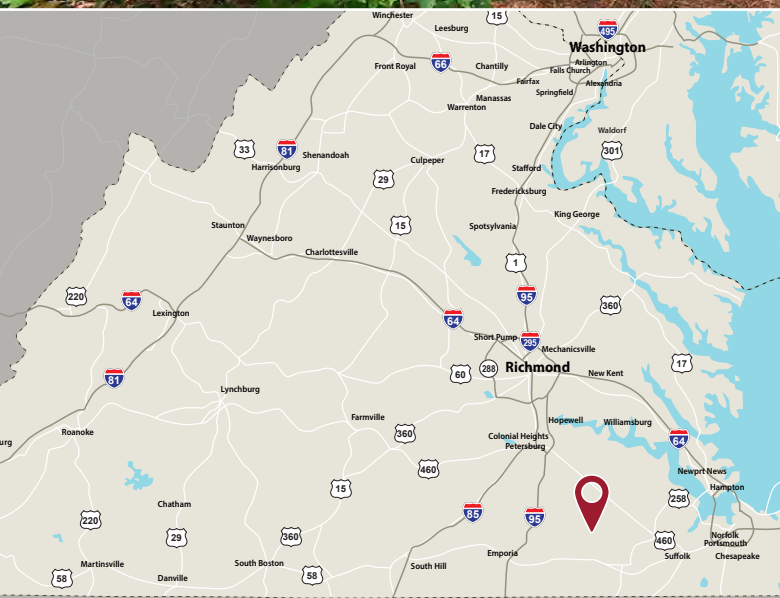
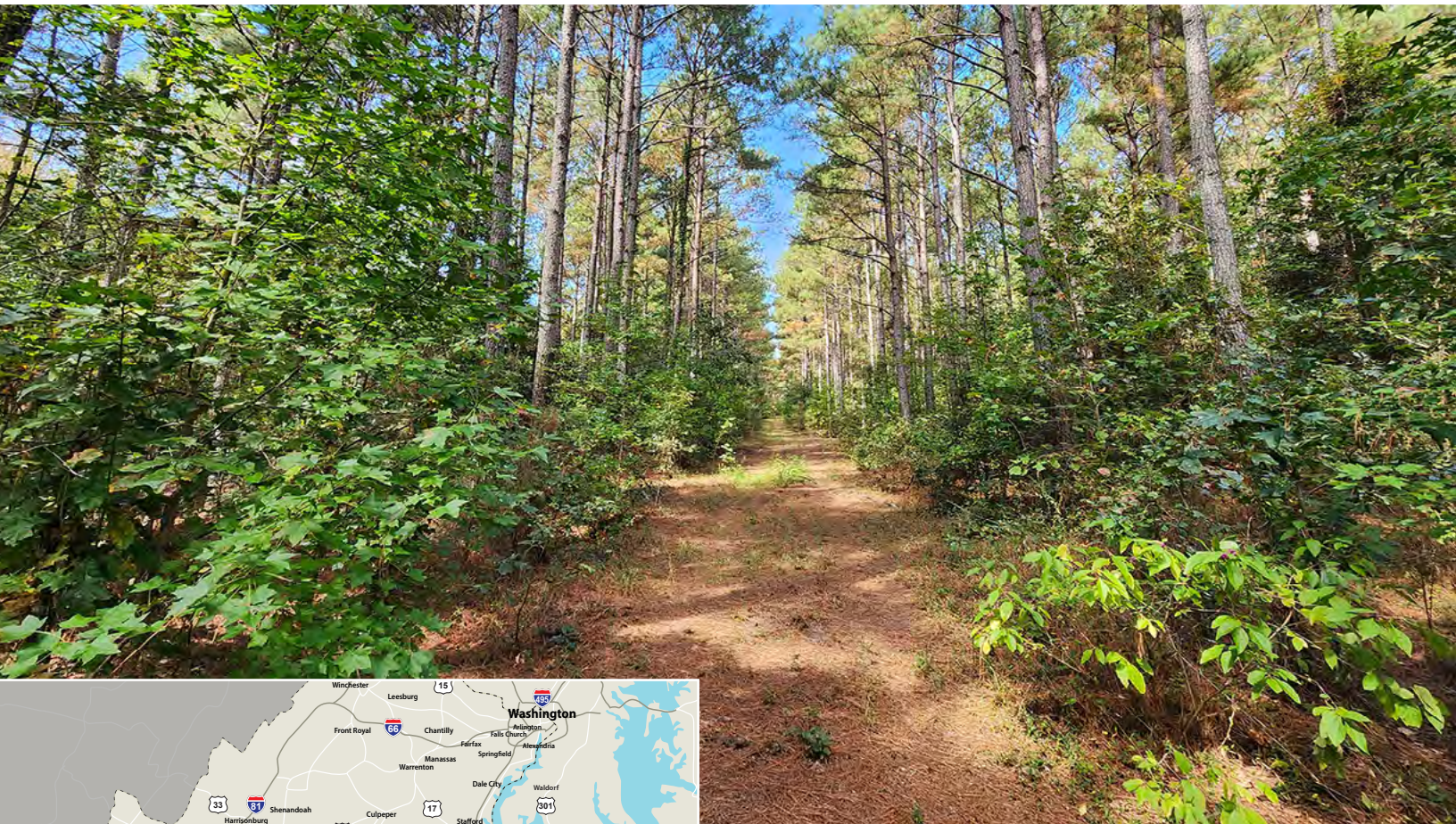




