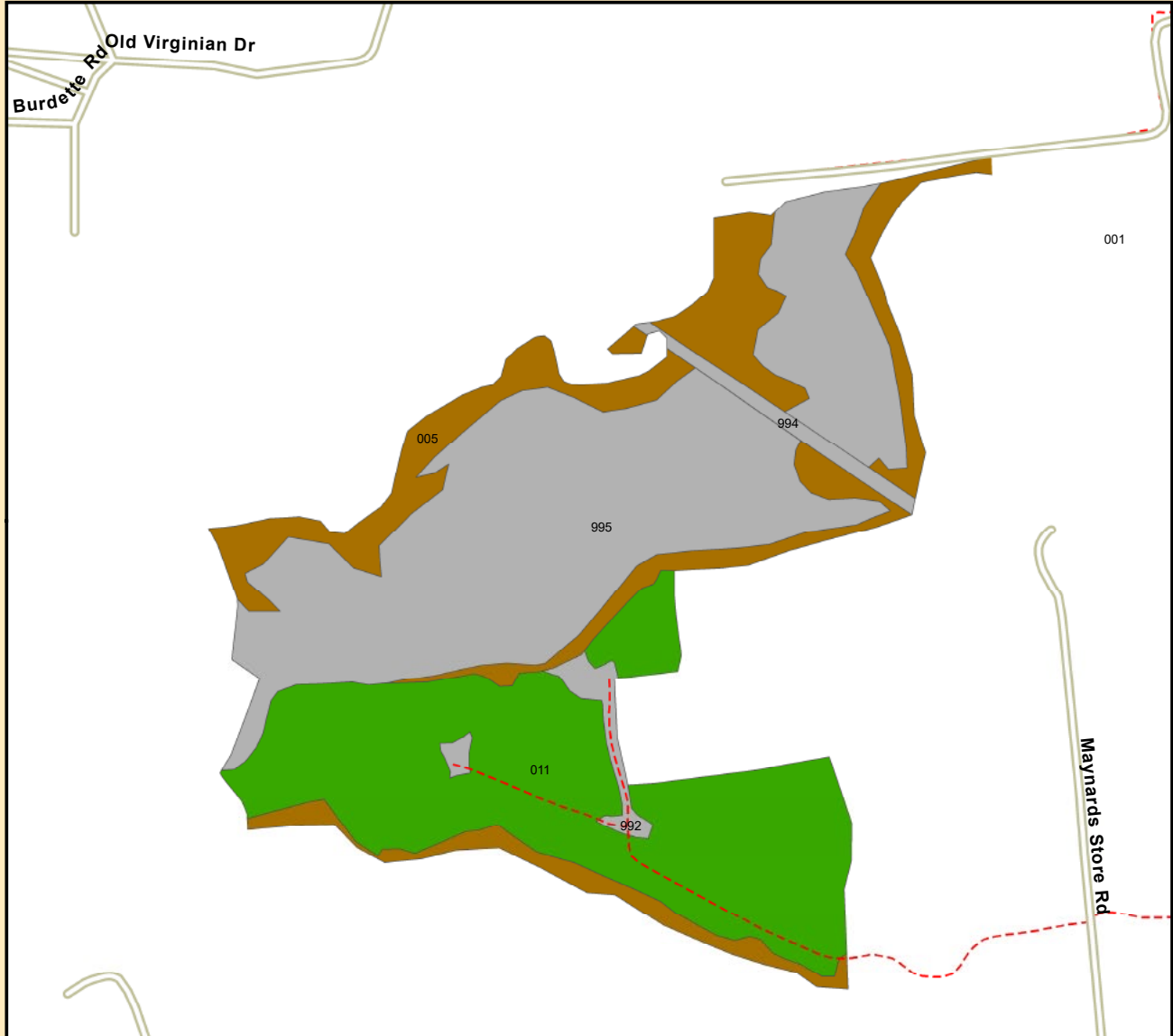
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Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE, 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 - West
Isle of Wight County, VA
+/- 190 acres
3/25/2022**

Tract Name	Stand	Gross Acres	Established Year	Cover Type
