



COMMONWEALTH
LAND

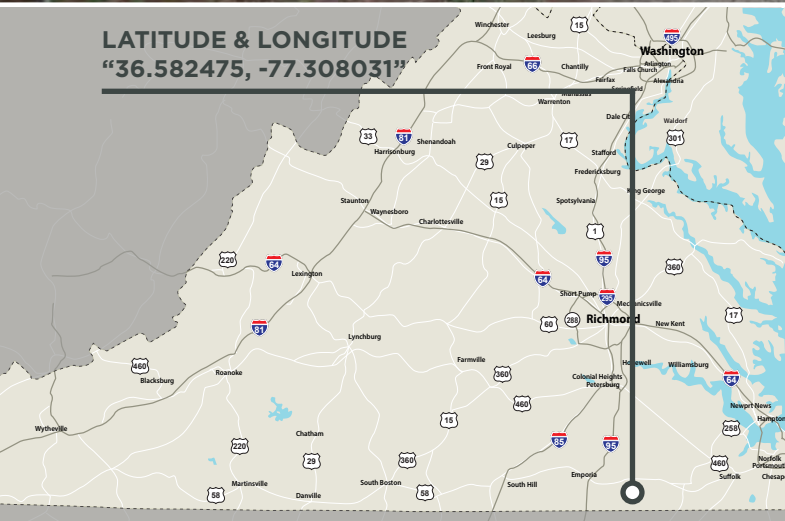
WHITEHEAD RD (VSR730) BRANCHVILLE, VA 23828

**FOR SALE 754± ACRES
SOUTHAMPTON COUNTY**

Price: \$2,250,000 (\$2,984/acre)



LATITUDE & LONGITUDE
"36.582475, -77.308031"



Features

SOLID Timberland/recreational investment located just west of Branchville in Southampton with frontage along Whitehead Rd (VSR730) and 2.4 miles of frontage along the Meherrin River.

212± ACRES of premerchantable planted pines (established from '08-'10), 224± acres of planted hardwood (established from '81 - '83), 265± acres in natural hardwoods with the remaining balance in roads and a 3± acre pond.

PROPERTY offers an extensive internal road system.

EXCELLENT wildlife habitat supporting healthy populations of trophy deer and turkeys.

Tax Map #109-4A & 4B



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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

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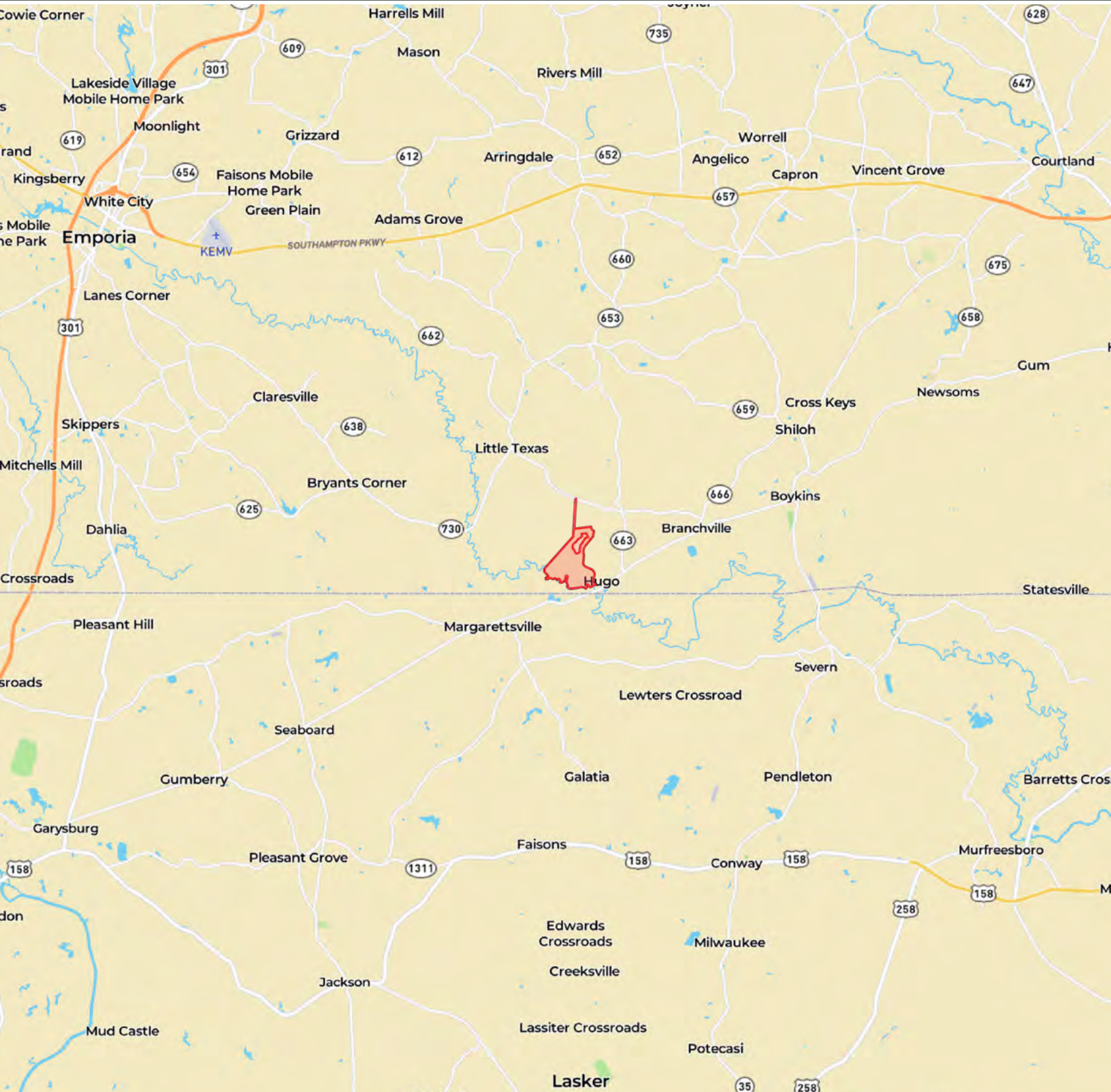