**MAYNARDS STORE RD. (VSR631)
CARRSVILLE, VA 23315**

**FOR SALE | 189.9± ACRES
ISLE OF WIGHT COUNTY
Price: \$617,435 (\$3,250/acre)**



**LATITUDE & LONGITUDE
36.7537, -76.8821**



**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

EXCELLENT recreational/timberland investment opportunity located north of Maynards Crossroads in Isle of Wight County.

EXTENSIVE FRONTAGE along the Blackwater River with deeded access from Maynards Store Rd (VSR631).

TIMBER COMPRISED of 62± acres of merchantable planted pines ('95), 37± acs of old growth bottomland hardwood with the remaining balance in river bottom.

BLACKWATER RIVER bottom provides excellent habitat for deer, turkeys and waterfowl.

TAX MAP #58-01-061 (PART)

Contact

Hank Campbell
Senior Vice President

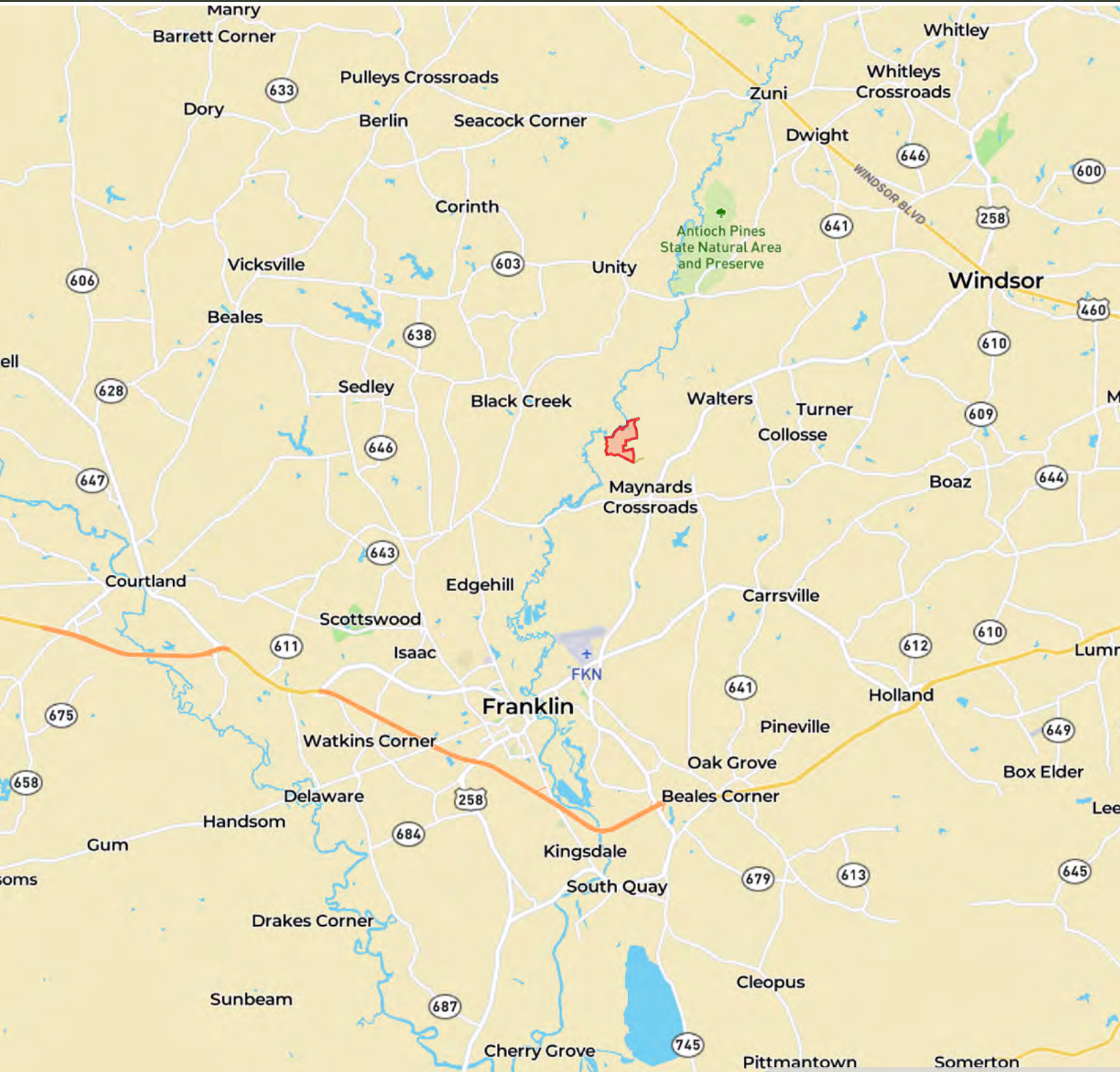
804-433-1818
hcampbell@commonwealthland.com



