

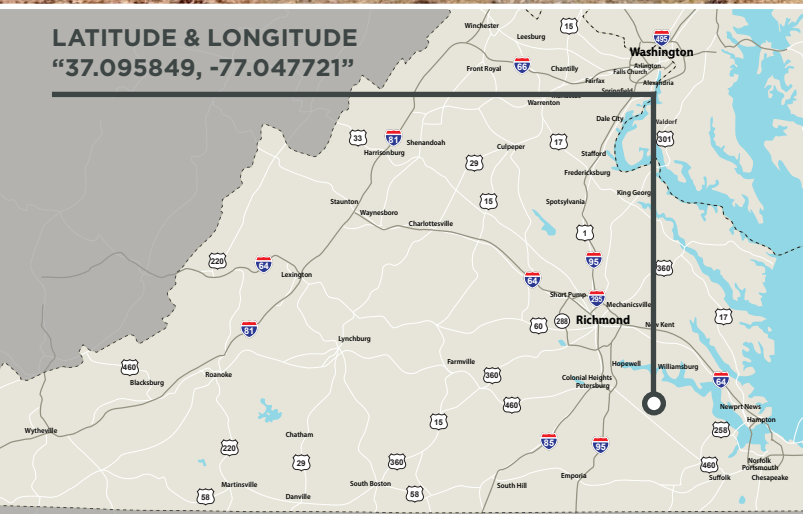


**MARTIN LUTHER KING HWY
(VSR40) & OTTERDAM RD (VSR612)
WAVERLY, VA 23890**

**FOR SALE | 230± ACRES
SURRY COUNTY
Price: \$555,000 (\$2,411/acre)**



**LATITUDE & LONGITUDE
"37.095849, -77.047721"**



Features

TIMBERLAND/RECREATIONAL INVESTMENT opportunity located north of Waverly in Surry County with frontage along Martin Luther King Hwy (VSR40) and Otterdam Rd (VSR612).

TIMBER is comprised of 44± acres of merchantable planted pines ('06) 138± acres of premerchantable planted pines ('17) with the remaining balance in hardwood bottoms.

GOOD internal road system.

FRONTAGE along Otterdam Swamp providing ideal habitat for deer and turkeys.

5 MILES north of Waverly.

TAX MAP #35-26(PART), 32 & 33.



