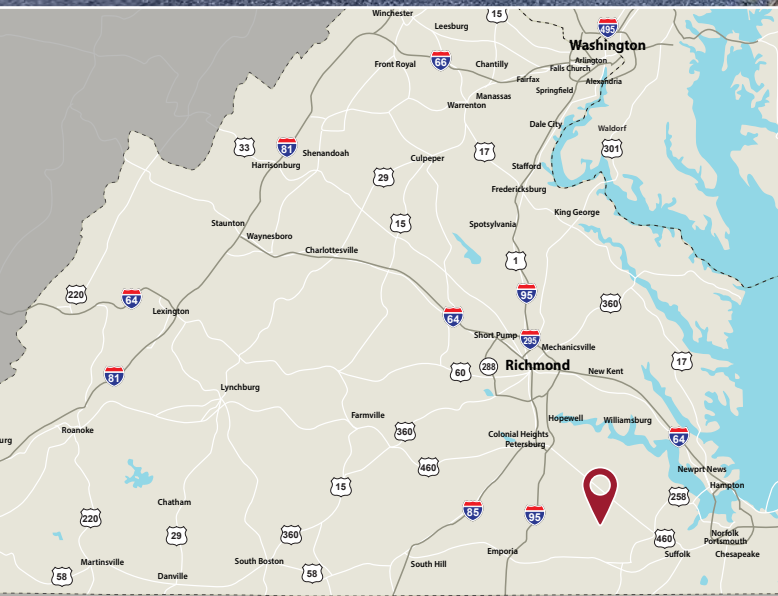




COMMONWEALTH
LAND

FLAGGY RUN ROAD (VSR611) COURTLAND, VA 23837

FOR SALE | 237.3± ACRES
SOUTHAMPTON COUNTY
Price: \$735,630 (\$3,100/acre)



LATITUDE & LONGITUDE
36.7211 -77.0471



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.*

Features

SOLID timberland/recreational investment opportunity located outside of Courtland with frontage along Flaggy Run Rd (VSR611) and 30' deeded ROW from Governor Darden Rd (VSR646) to the west.

TIMBER COMPRISED of 46± acres of planted pine established in '99, 35± acres of planted pine established in '03, 93± acres of planted pines established in '21 with the remaining 61± acre balance in mature bottomland hardwood.

SOLID internal road system.

GOOD RECREATION play with frontage along Flaggy Run Swamp to the south providing ideal wildlife habitat supporting healthy populations of deer and turkeys.

