



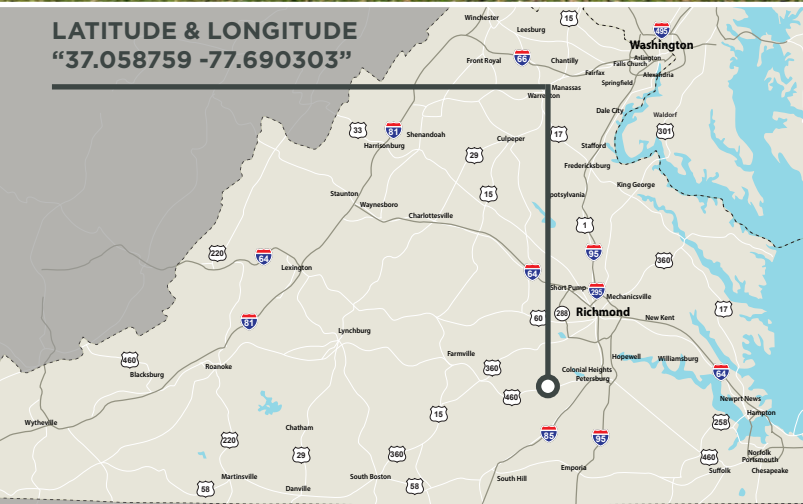
COMMONWEALTH
LAND

DOYLE ROAD (VSR647) DEWITT, VA 23840

FOR SALE | 159.6 ± ACRES
DINWIDDIE COUNTY
Price: \$400,000 (\$2,506/acre)



LATITUDE & LONGITUDE
“37.058759 -77.690303”



Features

STRONG TIMBERLAND/RECREATIONAL INVESTMENT

opportunity located approximately 4 miles off of the Dewitt exit (#48) at I-85 with frontage along Doyle Road (VSR647).

PROPERTY lays well and is comprised of 87.8± acres in mature planted Loblolly pines ('90), 28± acres in fields, firebreaks and roads with the remaining balance in bottomland hardwoods.

STRONG internal road system with manicured firebreaks around the entire perimeter.

FRONTAGE along Rocky Run Creek providing excellent wildlife habitat supporting healthy populations of deer and turkeys.

