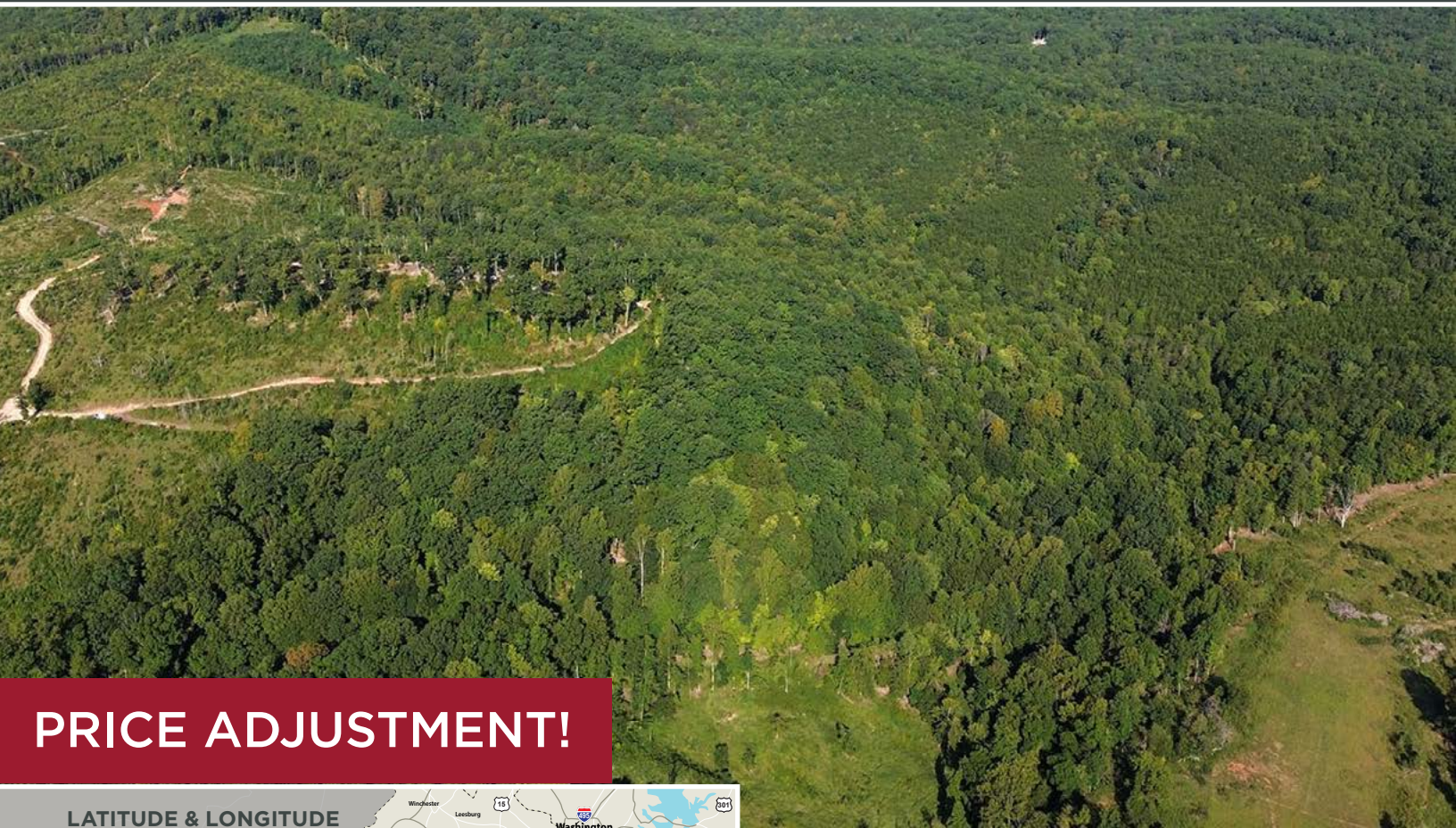




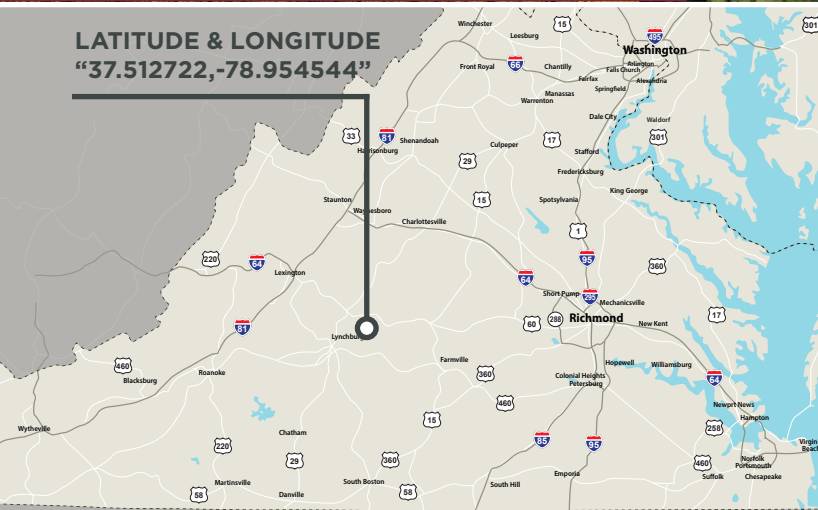
STAPLETON ROAD AMHERST, VA 24521

FOR SALE | 330± ACRES
AMHERST COUNTY
Price: \$725,000 (\$2,025/acre)



PRICE ADJUSTMENT!

LATITUDE & LONGITUDE
"37.512722,-78.954544"



Features

- CHRISTIAN MILL CREEK** borders the property to the North.
- MATURE HARDWOOD TIMBER** across the property.
