

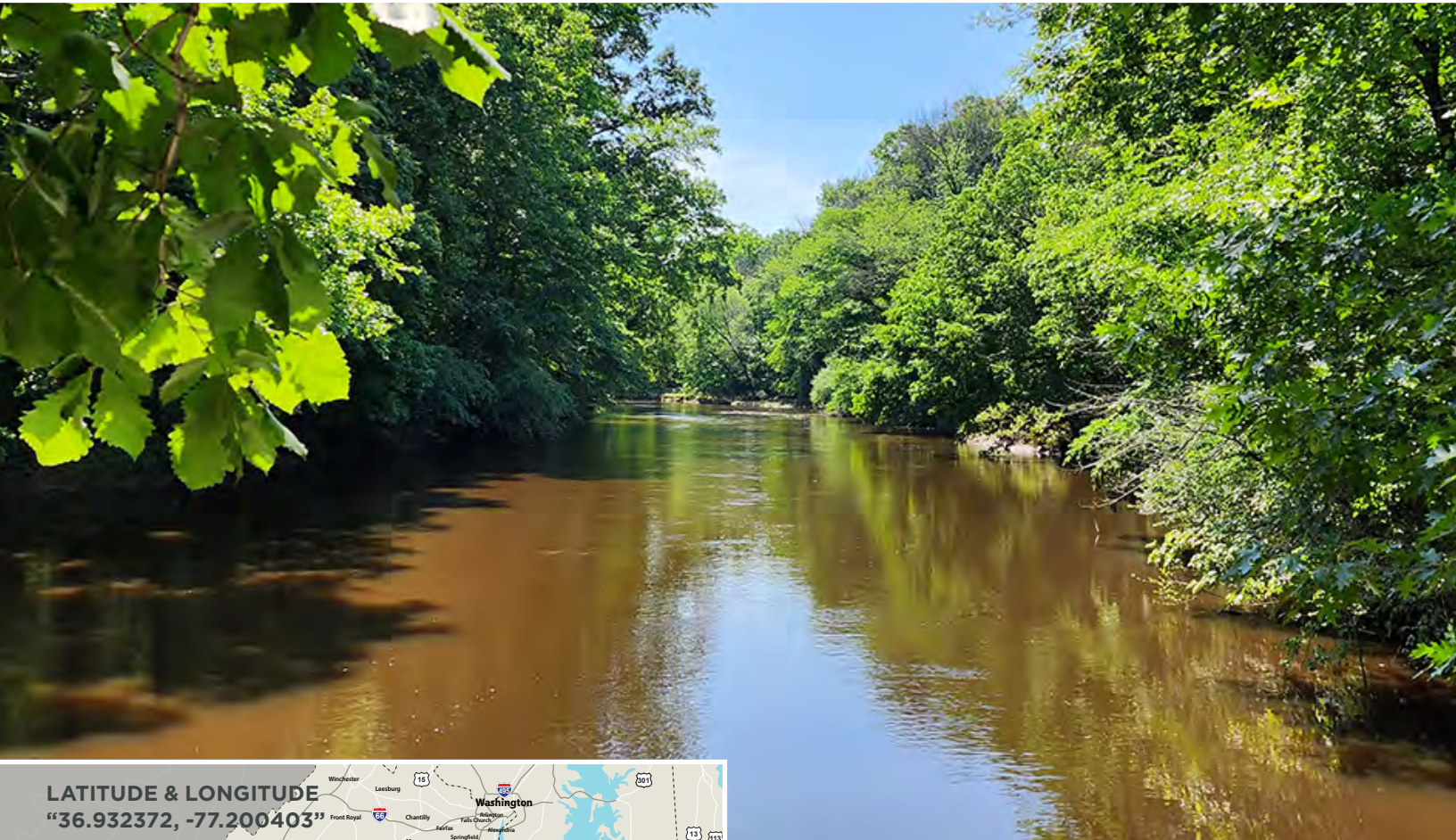


COMMONWEALTH
LAND

**SUSSEX DR. (VSR40)
STONY CREEK, VA 23882**

**FOR SALE | 490± ACRES
SUSSEX COUNTY**

Price: \$1,500,000 (\$3,061/acre)



LATITUDE & LONGITUDE
"36.932372, -77.200403"



Features

STRONG Timberland/recreational investment located east of the Sussex County Courthouse with over 3,826' of frontage along Sussex Dr. (VSR40) and over 2.2 miles of frontage along the Nottoway River.