TAX MAP #55-18



COMMONWEALTH
LAND

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

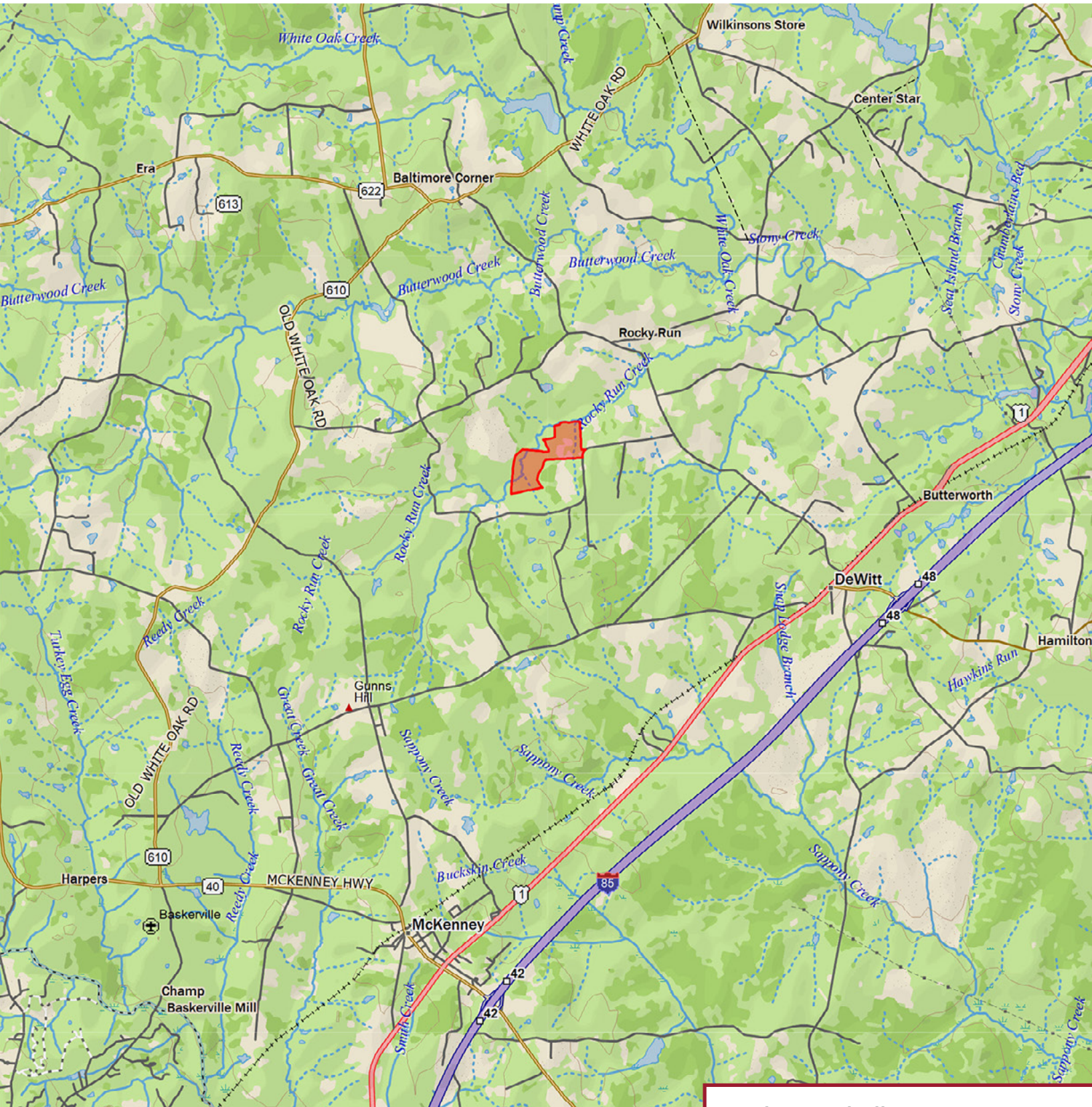
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

