



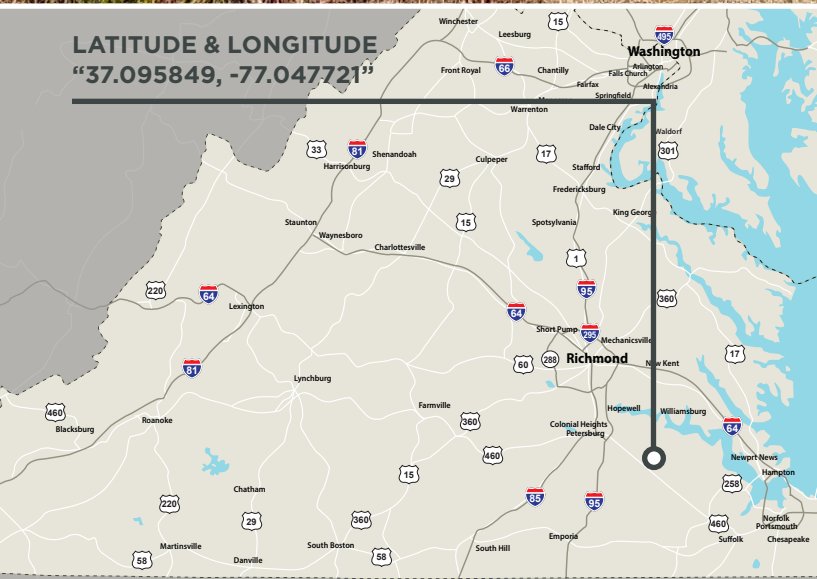
**Martin Luther King Highway (VSR40)
& Otterdam Road (VSR612)
Waverly, VA 23890**

**FOR SALE | 203± ACRES
SURRY COUNTY**

Price: \$625,000 (\$3,064/acre)



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



Features

SOLID TIMBERLAND/RECREATIONAL INVESTMENT
opportunity located north of Waverly in Surry County
with frontage at Martin Luther King Highway (VSR40)
and east side of Otterdam Road (VSR612)

TIMBER is comprised of 44± acres of merchantable
planted pines ('06) 115± acres of premerchantable
planted pines ('17) with the remaining balance in
hardwood bottoms

GOOD internal road system

FRONTAGE along Otterdam Swamp as well as a small
pond on the southeastern boundary providing strong
habitat for deer and turkeys

5 MILES north of Waverly

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

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



**COMMONWEALTH
LAND**

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MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