TIMBER comprised of 31± acres of merchantable planted pines established in '98, 91± acres of planted pine established in '20, 63± acres recently timbered with the remaining balance in bottomland hardwoods.

PROPERTY offers a solid internal road system.

IDEAL WILDLIFE habitat supporting healthy populations of deer, turkeys and waterfowl.

LOCATED less than 10 miles from the Stony Creek Exit (#31) at I95.

TAX MAP #72-A-3

Contact

Hank Campbell

804-433-1818

hcampbell@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

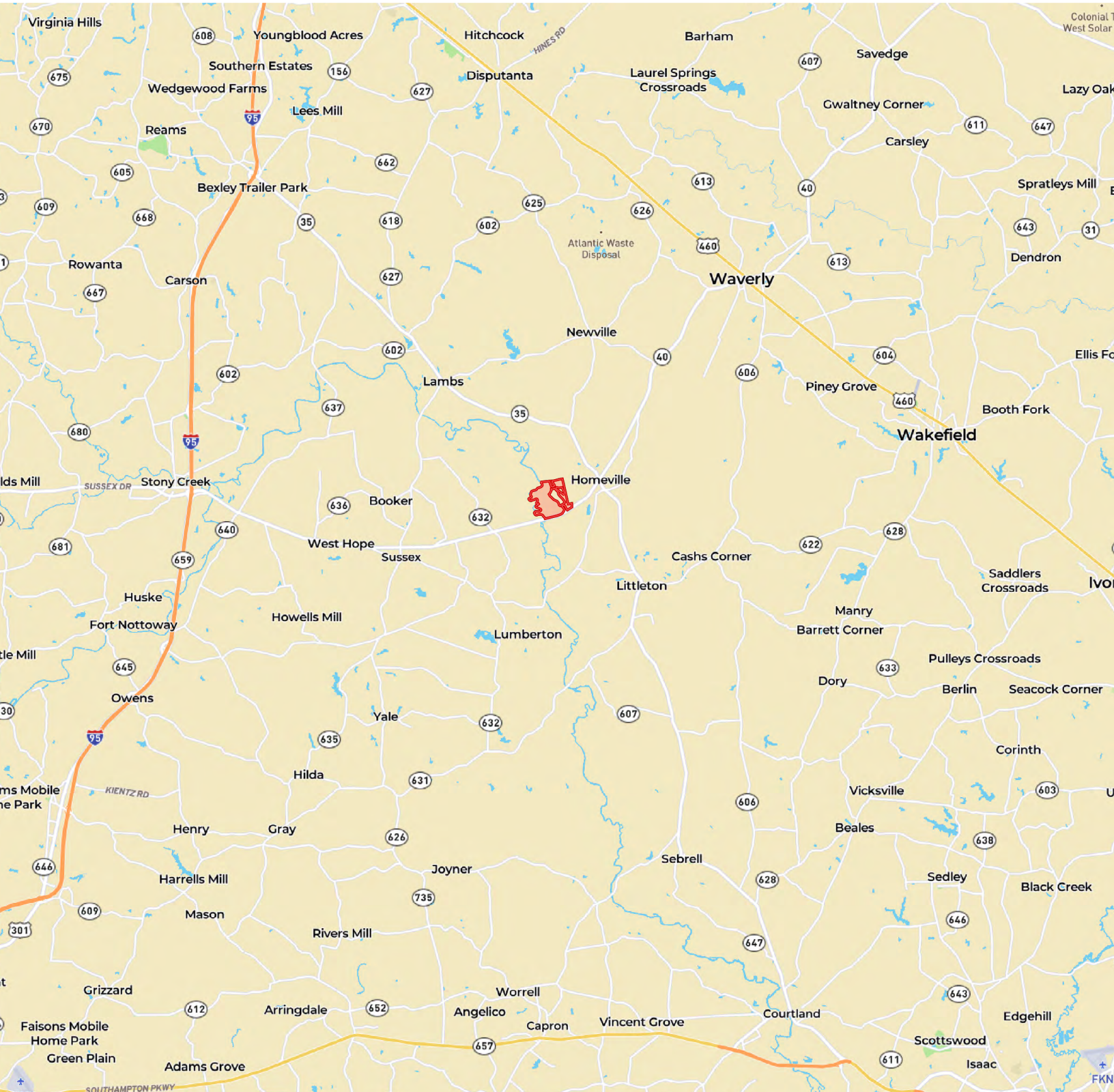
*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*



