

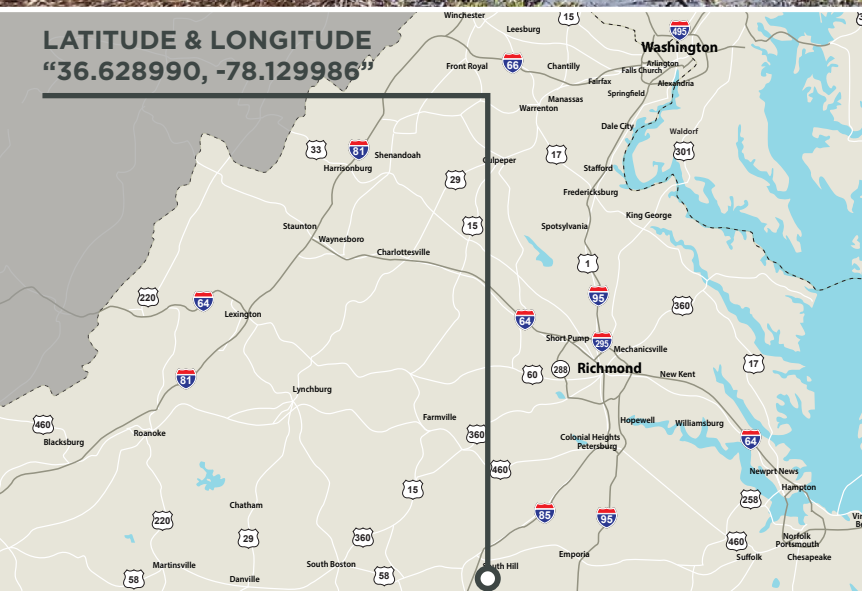


MARENGO ROAD LA CROSSE, VA 23950

FOR SALE | 314± ACRES
MECKLENBURG COUNTY
Price: \$815,000 (\$2,600/acre)



LATITUDE & LONGITUDE
"36.628990, -78.129986"



Features

SEVEN individual fields connected by a solid, well kept internal road system.

VARYING timber class and age structure across the property. Current timber data available.

TWO SPRING FED PONDS with well constructed dams

LONG EDGES along the fields create ideal transition areas for deer, turkey, and quail. This combined with acreage, timber variance, two spring fed ponds, and a lower number of neighboring landowners, creates an ideal property for wildlife management

CONVENIENTLY located off Marengo Road with small frontage on I-85 within 3 miles of Lake Gaston and South Hill

CELL TOWER located on the property is not included in the sale

Contact

Brent Altaffer

804-793-0055
baltaffer@commonwealthland.com

Bill Barnett

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bbarnett@commonwealthland.com



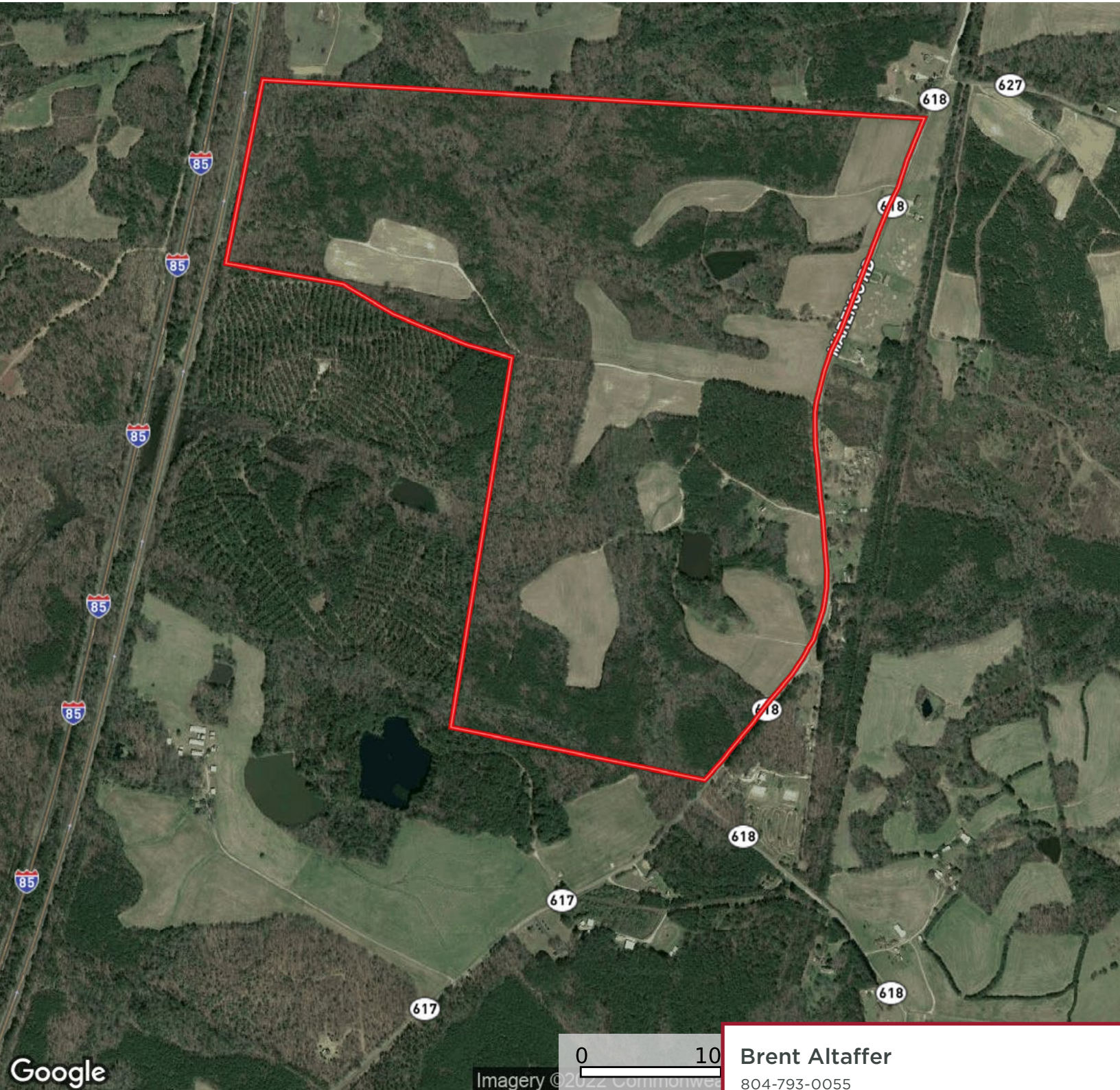
MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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