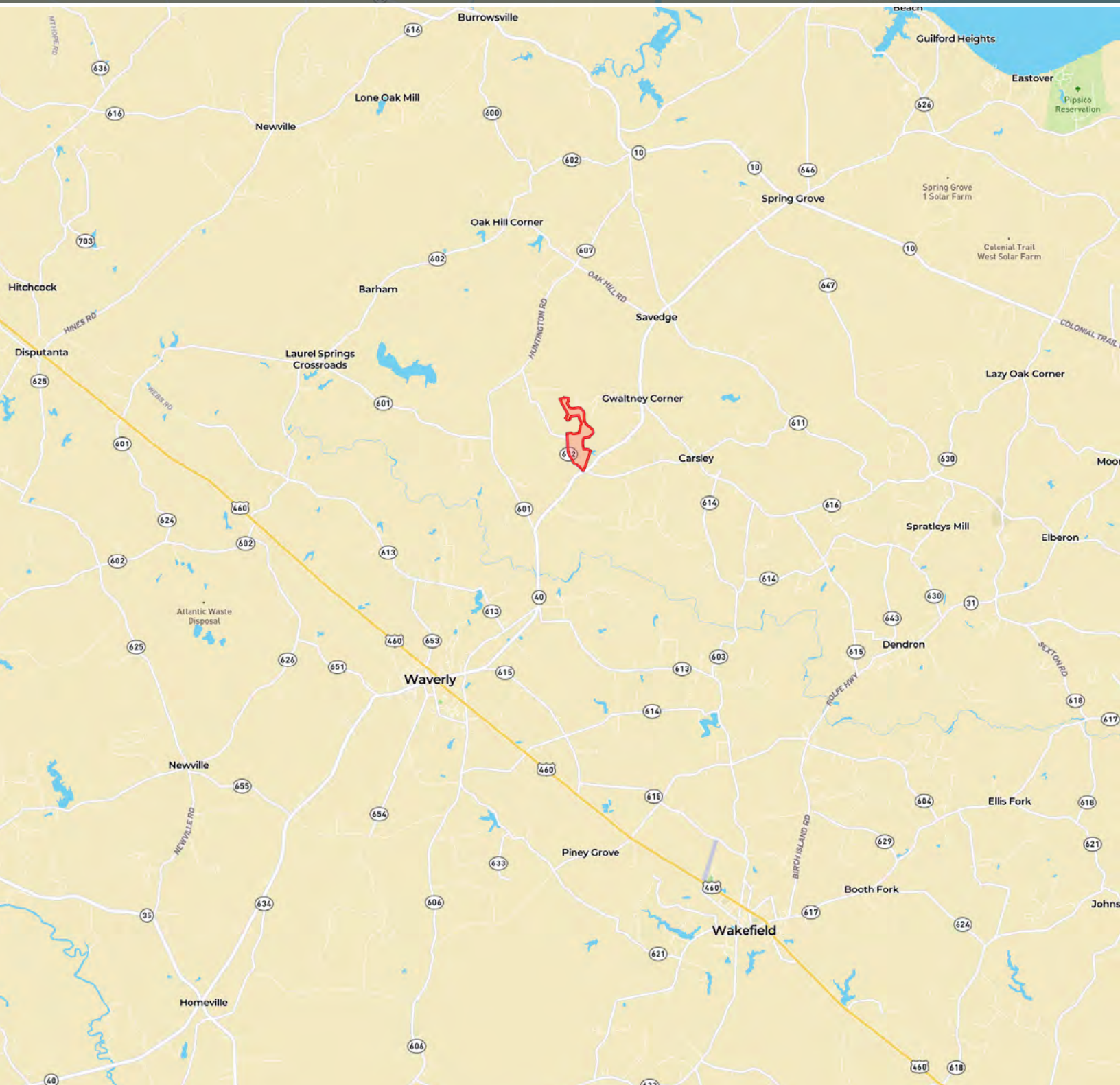
*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*