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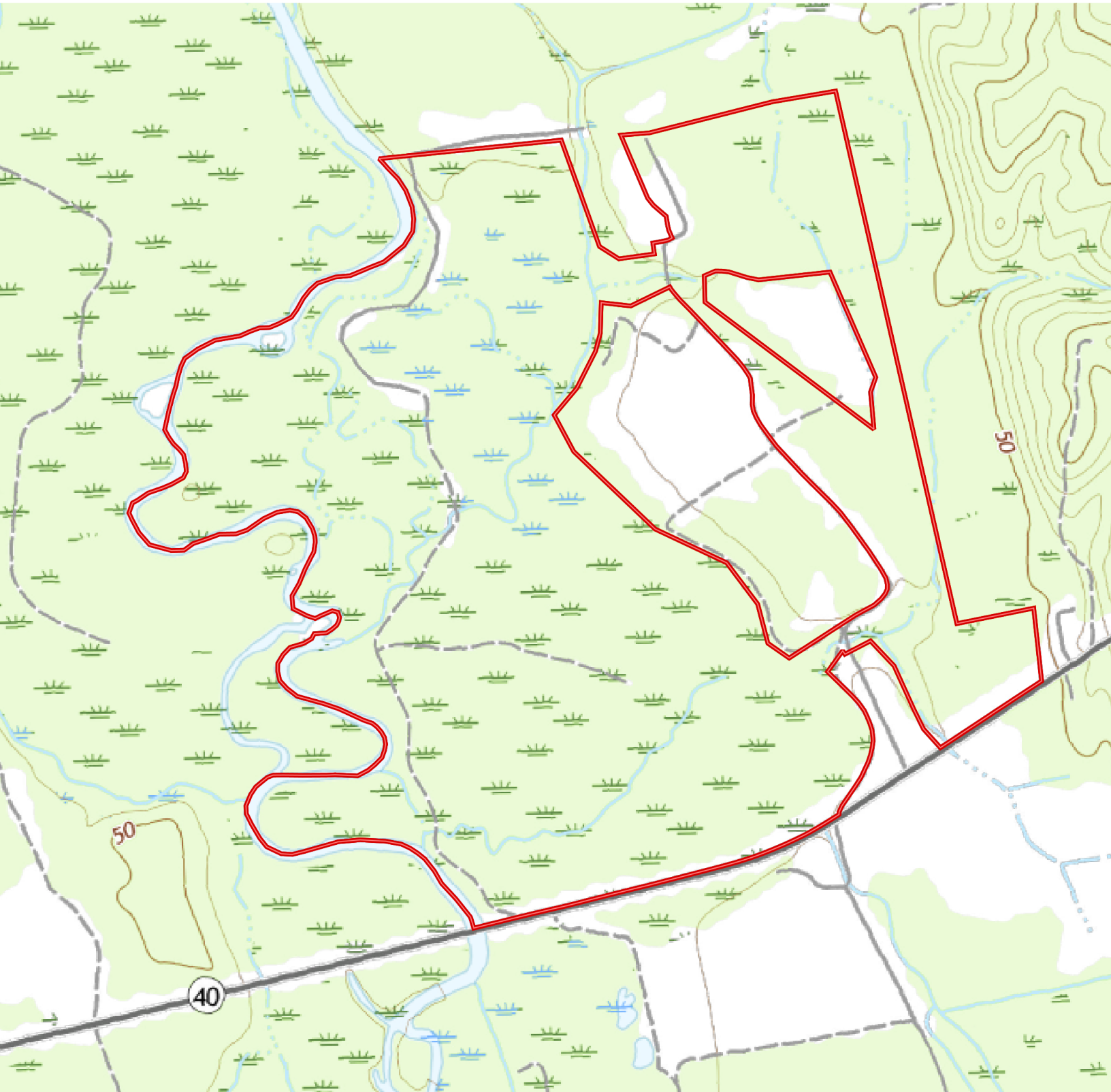


