



COMMONWEALTH
LAND

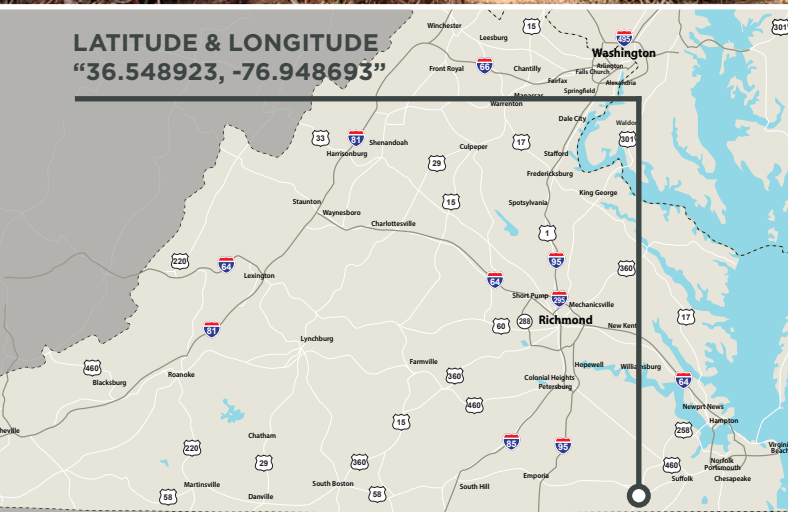
**RIVERDALE DRIVE (VSR686)
FRANKLIN, VA 23851**

**FOR SALE | 472± ACRES
SOUTHAMPTON COUNTY**

Price: \$1,300,000 (\$2,754/acre)



LATITUDE & LONGITUDE
"36.548923, -76.948693"



Features

EXCELLENT Timberland/Recreational Investment opportunity fronting both sides of Riverdale Rd. (VSR686) and approximately .86 miles along the Nottoway River in Southampton County.

TIMBER comprised of 167± acres of merchantable planted pines (establish in '91 & '02), 20± acres of mature natural pine, 120± acres of premerch planted pines (established in '10 & '17) with the remaining 164± acre balance in bottomland hardwoods.

212± ACRE river bottom portion placed under conservation easement in '12.

IDEAL WILDLIFE habitat supporting strong populations of deer and turkeys.