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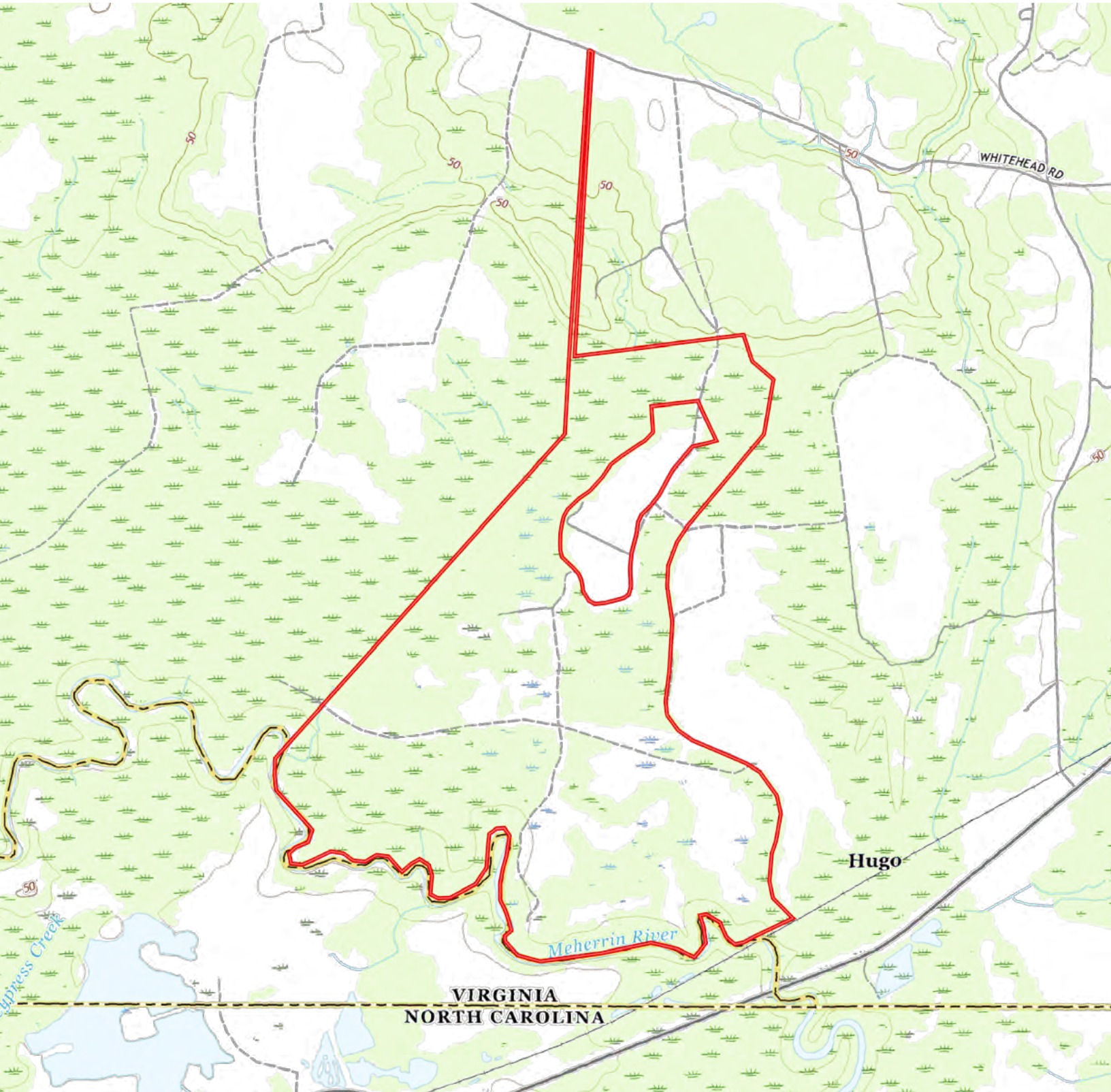