- AMPLE ACREAGE** for wildlife management potential.
- SEVERAL** small feeder creeks cut through the landscape.
- ROAD FRONTAGE** on Stapleton Road.
- TAX MAP ID: 142-A-(9-11)**

Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



**COMMONWEALTH
LAND**

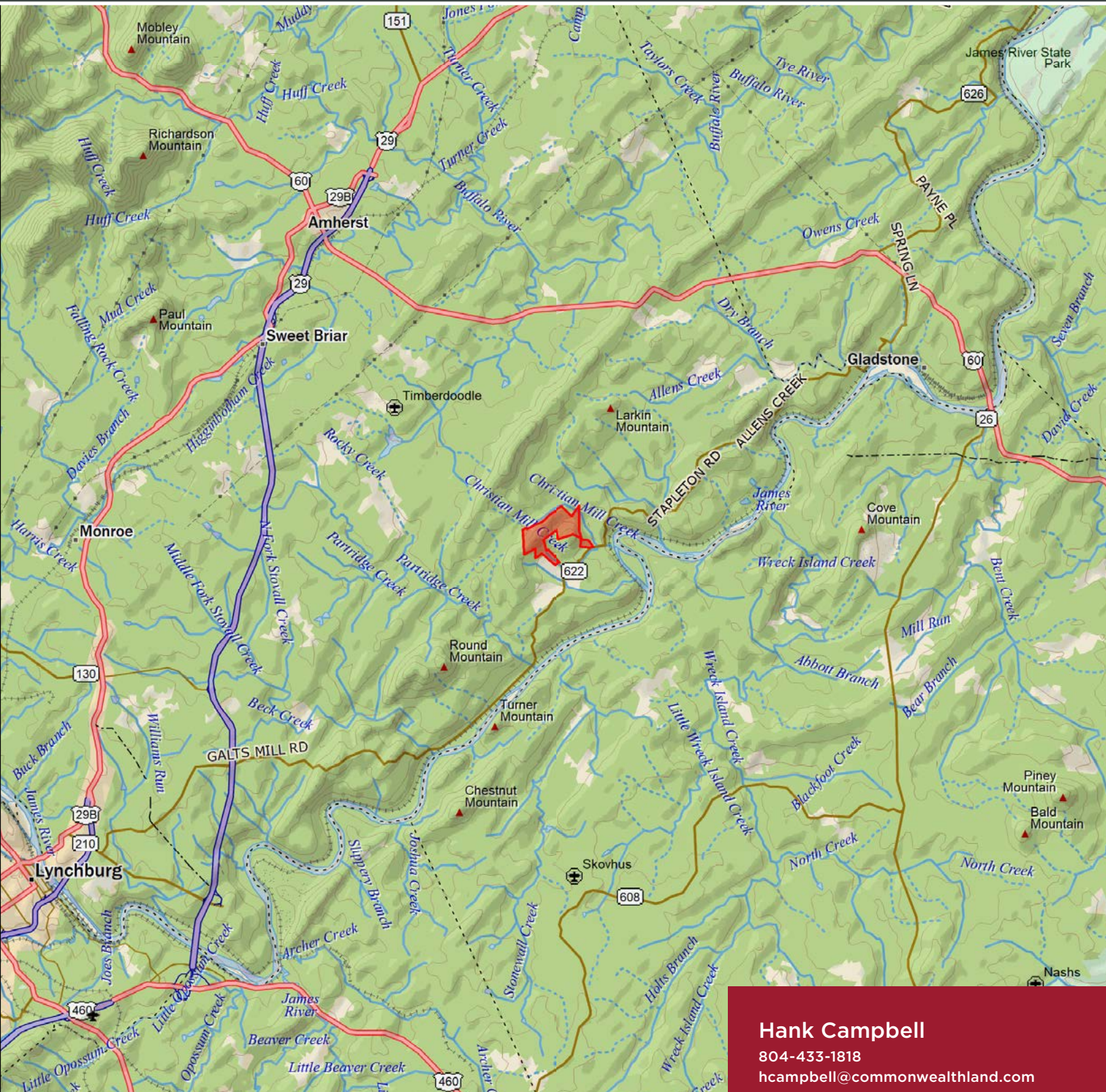
4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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