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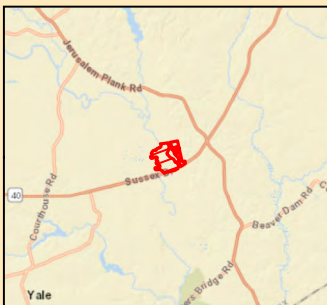
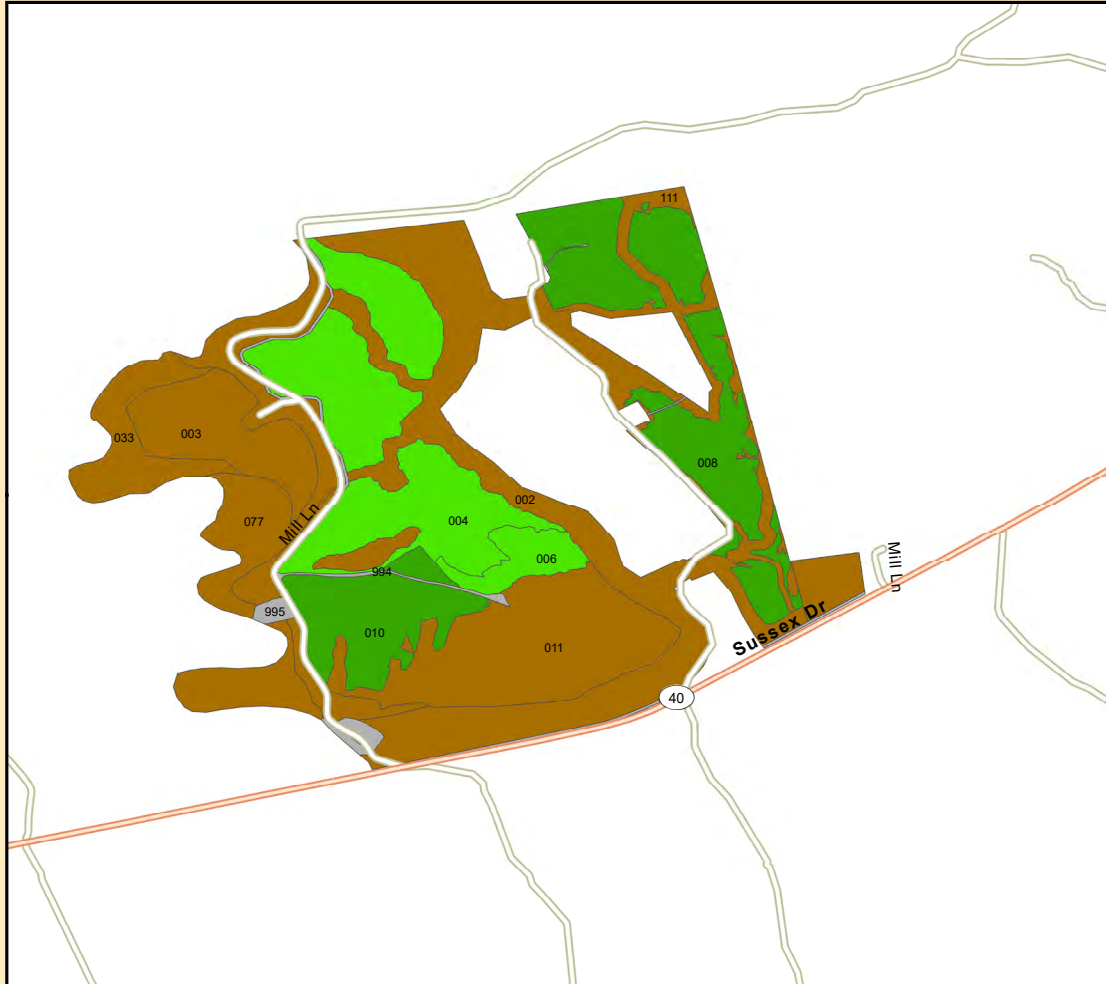
Price: \$1,500,000 (\$3,061/acre)

0 660 1,320 Feet



0 10 20 Chains

**Blackwater
MP Timber, LLC
MPT-1002 Parcel-2
Sussex County, VA
+/- 490 acres
5/15/2025**



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 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
- Open Productive
- Pre-merch Plantation



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STONY CREEK, VA 23882**

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SUSSEX COUNTY**

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**Blackwater
Blackwater Land and Timber, LLC
MPT-1002
Sussex County, VA
+/- 490 acres
5/15/2025**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1002	002	99.46	99.46	1907	Hardwood Non-Convertible
MPT-1002	003	33.84	33.84	1907	Hardwood Non-Convertible
MPT-1002	004	80.12	80.12	2020	Pine Plantation
MPT-1002	006	10.67	10.67	2020	Pine Plantation
MPT-1002	008	62.88	62.88	2026	Pine Plantation
MPT-1002	010	31.37	31.37	1998	Pine Plantation
MPT-1002	011	65.03	65.03	1950	Hardwood Non-Convertible
MPT-1002	033	18.89	18.89	1907	Hardwood Non-Convertible
MPT-1002	077	55.44	55.44	1965	Hardwood Non-Convertible
MPT-1002	111	20.00	20.00	1995	Hardwood Non-Convertible
MPT-1002	994	8.21	0.00	9998	NP - Right Of Way
MPT-1002	995	4.05	0.00	9998	NP - Other