TAX MAP PARCELS #118-A-18, 20 & 21

Contact

Hank Campbell

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

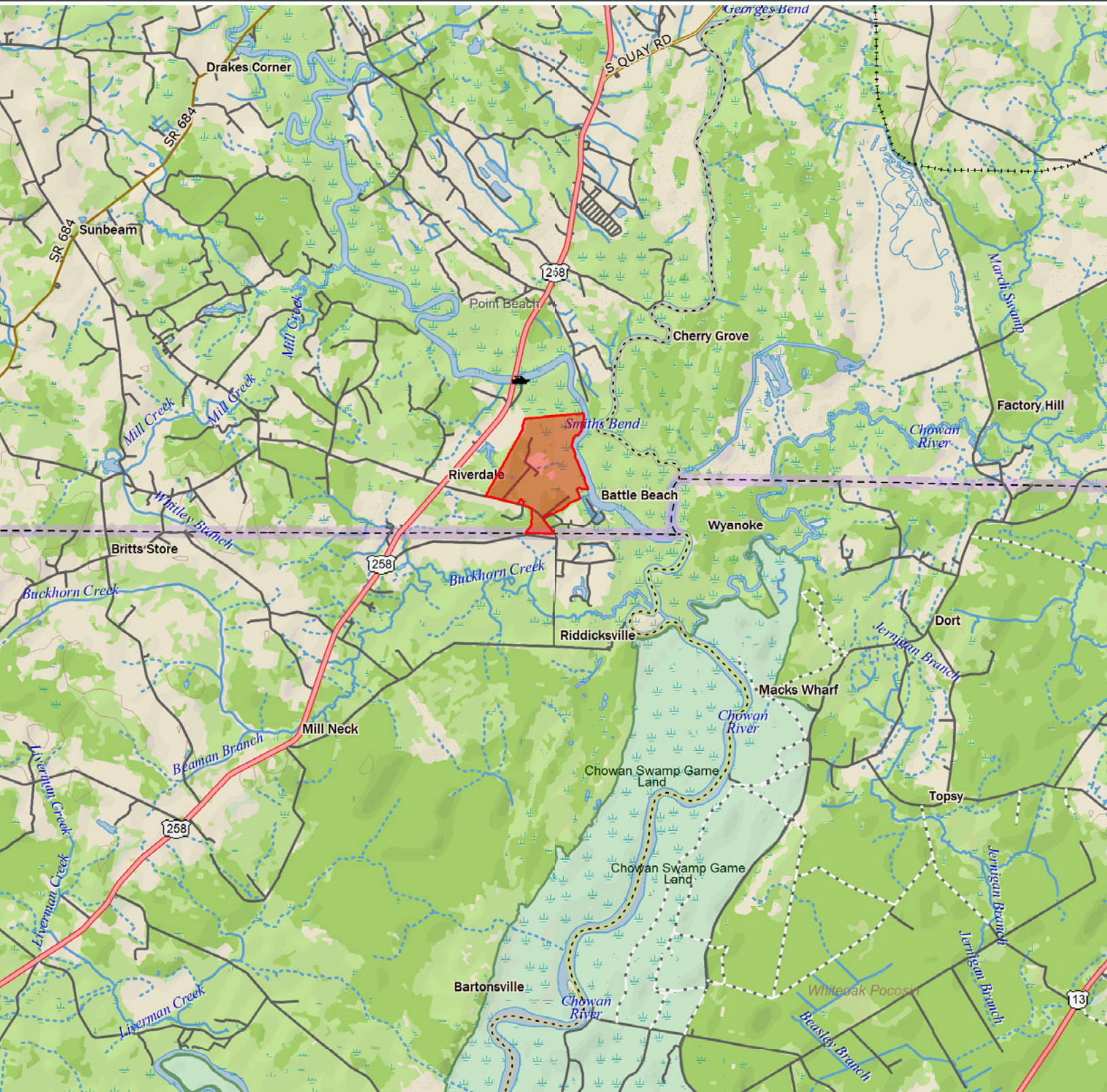


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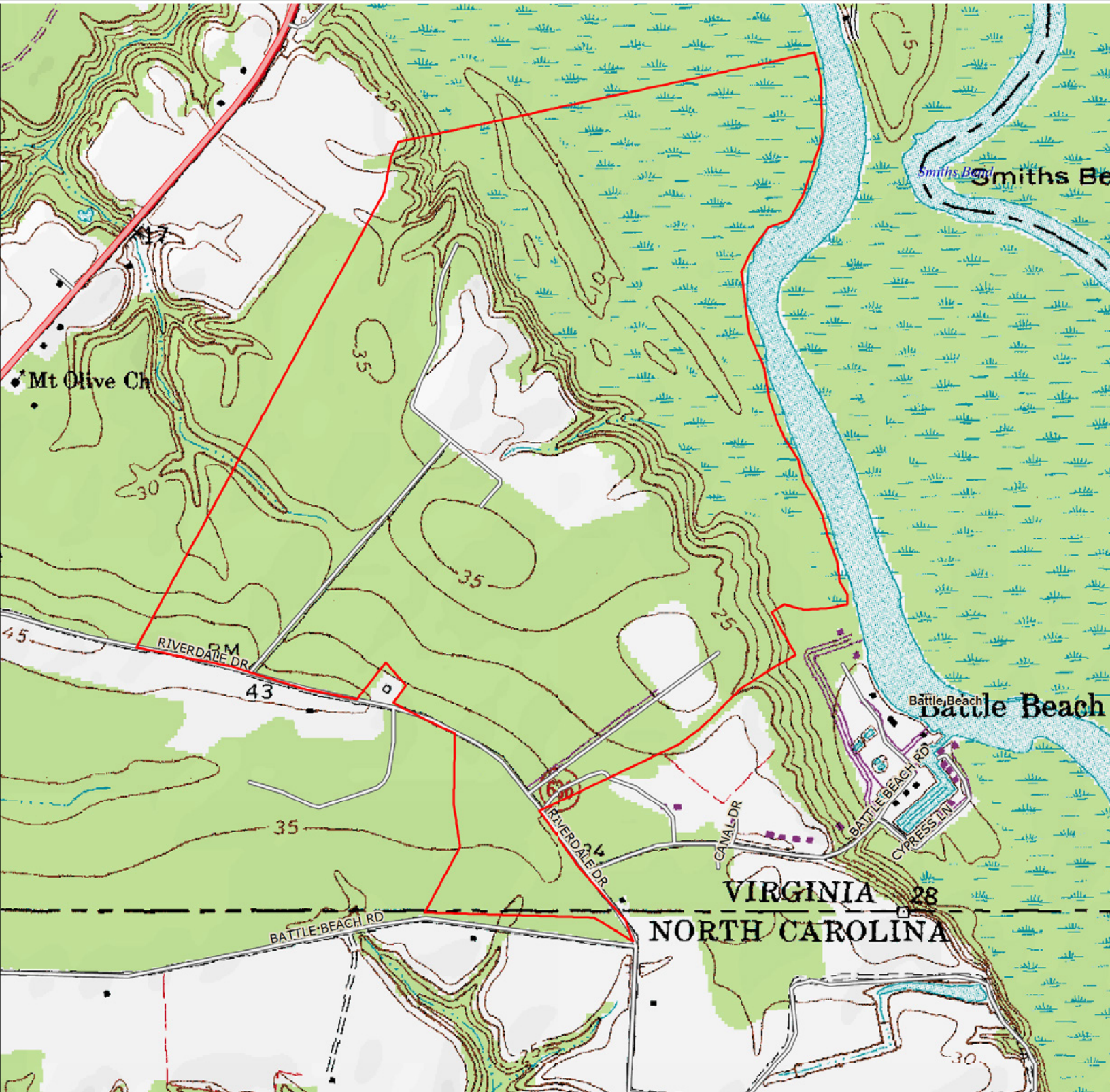