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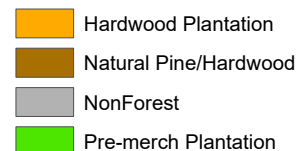
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**Blackwater
Blackwater Land and Timber, LLC
MPT-1010
Southampton County, VA
+/- 754 acres
3/2/2025**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1010	002	40.05	40.05	1983	Natural Pine Non-Convertible
MPT-1010	003	57.29	57.29	1907	Hardwood Non-Convertible
MPT-1010	004	128.63	128.63	1981	Hardwood Non-Convertible
MPT-1010	005	53.63	53.63	1981	Hardwood Plantation
MPT-1010	006	35.75	35.75	1983	Hardwood Plantation
MPT-1010	007	16.93	16.93	1983	Hardwood Plantation
MPT-1010	008	66.95	66.95	1983	Hardwood Plantation
MPT-1010	009	82.26	82.26	2008	Pine Plantation
MPT-1010	011	13.53	13.53	2010	Hardwood Non-Convertible
MPT-1010	012	130.05	130.05	2010	Pine Plantation
MPT-1010	013	32.91	32.91	1983	Hardwood Plantation
MPT-1010	111	57.90	57.90	1983	Hardwood Non-Convertible
MPT-1010	994	30.43	0.00	9998	NP - Right Of Way
MPT-1010	996	7.99	0.00	9998	NP - Water



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LAND:	
Cover Type	Gross Acres
Planted Pine	212
Natural Pine	0
Planted Hardwood	206
Natural Hardwood	284
Non Stocked Forest	14
Non Forest	38
TOTAL ACRES:	754

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

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	639
Pine Pulpwood	687
Pine CNS	291
Pine Sawtimber	1,852
Hardwood Topwood	6,317
Hardwood Pulpwood	35,717
Hardwood Sawtimber	14,417
TOTAL MERCH:	59,919

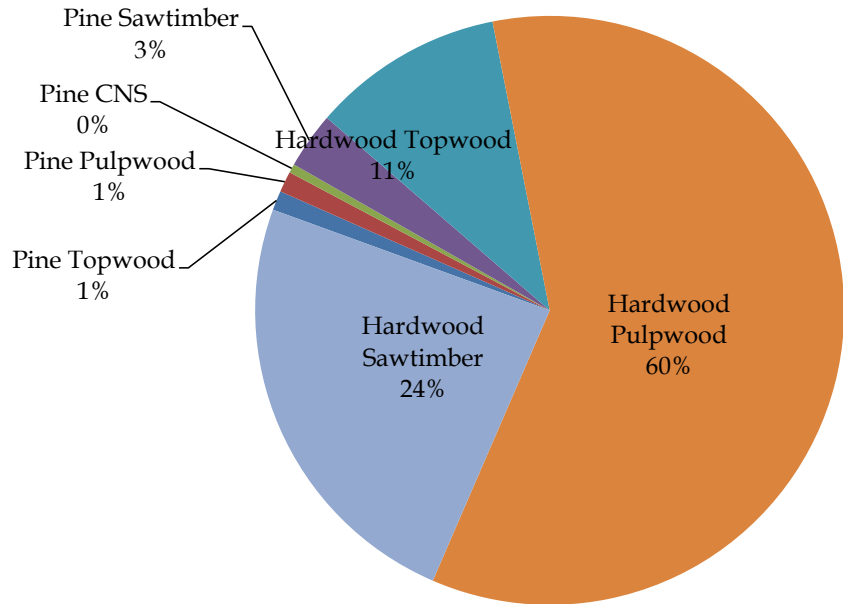
**Merchantable Timber includes volumes from stands aged 15 and older.*

**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	0
2016	0
2015	0
2014	0
2013	0
2012	0
2011	0
2010	130
2009	0
2008	82
TOTAL PREMERCH:	212

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

Pine & Hwd Merchantable Product Tons



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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