**DOYLE ROAD (VSR647)
DEWITT, VA 23840**

**FOR SALE | 159.6± ACRES
DINWIDDIE COUNTY
Price: \$400,000 (\$2,506/acre)**



Hank Campbell

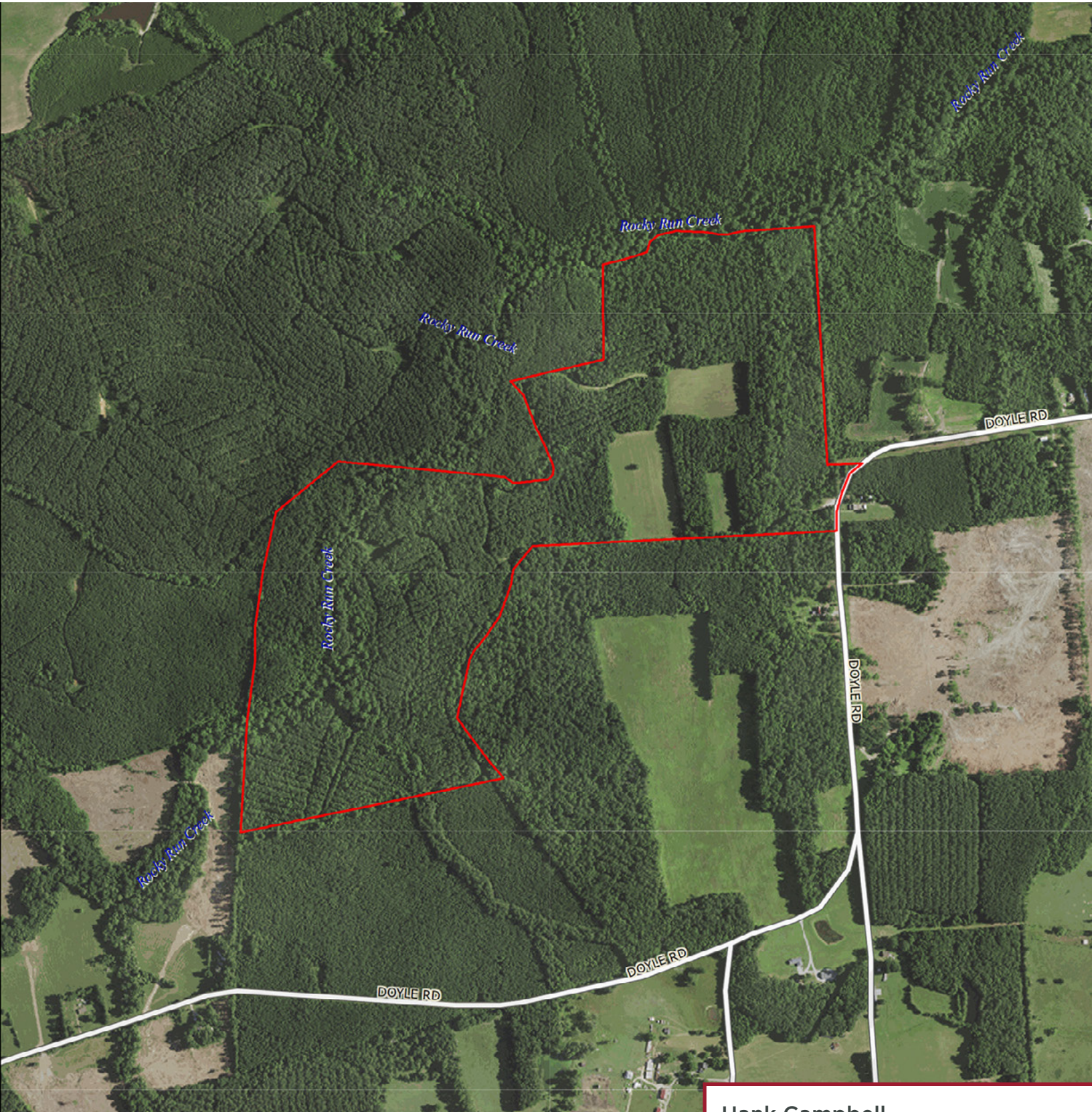
804-433-1818

hcampbell@commonwealthland.com



DOYLE ROAD (VSR647)
DEWITT, VA 23840

FOR SALE | 159.6± ACRES
DINWIDDIE COUNTY
Price: \$400,000 (\$2,506/acre)