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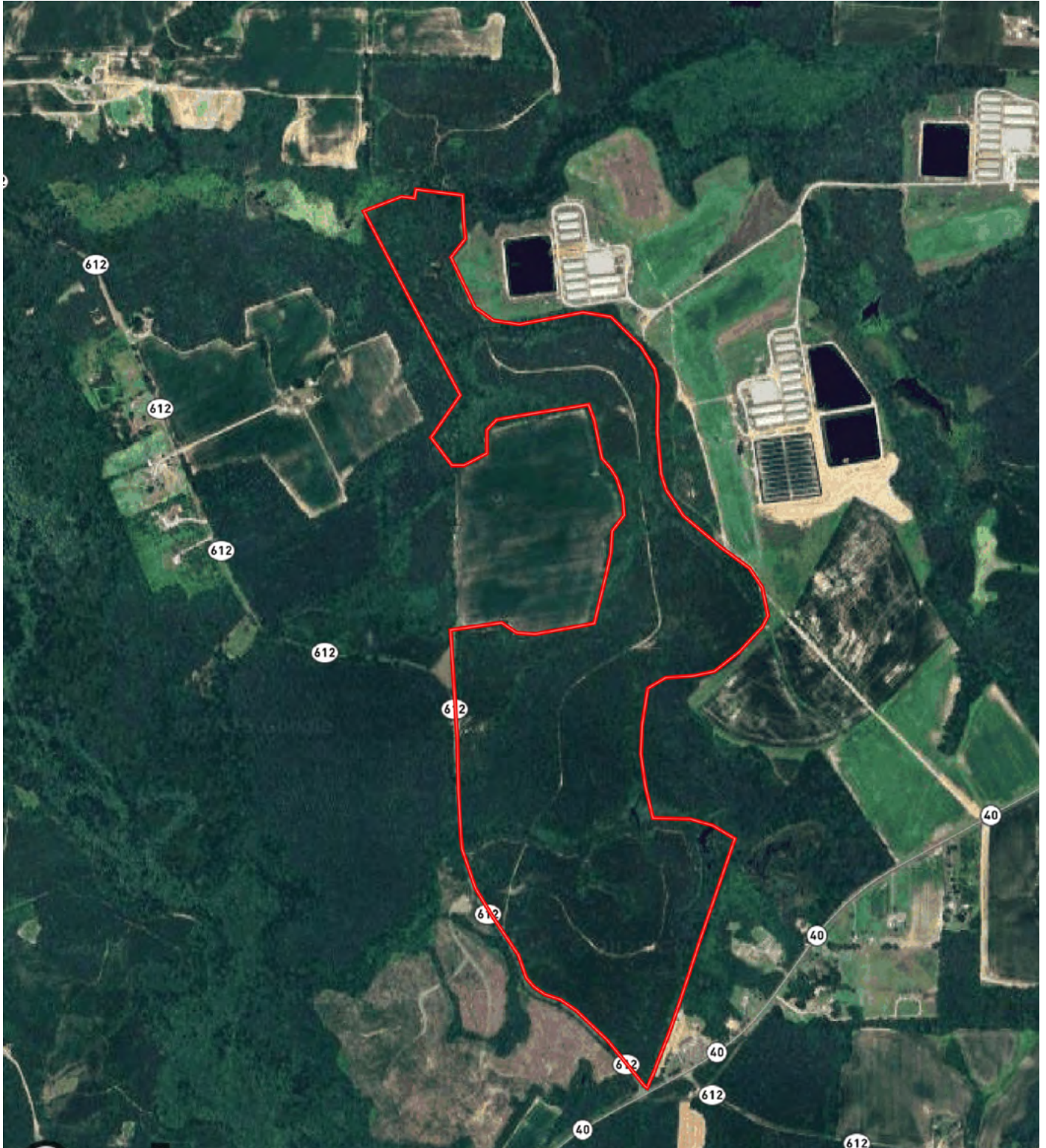
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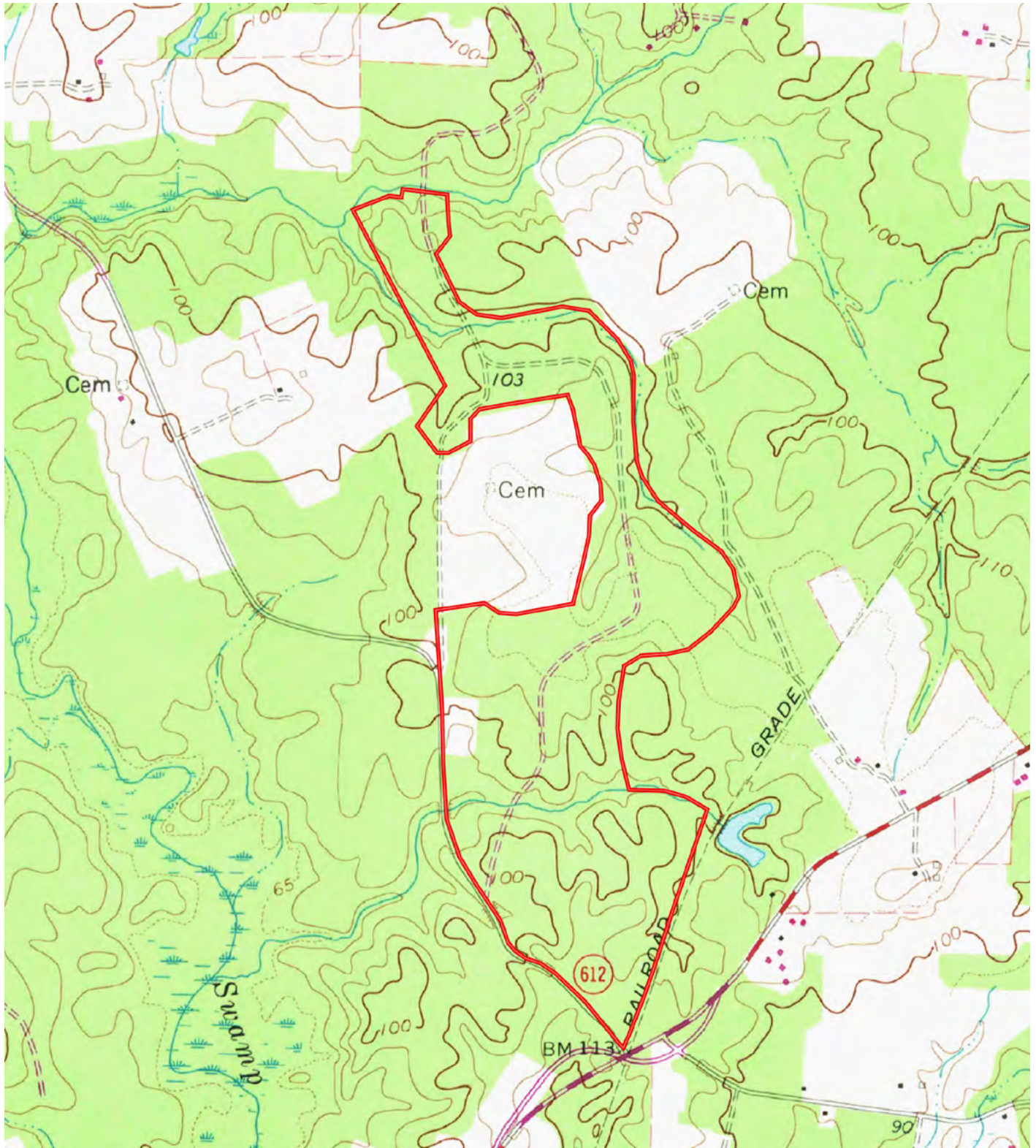
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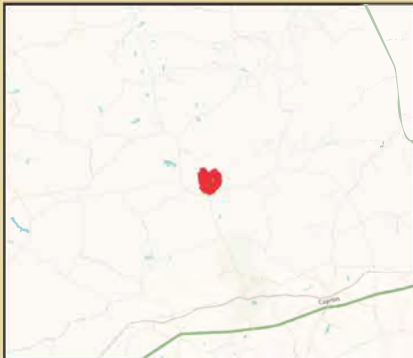
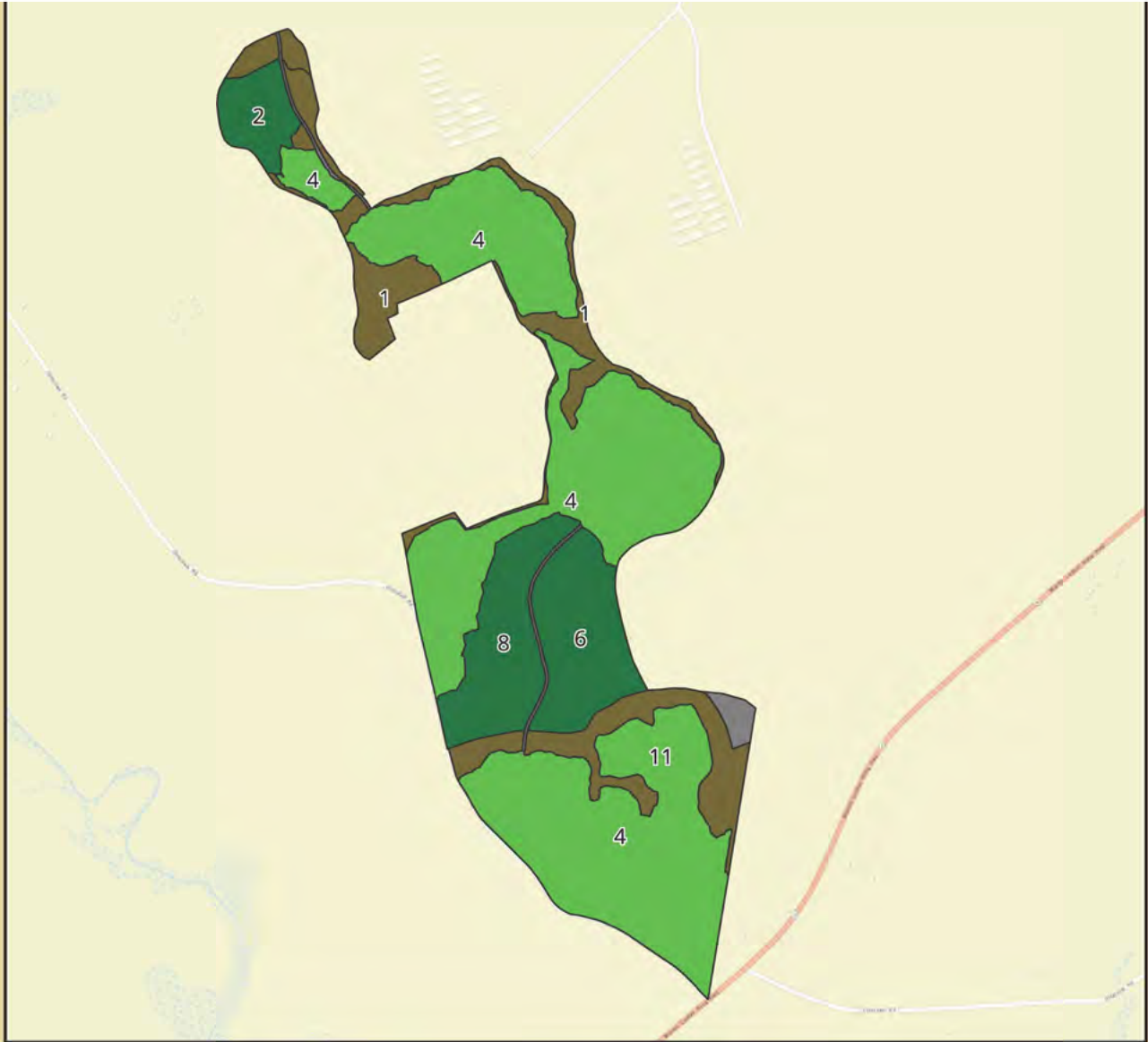
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Map Legend

- Natural Pine/Hardwood
- NonForet
- Open Productive
- Merch Plantation
- Pre-merch Plantation



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Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
9872-1	Soft Hardwood	16.56	61	246.81	58.23	4,087.17	964.29
9872-2	Soft Hardwood	7.33	20	112.88	38.07	827.41	279.05
9872-4	Loblolly Pine	115.21	9	744.00	0.00	85,716.24	0.00
9872-6	Loblolly Pine	18.57	20	188.14	56.35	3,493.76	1,046.42
9872-8	Loblolly Pine	18.09	20	175.56	62.09	3,175.88	1,123.21
9872-9	Soft Hardwood	4.56	76	180.00	65.33	820.80	297.90
9872-11	Soft Hardwood	12.28	76	49.36	48.25	606.14	592.51
9872-12	Soft Hardwood	2.07	53	178.49	97.75	369.47	202.34
9872-994	NP-ROW	-	-	-	-	-	-
9872-996	NP-Water	1.83	-	-	-	-	-
	Total	196.50					4,505.73



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