ART-3013	005	38.07	1907	Hardwood Non-Convertible
ART-3013	011	62.64	1995	Pine Plantation
ART-3013	992	3.32	9998	NP - Landing
ART-3013	994	2.87	9998	NP - Right Of Way
ART-3013	995	83.29	9998	NP - Other

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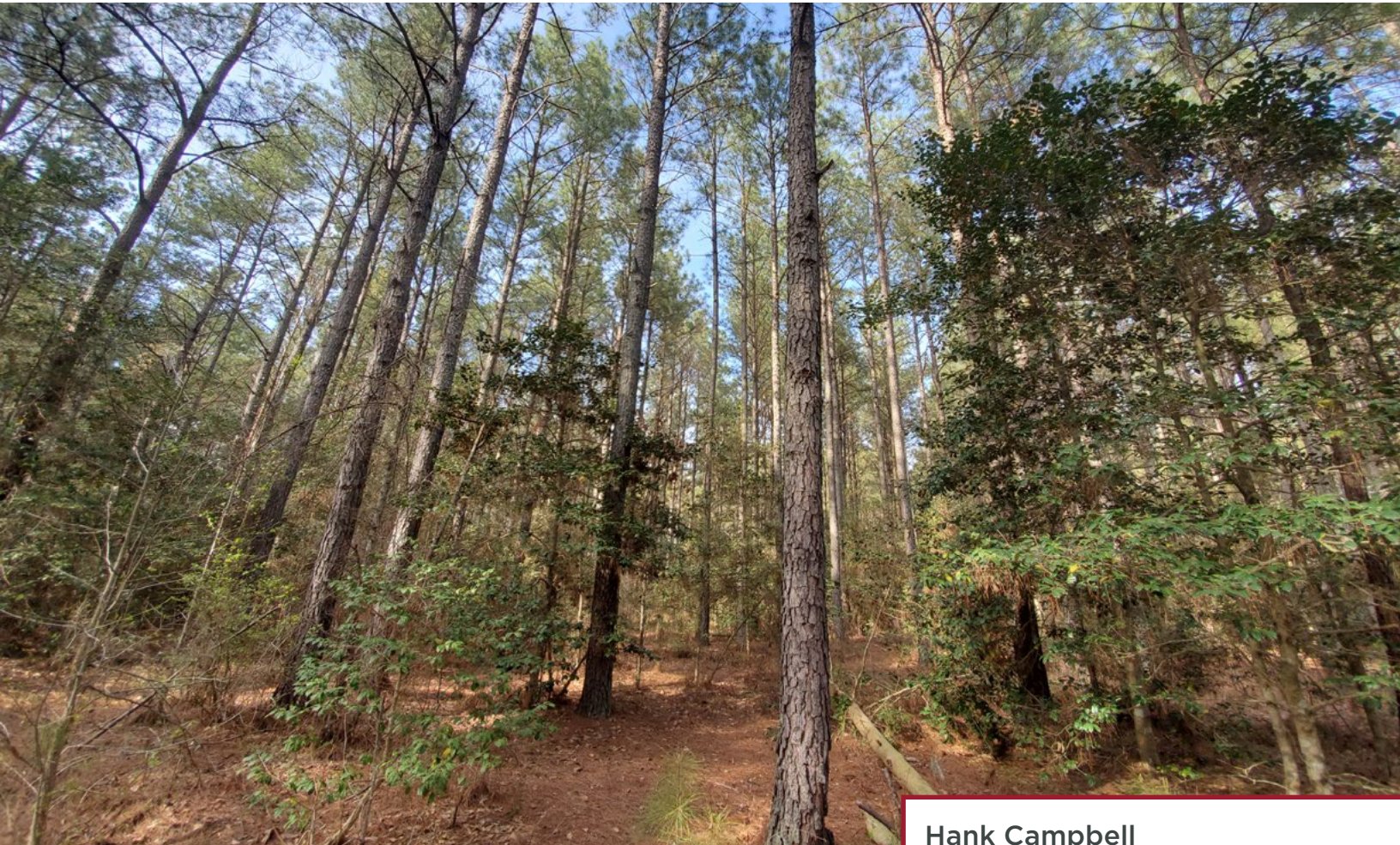
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