**STAPLETON ROAD
AMHERST, VA 24521**

**FOR SALE | 330± ACRES
AMHERST COUNTY
Price: \$725,000 (\$2,2025/acre)**



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



**COMMONWEALTH
LAND**

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



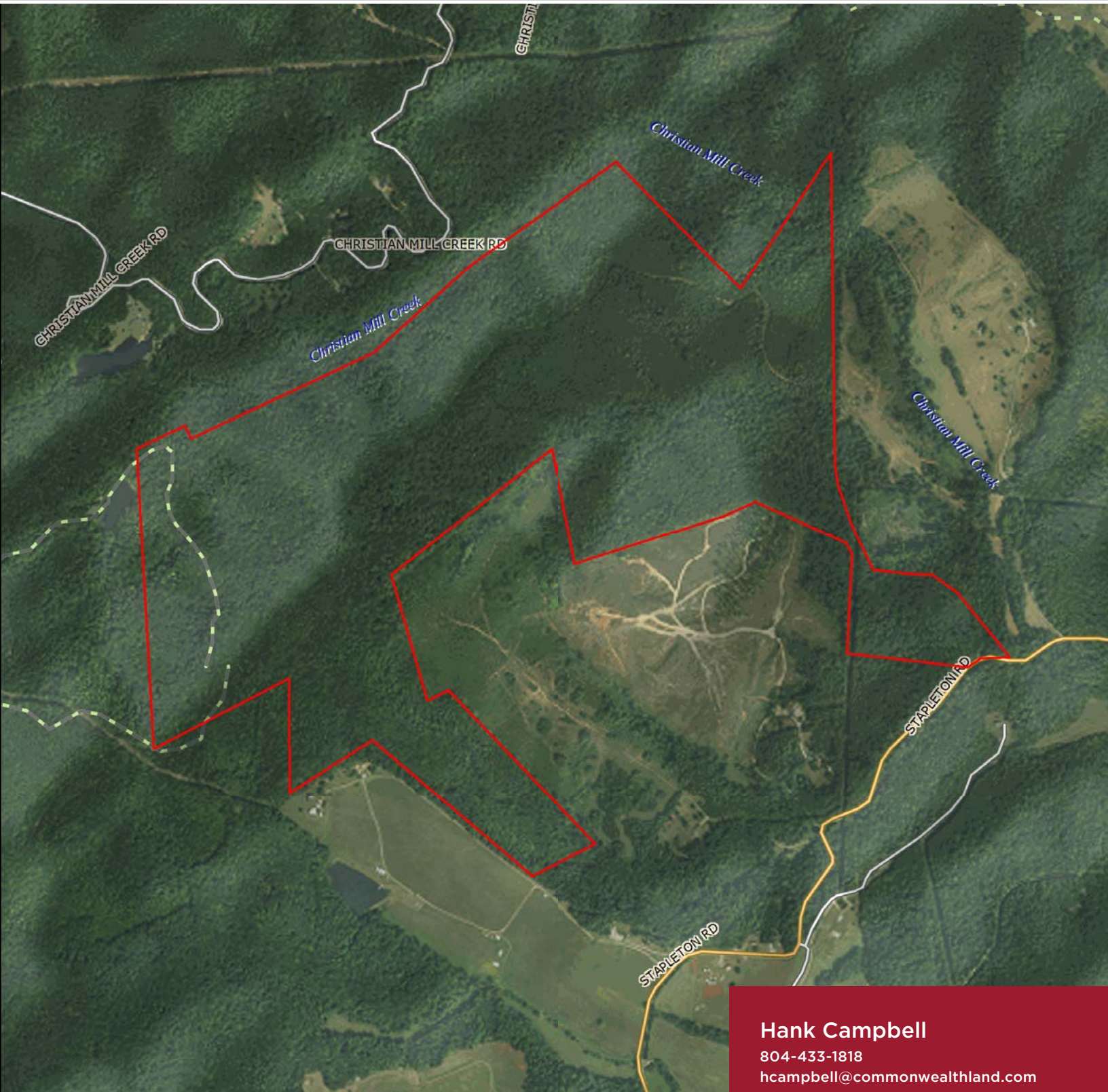
COMMONWEALTH
LAND

**STAPLETON ROAD
AMHERST, VA 24521**

FOR SALE | 330± ACRES

AMHERST COUNTY

Price: \$725,000 (\$2,2025/acre)