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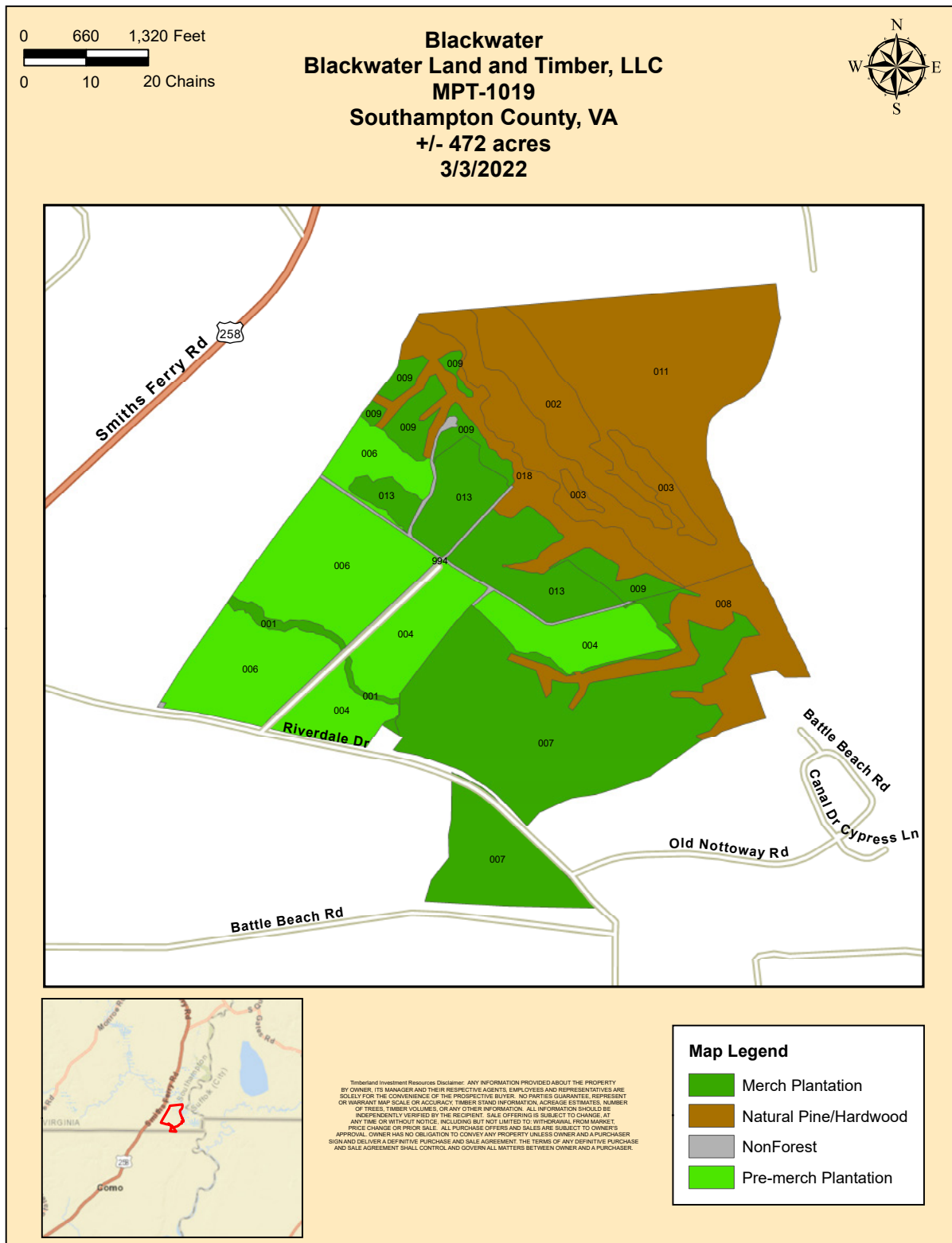