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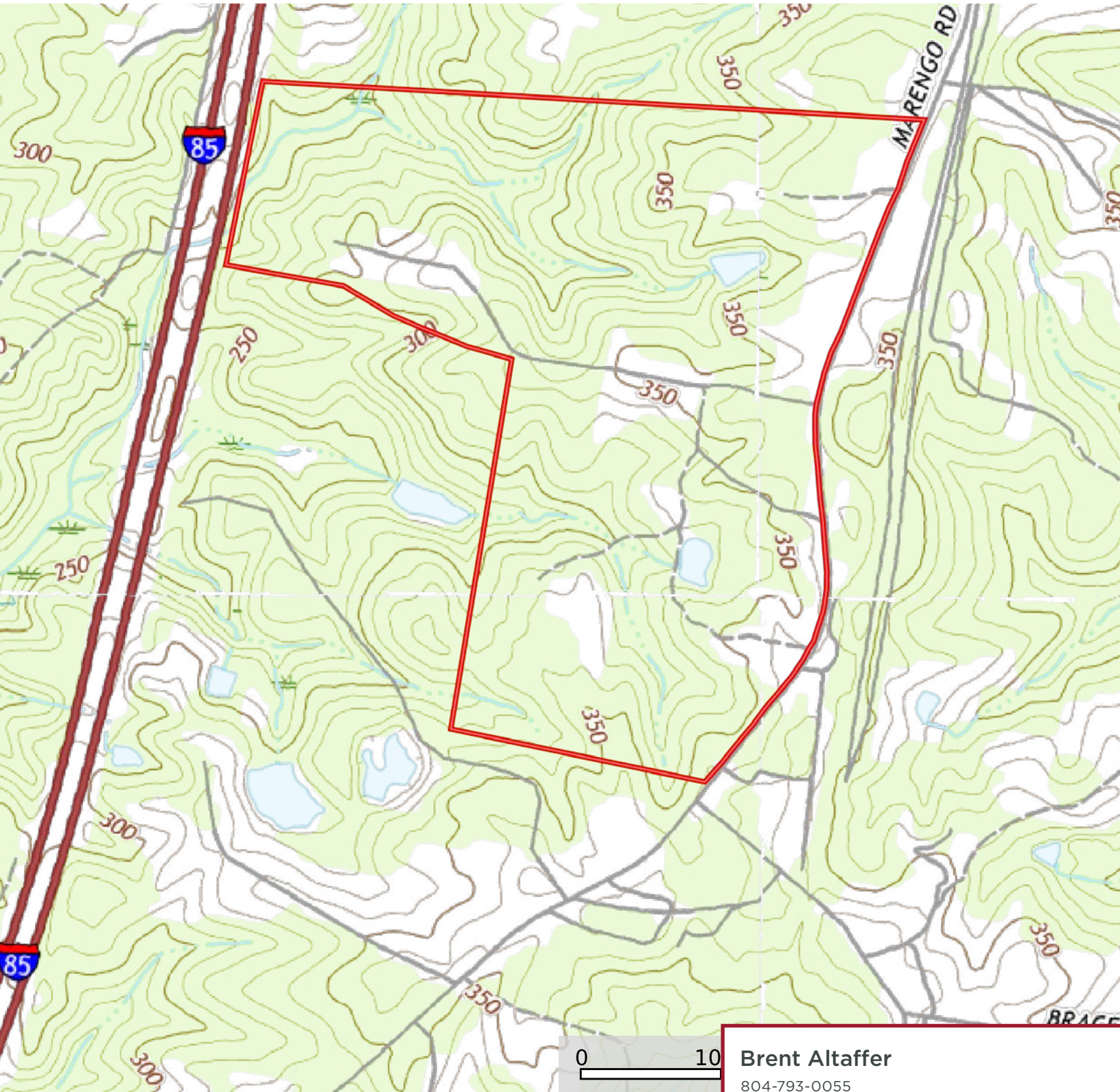
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