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



COMMONWEALTH
LAND

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



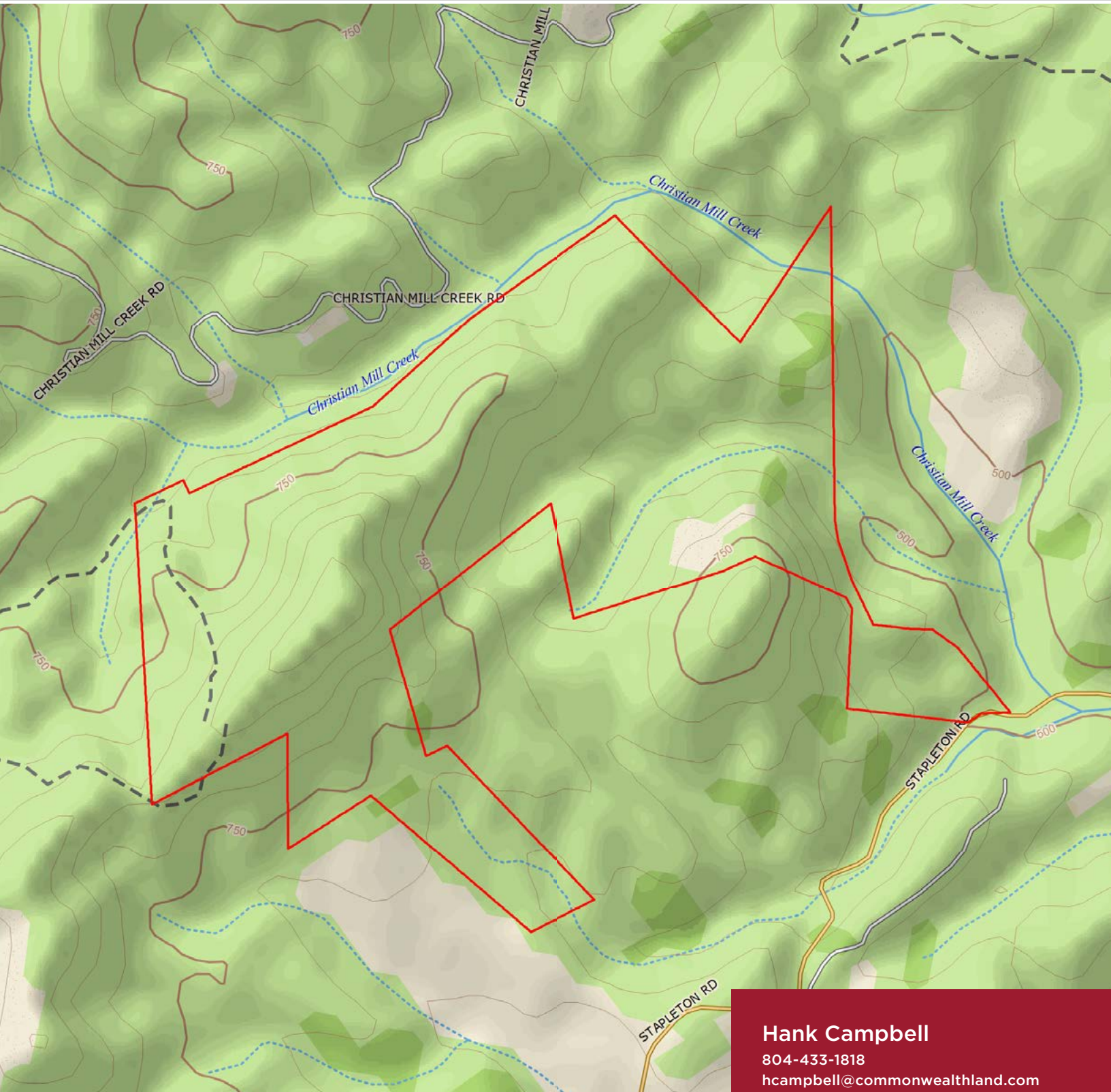
COMMONWEALTH
LAND

**STAPLETON ROAD
AMHERST, VA 24521**

FOR SALE | 330± ACRES

AMHERST COUNTY

Price: \$725,000 (\$2,2025/acre)



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



COMMONWEALTH
LAND

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

STAPLETON ROAD AMHERST, VA 24521

FOR SALE | 330± ACRES
AMHERST COUNTY
Price: \$725,000 (\$2,2025/acre)

Timber Inventory

Client: Amherst Timber Co.
Property Owner: Amherst Timber Co.
Property Name: Christian Mill Tract #18312
Location: Amherst County, Virginia
Area: 330.78 Acres
Effective Date: July 29, 2021

Land		
Timbered		
Natural Upland Mixed Hardwood	289.59	Acres
Natural Pine and Natural Hardwood	41.19	Acres
Total	330.78	Acres

Total Land	330.78	Acres
Total Merchantable Area - Cruised	330.78	Acres
Total Tract Area	330.78	Acres

Merchantable Timber			
Species	Product	Quantity - All Products	Sawtimber Only
Pine		Tons	MBF - Inter 1/4