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**Blackwater
Blackwater Land and Timber, LLC
MPT-1019
Southampton County, VA
+/- 472 acres
3/2/2022**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1019	001	3.85	3.85	1978	Pine Plantation
MPT-1019	002	20.95	20.95	1930	Natural Pine Convertible
MPT-1019	003	6.98	6.98	1920	Hardwood Non-Convertible
MPT-1019	004	47.32	47.32	2017	Pine Plantation
MPT-1019	006	72.82	72.82	2010	Pine Plantation
MPT-1019	007	108.48	107.72	2002	Pine Plantation
MPT-1019	008	28.16	28.16	1910	Hardwood Non-Convertible
MPT-1019	009	17.98	17.98	2002	Pine Plantation
MPT-1019	011	99.75	99.75	2012	Hardwood Non-Convertible
MPT-1019	013	36.56	36.56	1991	Pine Plantation
MPT-1019	018	24.14	24.14	1910	Hardwood Non-Convertible
MPT-1019	994	5.22	0.00	9998	NP - Right Of Way



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Pine & Hwd Merchantable Product Tons

LAND:	
Cover Type	Gross Acres
Planted Pine	287
Natural Pine	21
Planted Hardwood	0
Natural Hardwood	159
Non Stocked Forest	0
Non Forest	5
TOTAL ACRES:	472

**Land Types Include Fee/Lease/Timber Deed*

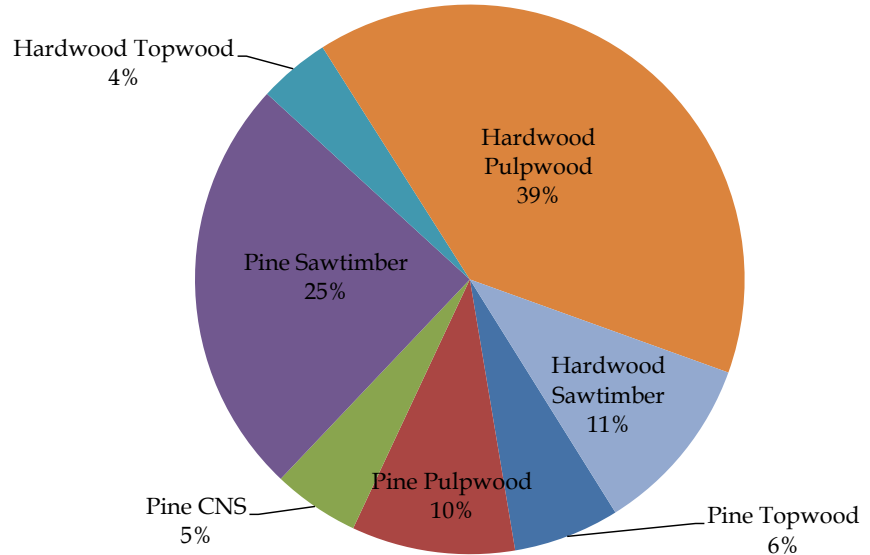
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	2,157
Pine Pulpwood	3,320
Pine CNS	1,760
Pine Sawtimber	8,533
Hardwood Topwood	1,451
Hardwood Pulpwood	13,635
Hardwood Sawtimber	3,661
TOTAL MERCH:	24,513

**Merchantable Timber includes volumes from stands aged 15 and older.*

**Land Types Include Fee/Lease/Retained Timber*

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2022	0
2021	0
2020	0
2019	0
2018	0
2017	47
2016	0
2015	0
2014	0
2013	0
2012	0
2011	0
2010	73
2009	0
2008	0
TOTAL PREMERCH:	120

**Land Types Include Fee/Lease/Retained Timber*



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.