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

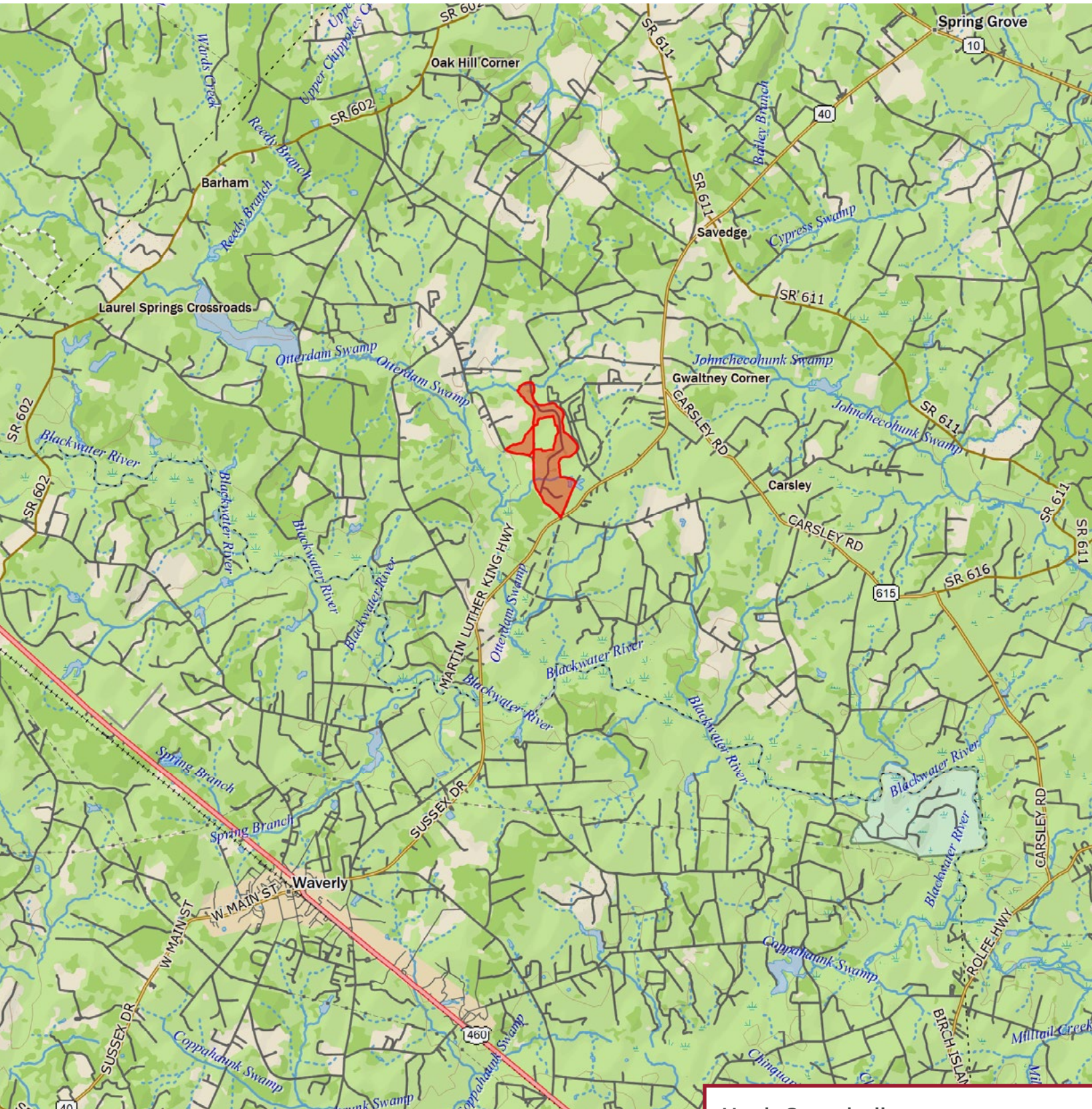
804-433-1818

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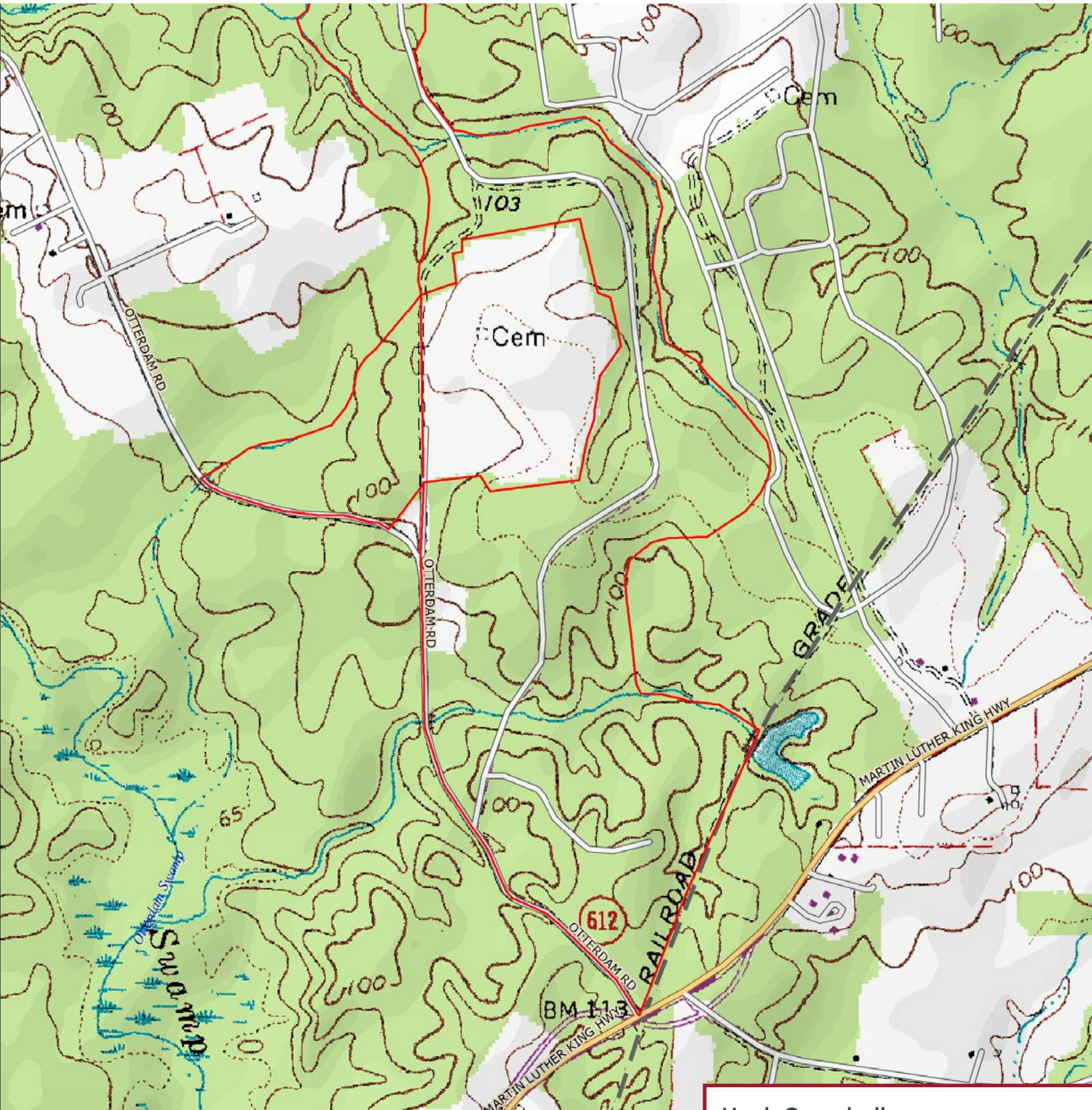
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Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE, 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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**Jefferson
Twain Timber, LLC
GAT-9872 East
Surry County, VA
+/- 230 acres
3/17/2022**

Tract Name	Stand	Gross Acres	Established Year	Cover Type
GAT-9872	001	25.39	1965	Hardwood Non-Convertible
GAT-9872	004	138.18	2017	Pine Plantation
GAT-9872	006	25.90	2006	Pine Plantation
GAT-9872	008	18.26	2006	Pine Plantation
GAT-9872	009	4.63	1950	Hardwood Non-Convertible
GAT-9872	011	12.28	1950	Hardwood Non-Convertible
GAT-9872	012	2.07	1973	Natural Pine Convertible
GAT-9872	994	1.53	9998	NP - Right Of Way
GAT-9872	996	1.83	9998	NP - Water

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