PARCELS #60-6, #61-10 & 25

Contact

Hank Campbell
Senior Vice President

804-433-1818
hcampbell@commonwealthland.com



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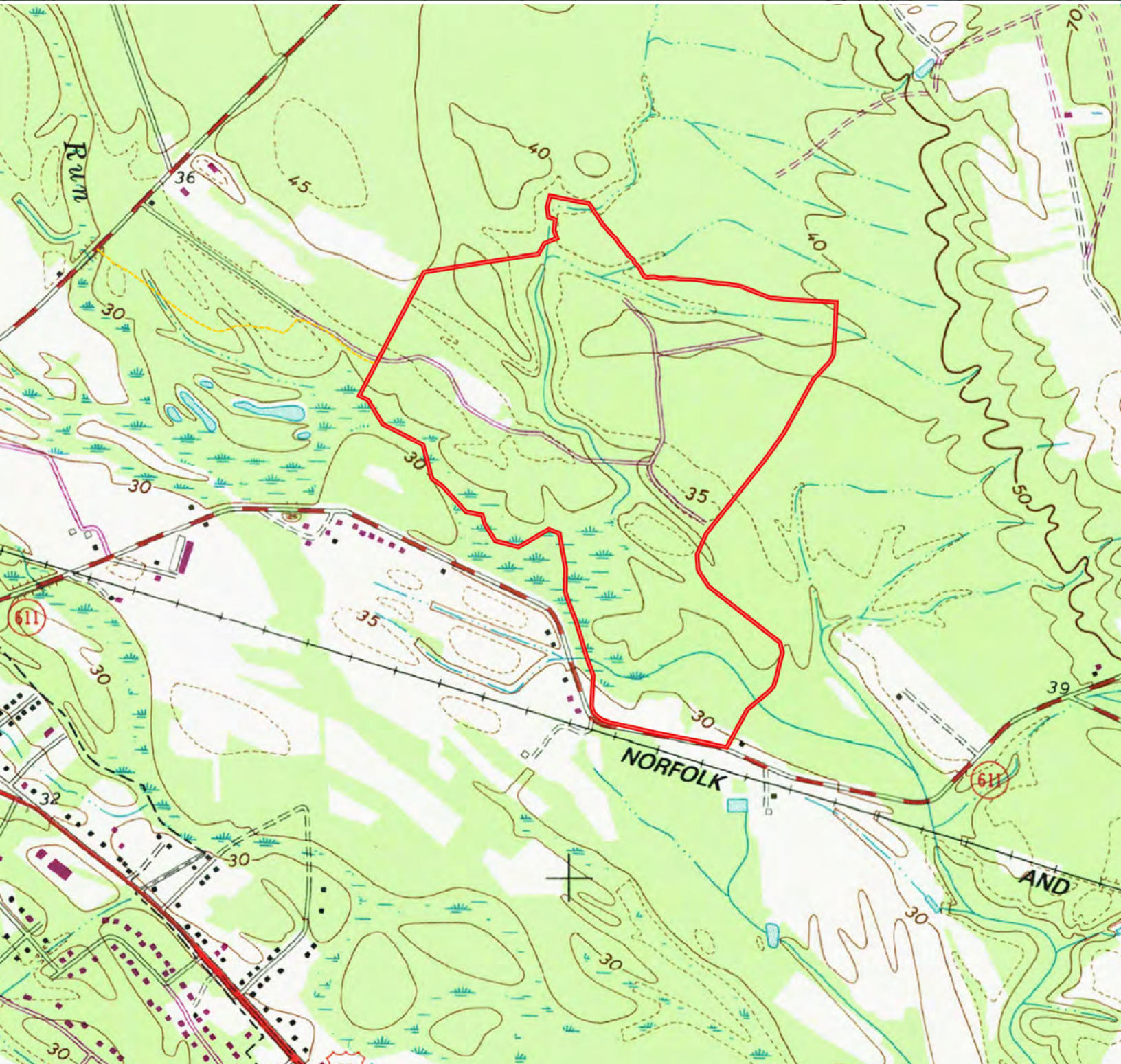
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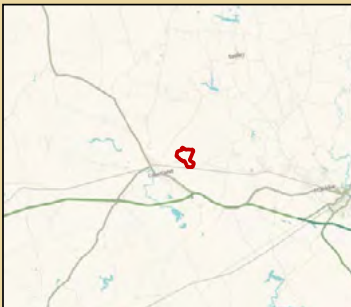
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0 660 1,320 Feet
0 10 20 Chains

Lambeth-VA, NC
Arbol Tree, LLC
ART3015
Southampton, Virginia
+/- 237
09/11/2025



Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGERS 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, TRIMMER 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.

Map Legend

- Tract Boundary
- Stand Boundary
- Roads



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StandKey	GrossAcres	NetAcres	EstYear	CurrentAge	CoverType	PSAW_Total	PCNS_Total	PPWD_Total	PTOP_Total	PTPA	PBA	HSAW_Total	HPWD_Total	HTOP_Total	HTPA	HBA
ART3015-0001	24.18	24.05	1999	26	Pine Plantation	847	268	181	171	129	84	0	0	0	0	0
ART3015-0003	93.09	92.79	2021	4	Pine Plantation	0	0	0	0	537	0	0	0	0	0	0
ART3015-0005	35.83	35.23	2003	22	Pine Plantation	971	633	81	295	91	64	0	29	0	2	1
ART3015-0006	5.1	5.1	1950	75	Hardwood Non-Convertible	316	0	20	71	37	62	142	216	116	214	106
ART3015-0007	8.79	8.79	1940	85	Hardwood Non-Convertible	290	16	68	134	67	56	378	321	206	271	125
ART3015-0009	47.24	47.13	1933	92	Hardwood Non-Convertible	139	0	0	37	2	3	2350	4235	1395	291	180
ART3015-0010	15.6	15.57	1999	26	Pine Plantation	710	52	110	117	84	78	0	0	0	0	0
ART3015-0011	6.45	6.45	1999	26	Pine Plantation	240	66	98	45	125	87	0	5	0	14	2
ART3015-0994	0.54	0	9998	0	NP - Right Of Way											



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