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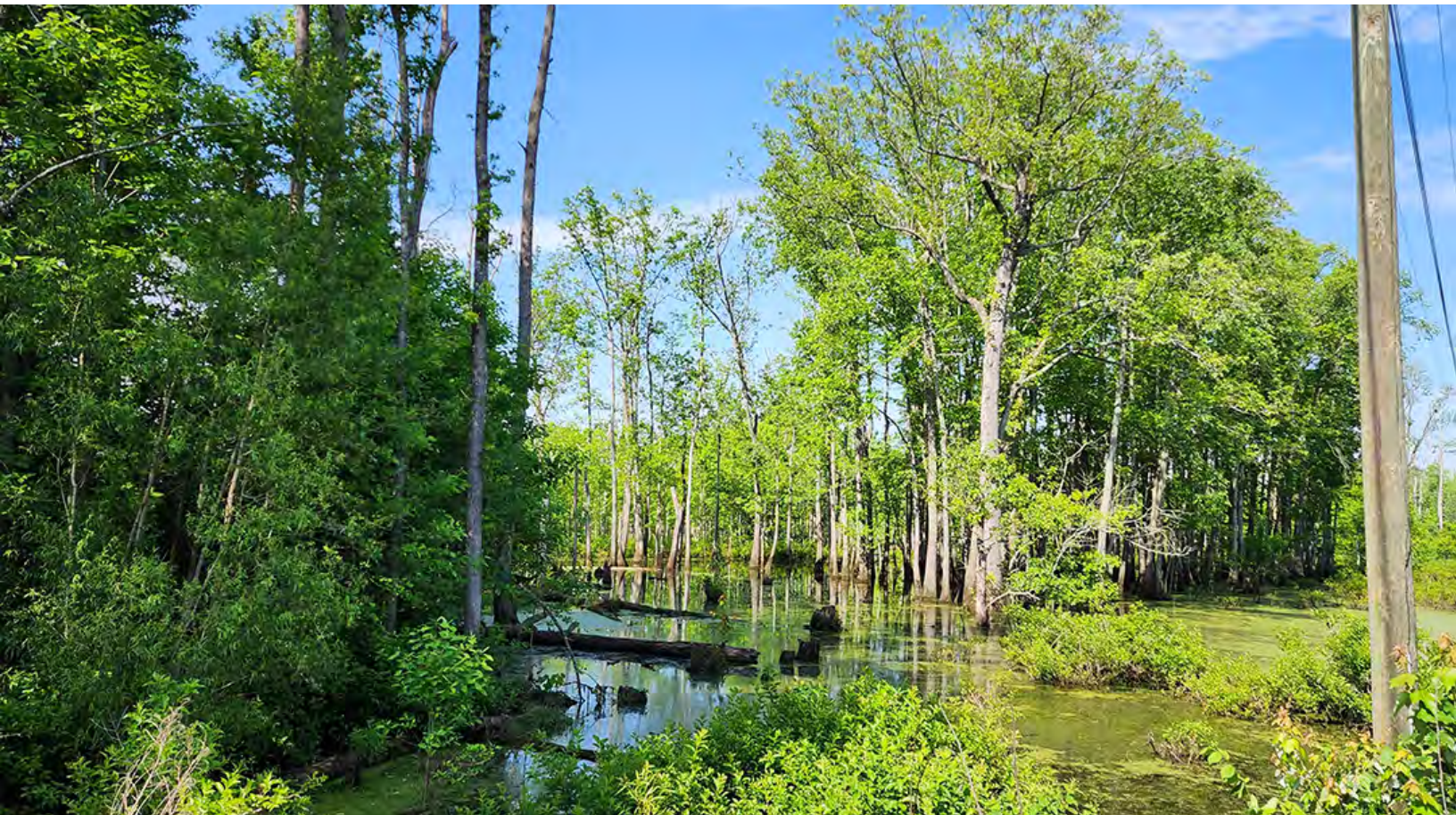


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