	Pulpwood	4,065.1	
	Shortleaf Small Sawtimber	33.5	4.9
	Shortleaf Large Sawtimber	37.0	5.6
	White Pine Large Sawtimber	32.9	8.8
	Pine Topwood - all pine species	4.6	
	Total Pine	4,173.1	19.3
Hard Hardwood			
	Pulpwood (wo/tops)	7,313.2	
	Hard Hardwood Sawtimber	49.4	5.8
	Northern Red Oak Sawtimber	532.1	77.3
	Southern Red Oak Sawtimber	206.4	29.5
	Black Oak Sawtimber	443.7	59.1
	Scarlet Oak Sawtimber	483.7	57.3
	White Oak Sawtimber	1,717.0	215.5
	Chestnut Oak Sawtimber	3,237.7	454.7
	Hickory Sawtimber	755.0	88.4
	Beech Sawtimber	641.4	84.3
	Hard Hardwood Topwood	1,622.0	
	Total Hard Hardwood	17,001.6	1,071.9
Soft Hardwood			
	Pulpwood (wo/tops)	3,205.1	
	Soft Hardwood Sawtimber	109.3	17.6
	Yellow-Poplar Sawtimber	2,373.1	382.5
	Red Maple Sawtimber	201.7	39.7
	Soft Hardwood Topwood	617.3	
	Total Soft Hardwood	6,506.5	439.8
Grand Total		27,681.2	1,531.0

MBF Inter 1/4" Rule

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



COMMONWEALTH
LAND



**STAPLETON ROAD
AMHERST, VA 24521**

FOR SALE | 330± ACRES

AMHERST COUNTY

Price: \$725,000 (\$2,2025/acre)