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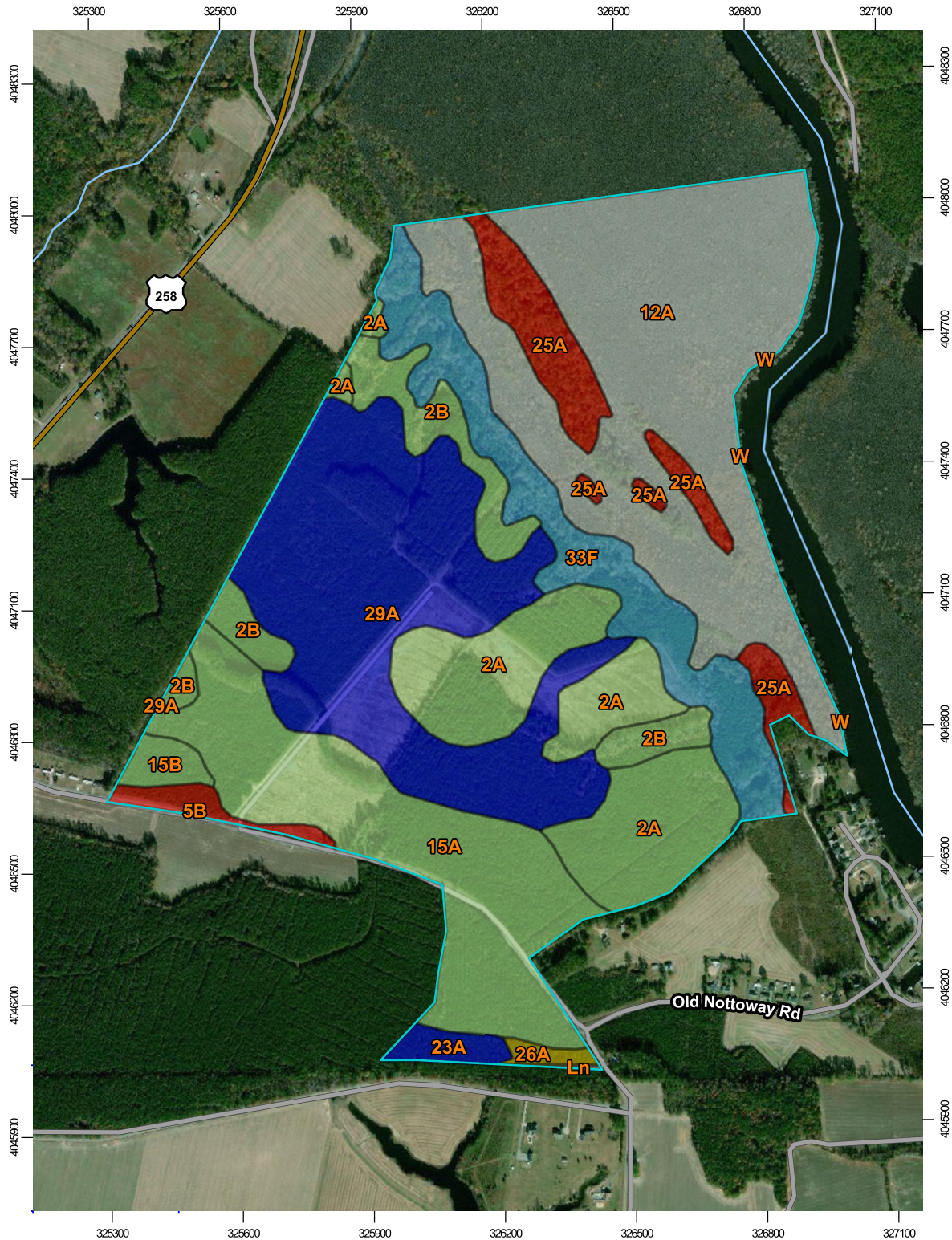


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Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Ln	Lenoir loam		0.3	0.1%
Subtotals for Soil Survey Area			0.3	0.1%
Totals for Area of Interest			484.5	100.0%

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
2A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	91	64.0	13.2%
2B	Altavista fine sandy loam, 2 to 6 percent slopes, rarely flooded	91	25.1	5.2%
5B	Bojac loamy sand, 2 to 6 percent slopes, very rarely flooded	80	5.1	1.0%
12A	Dorovan muck, 0 to 2 percent slopes, frequently flooded		131.6	27.2%
15A	Munden loamy sand, 0 to 2 percent slopes, rarely flooded	90	73.4	15.1%
15B	Munden loamy sand, 2 to 6 percent slopes, rarely flooded	90	4.5	0.9%
23A	Roanoke loam, 0 to 2 percent slopes, occasionally flooded	99	4.5	0.9%
25A	Seabrook loamy sand, 0 to 2 percent slopes	81	24.2	5.0%
26A	Slagle fine sandy loam, 0 to 2 percent slopes	86	2.2	0.5%
29A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	97	104.3	21.5%
33F	Winton fine sandy loam, 15 to 65 percent slopes	93	45.3	9.3%
W	Water		0.0	0.0%
Subtotals for Soil Survey Area			484.2	99.9%
Totals for Area of Interest			484.5	100.0%



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