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LAND

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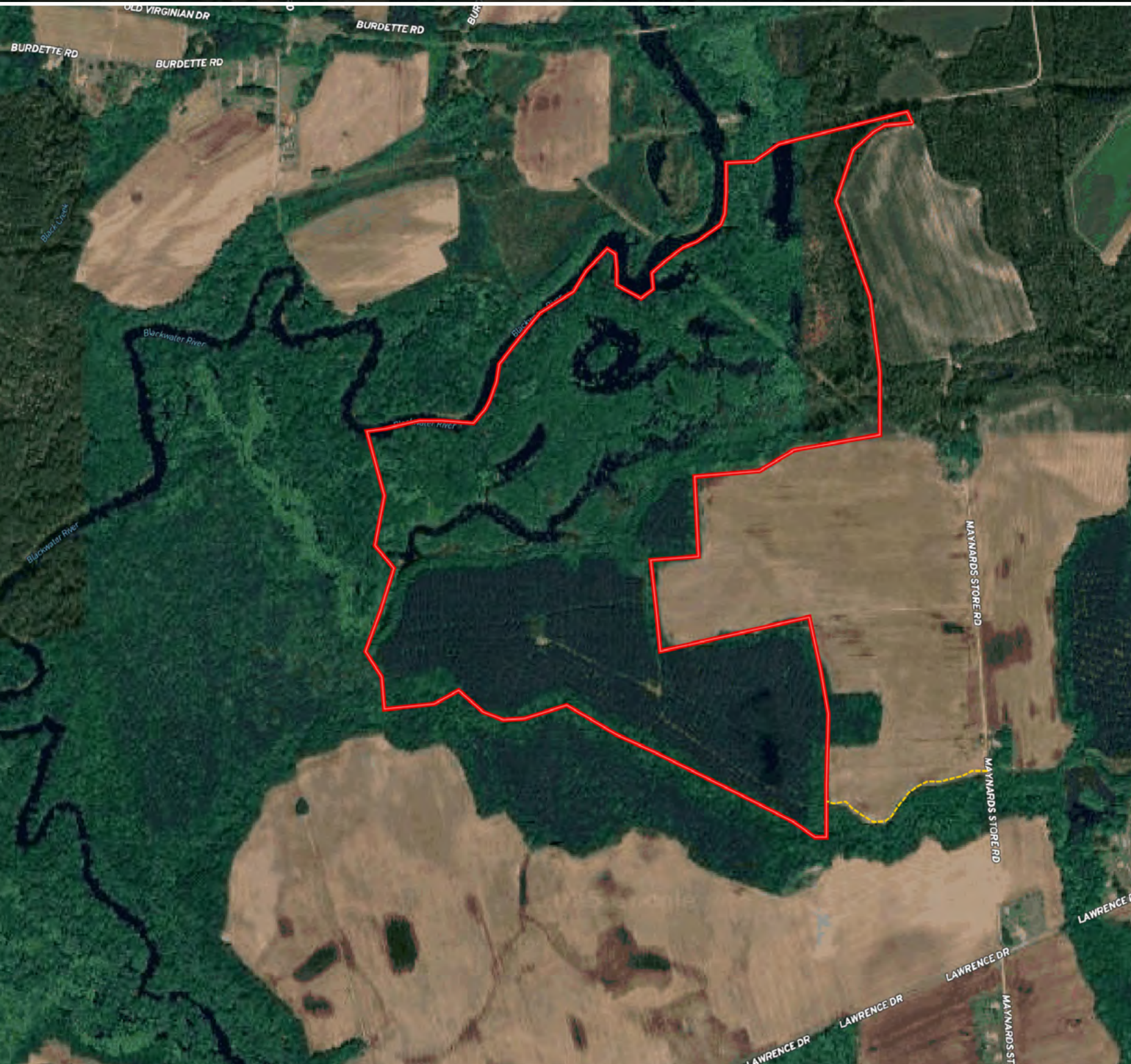
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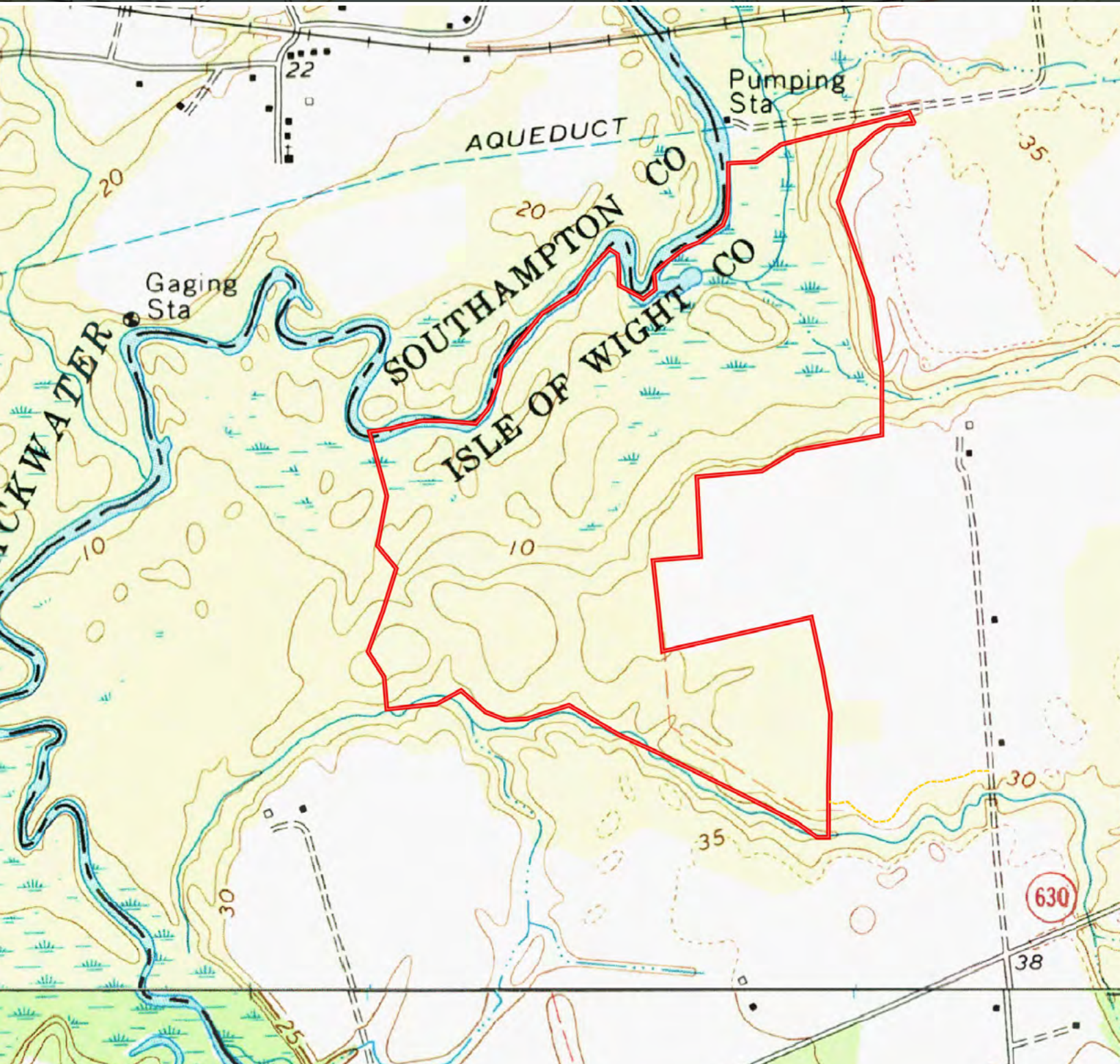
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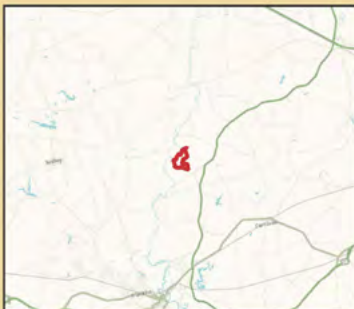
FOR SALE | 189.9± ACRES
ISLE OF WIGHT COUNTY
Price: \$617,435 (\$3,250/acre)

0 330 660 Feet



0 5 10 Chains

Lambeth-VA, NC
Arbol Tree, LLC
Carrsville, Virginia
ART3013 West
+/- 190 ac
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, TRIMMER 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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Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
3013 - 11	Loblolly Pine	62.1	31	177.43	148.79	11018.4	9239.86
3013 - 5	Soft Hardwood	37.86	119	150.61	33.32	5702.09	1261.5
		Total 99.96		Wtd Avg 167.27	Wtd Avg 105.06	Total 16,720.49	Total 10,501.36



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