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

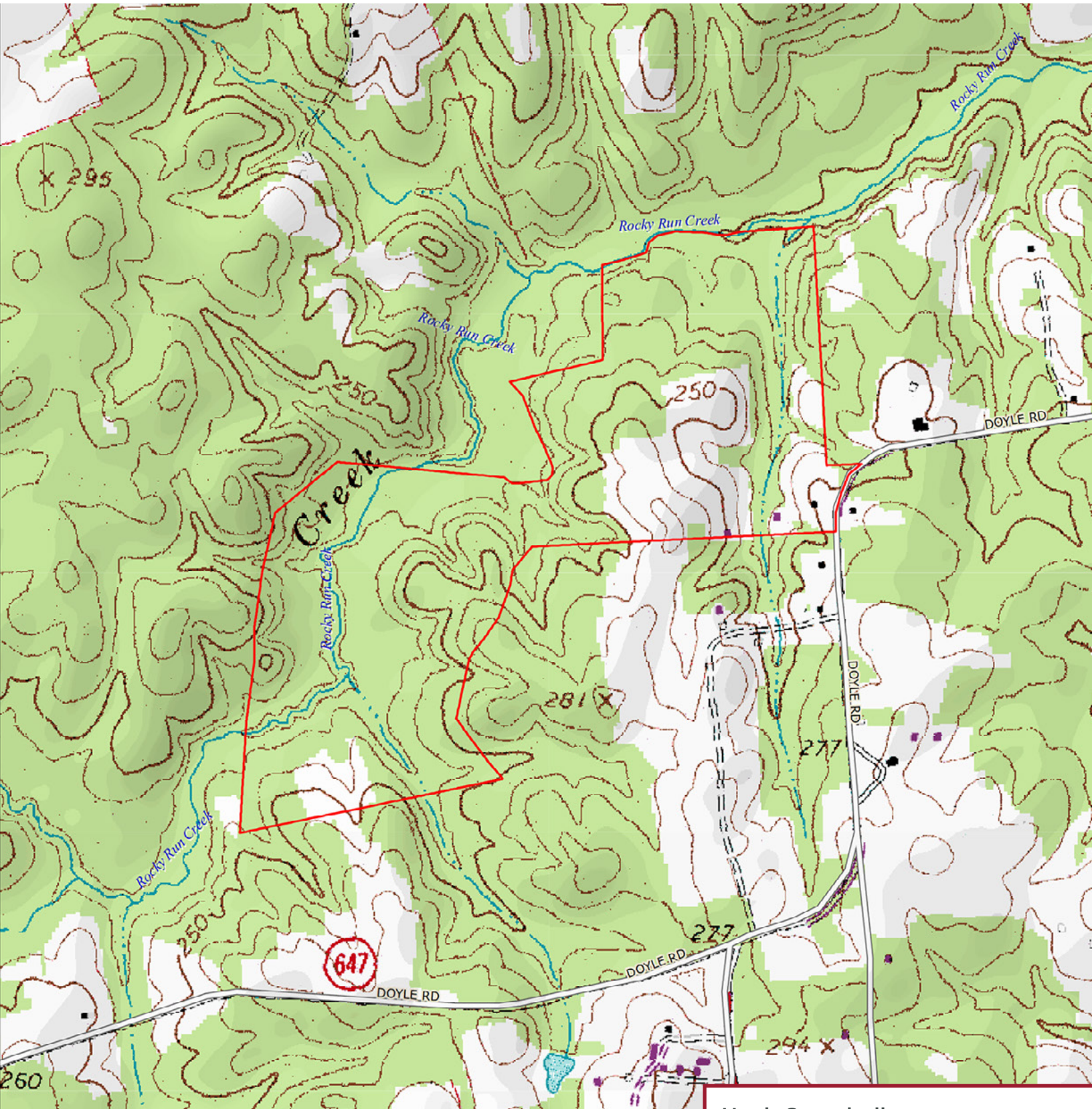
hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**DOYLE ROAD (VSR647)
DEWITT, VA 23840**

**FOR SALE | 159.6± ACRES
DINWIDDIE COUNTY
Price: \$400,000 (\$2,506/acre)**



COMMONWEALTH
LAND
4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

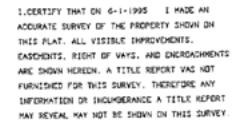
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



FOR SALE | 159.6± ACRES
DINWIDDIE COUNTY
Price: \$400,000 (\$2,506/acre)