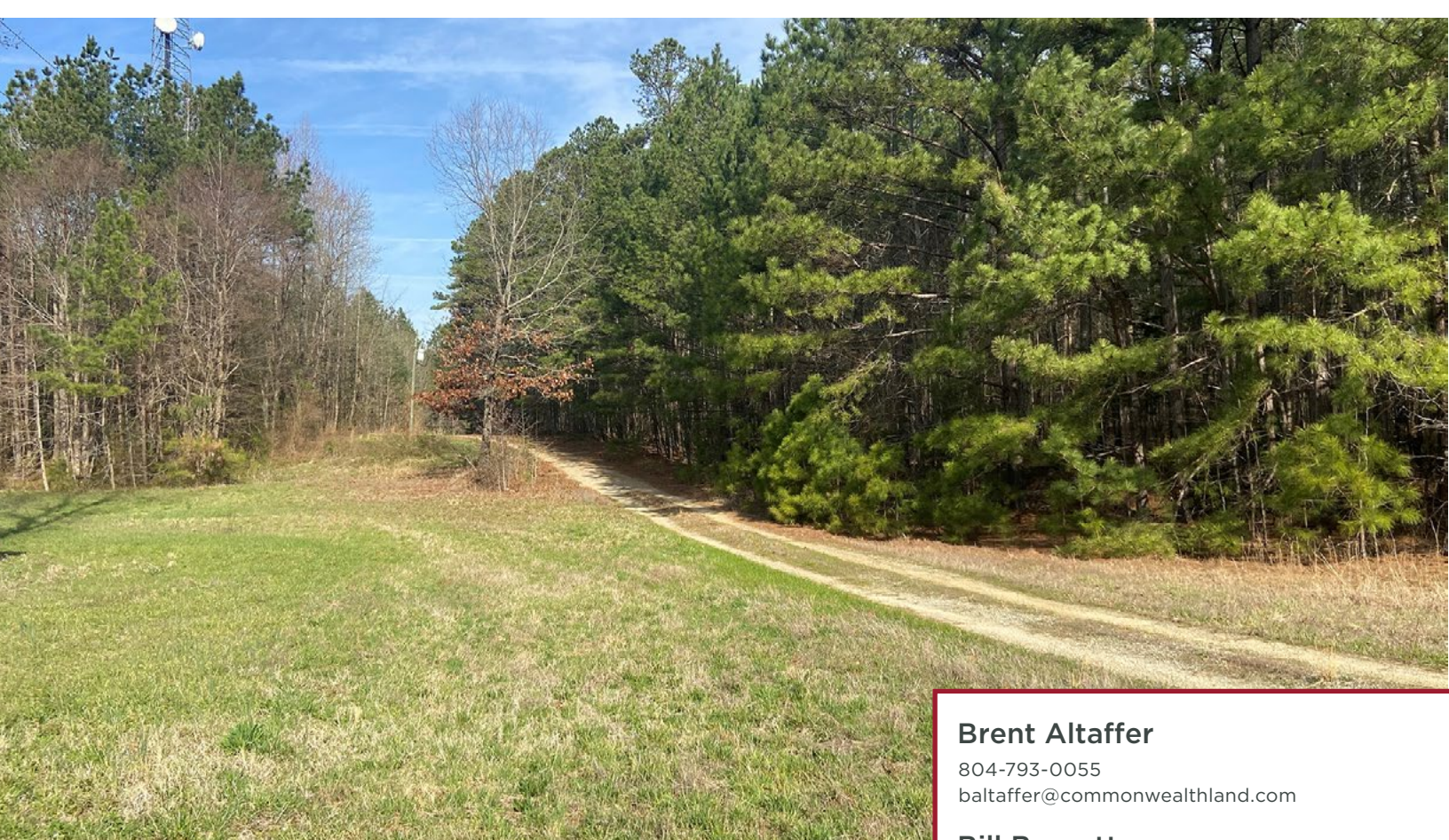


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