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



**COMMONWEALTH
LAND**

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



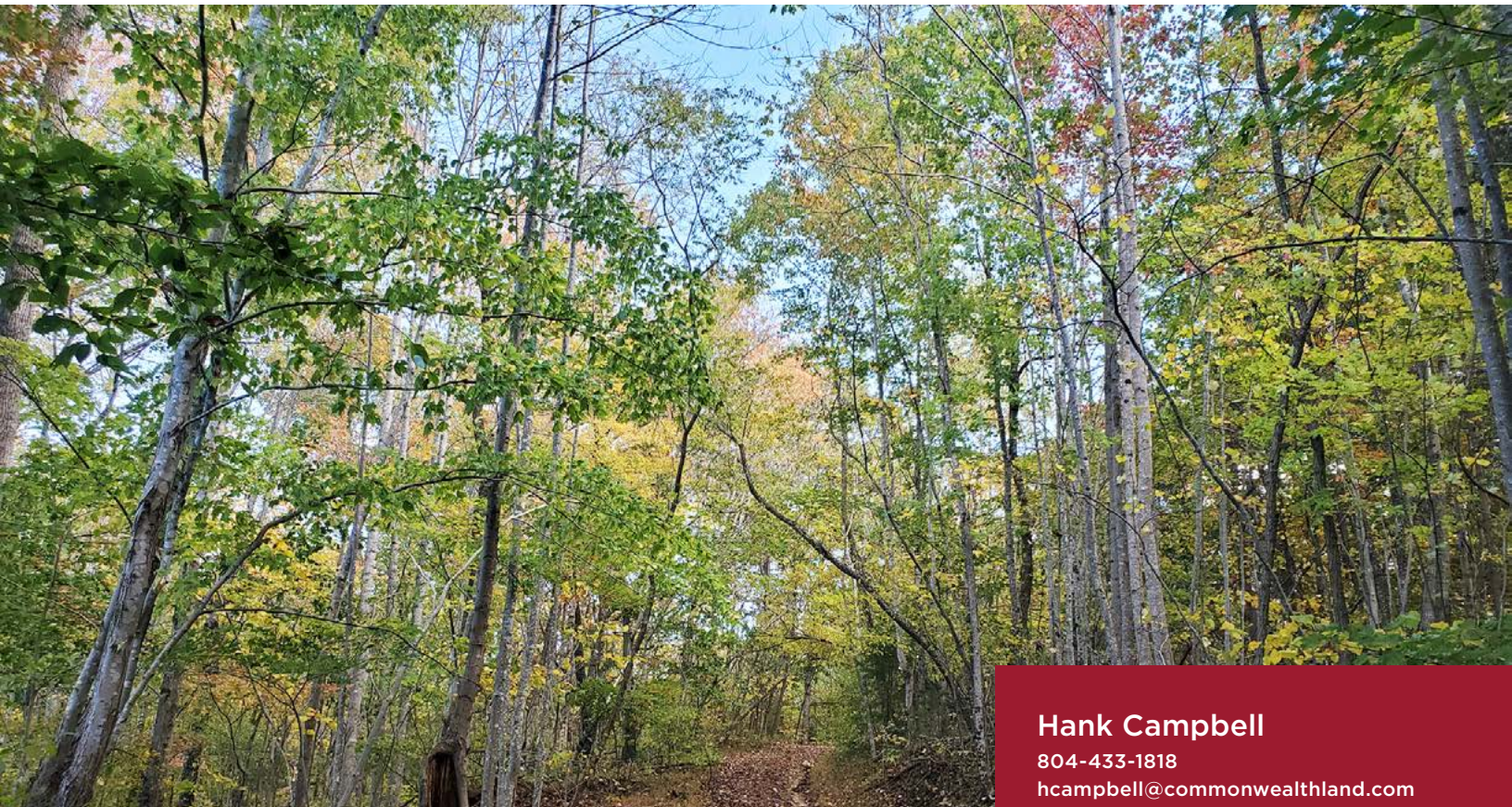
COMMONWEALTH
LAND

**STAPLETON ROAD
AMHERST, VA 24521**

FOR SALE | 330± ACRES

AMHERST COUNTY

Price: \$725,000 (\$2,2025/acre)



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



COMMONWEALTH
LAND

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



COMMONWEALTH
LAND

**STAPLETON ROAD
AMHERST, VA 24521**

FOR SALE | 330± ACRES

AMHERST COUNTY

Price: \$725,000 (\$2,2025/acre)



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



COMMONWEALTH
LAND

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



COMMONWEALTH
LAND

**STAPLETON ROAD
AMHERST, VA 24521**

FOR SALE | 330± ACRES

AMHERST COUNTY

Price: \$725,000 (\$2,2025/acre)



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Brent Altaffer

804-793-0055

baltaffer@commonwealthland.com



COMMONWEALTH
LAND

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