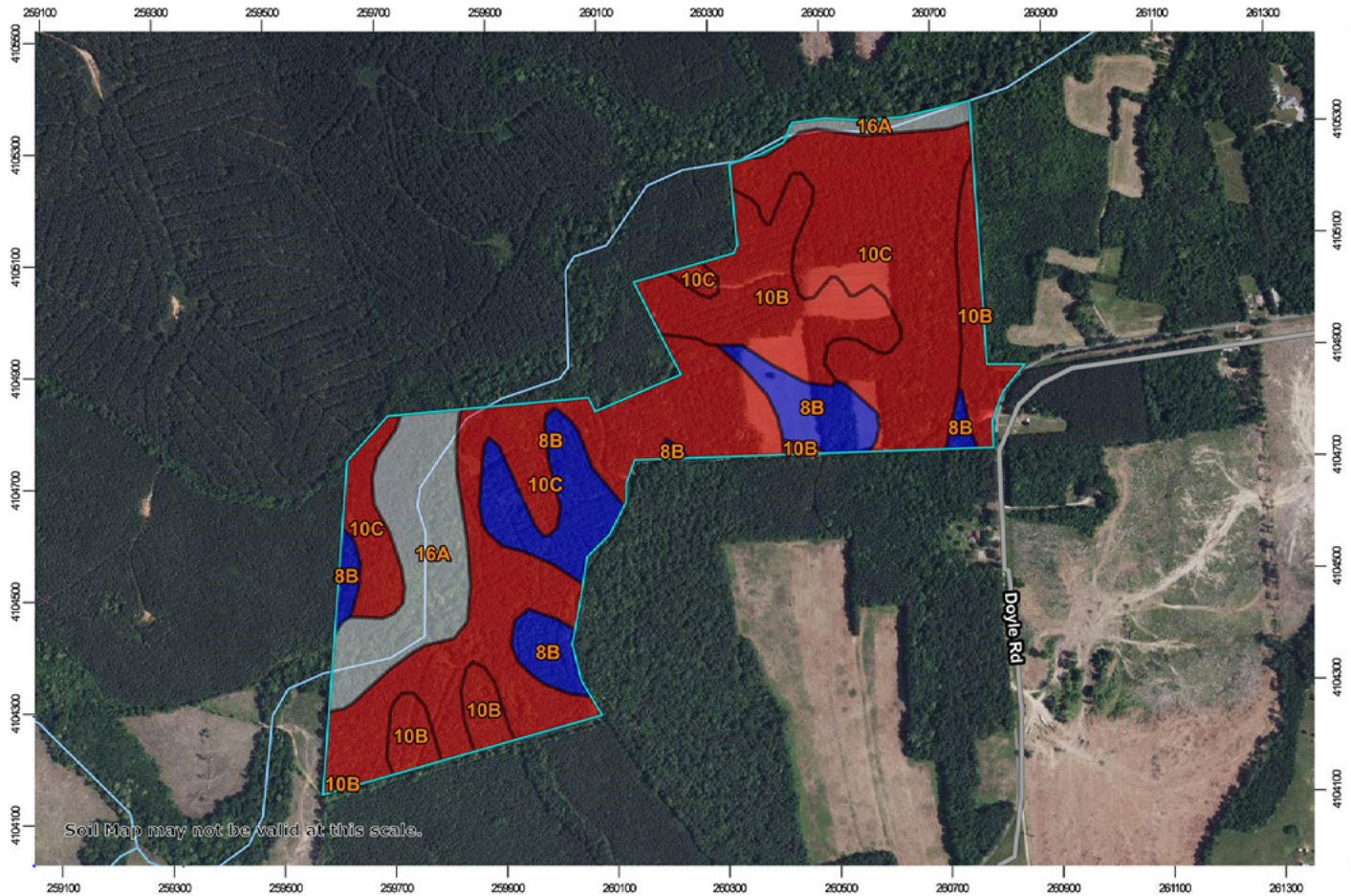


Q#BERS: LOT
W.B

SURVEY OF
159.6± AC. PARCEL OF LAND AND A
LOCATED WEST OF STATE ROUTE 647
ROWANTY DISTRICT, DINWIDDIE COUNTY.

DOYLE ROAD (VSR647) DEWITT, VA 23840

FOR SALE | 159.6± ACRES
DINWIDDIE COUNTY
Price: \$400,000 (\$2,506/acre)



**Forest Productivity (Tree Site Index): loblolly pine (Coile,
Schumacher 1953 (690))**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
8B	Georgeville silt loam, 2 to 7 percent slopes	86	20.9	13.8%
10B	Herndon loam, 2 to 7 percent slopes	80	29.1	19.3%
10C	Herndon loam, 7 to 15 percent slopes	80	81.4	53.9%
16A	Roanoke loam, 0 to 2 percent slopes, occasionally flooded		19.8	13.1%
Totals for Area of Interest			151.2	100.0%

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**DOYLE ROAD (VSR647)
DEWITT, VA 23840**

**FOR SALE | 159.6± ACRES
DINWIDDIE COUNTY
Price: \$400,000 (\$2,506/acre)**



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



**DOYLE ROAD (VSR647)
DEWITT, VA 23840**

**FOR SALE | 159.6± ACRES
DINWIDDIE COUNTY
Price: \$400,000 (\$2,506/acre)**



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



**DOYLE ROAD (VSR647)
DEWITT, VA 23840**

**FOR SALE | 159.6± ACRES
DINWIDDIE COUNTY
Price: \$400,000 (\$2,506/acre)**



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM