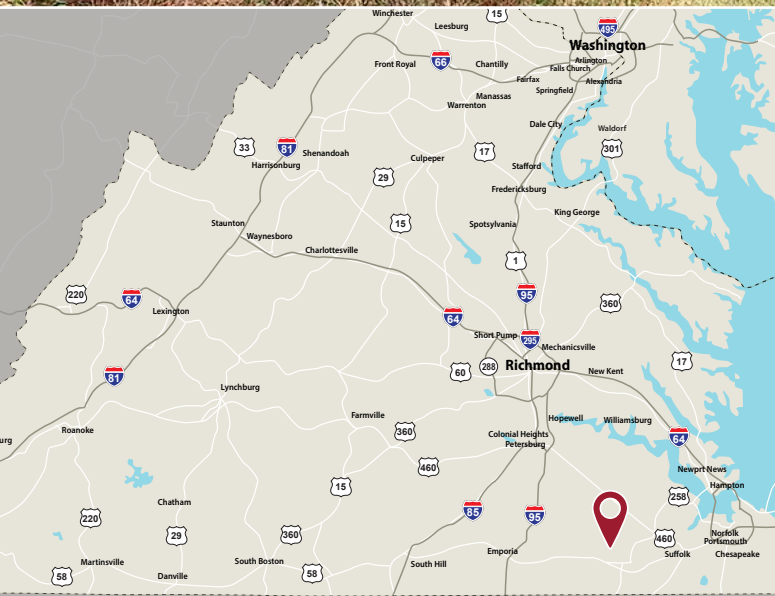
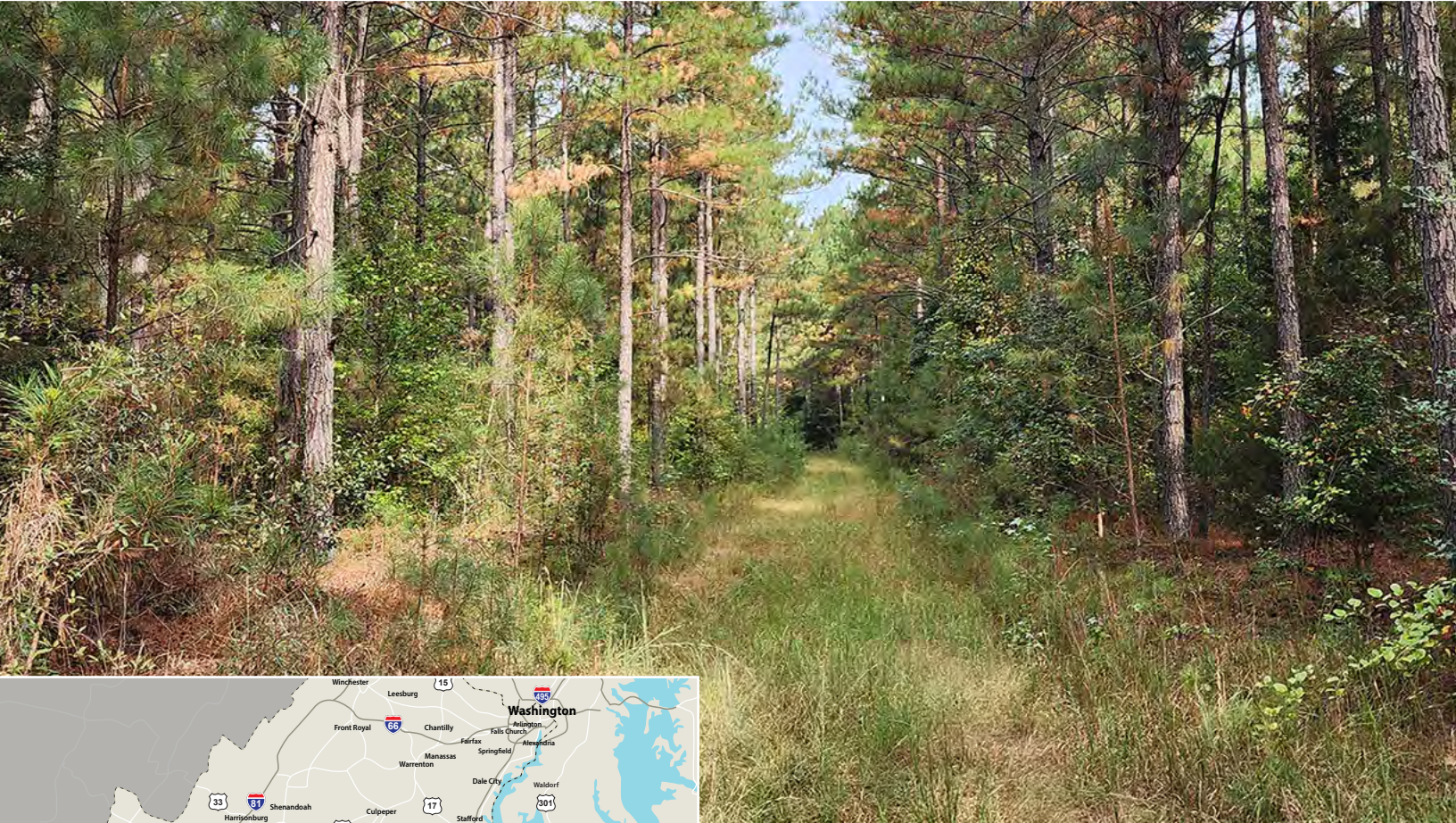




COMMONWEALTH
LAND

**LAWRENCE DRIVE (VSR630)
CARRSVILLE, VA 23315**

**FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY**
Price: \$667,660 (\$3,500/acre)



LATITUDE & LONGITUDE
36.7545, -76.8763



**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 north of Maynards Crossroads in Isle of Wight County offering frontage along Lawrence Dr. (VSR630) and deeded access from Maynards Store Rd (VSR631).

TIMBER COMPRISED of 88± acres of merchantable planted pines established in '01, 20± acres of planted pines established in '16, 60± acres of planted pines established in '20 with the remaining 22± acre balance in bottomland hardwoods.

SOLID internal road system and small pond in southwestern corner of property providing excellent habitat for deer and turkeys.

TAX MAP #58-01-061 (PART)

Contact

Hank Campbell
Senior Vice President

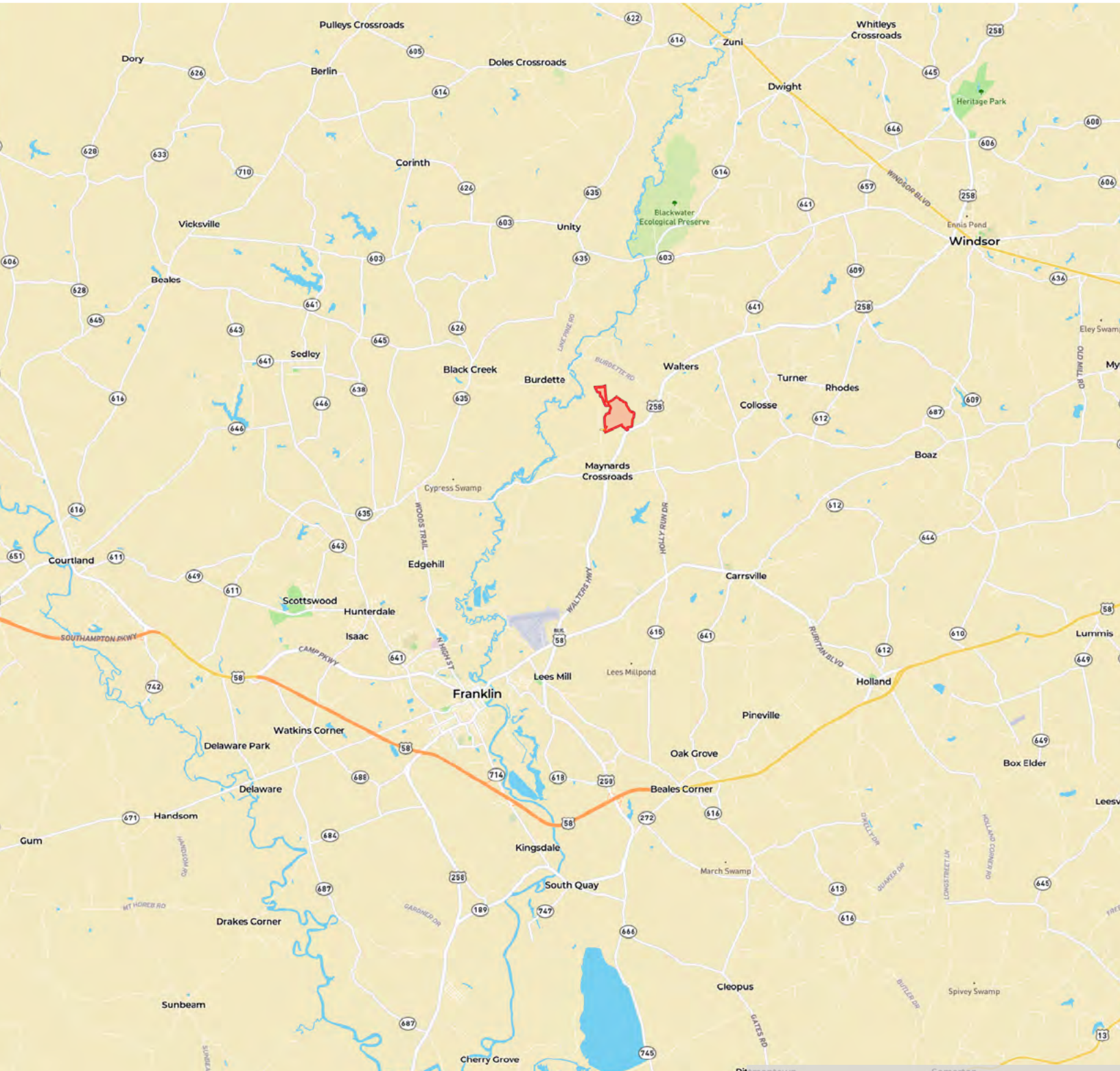
804-433-1818
hcampbell@commonwealthland.com



COMMONWEALTH
LAND

LAWRENCE DRIVE (VSR630) CARRSVILLE, VA 23315

FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY
Price: \$667,660 (\$3,500/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

Senior Vice President

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**LAWRENCE DRIVE (VSR630)
CARRSVILLE, VA 23315**

**FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY**
Price: \$667,660 (\$3,500/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

Senior Vice President

804-433-1818

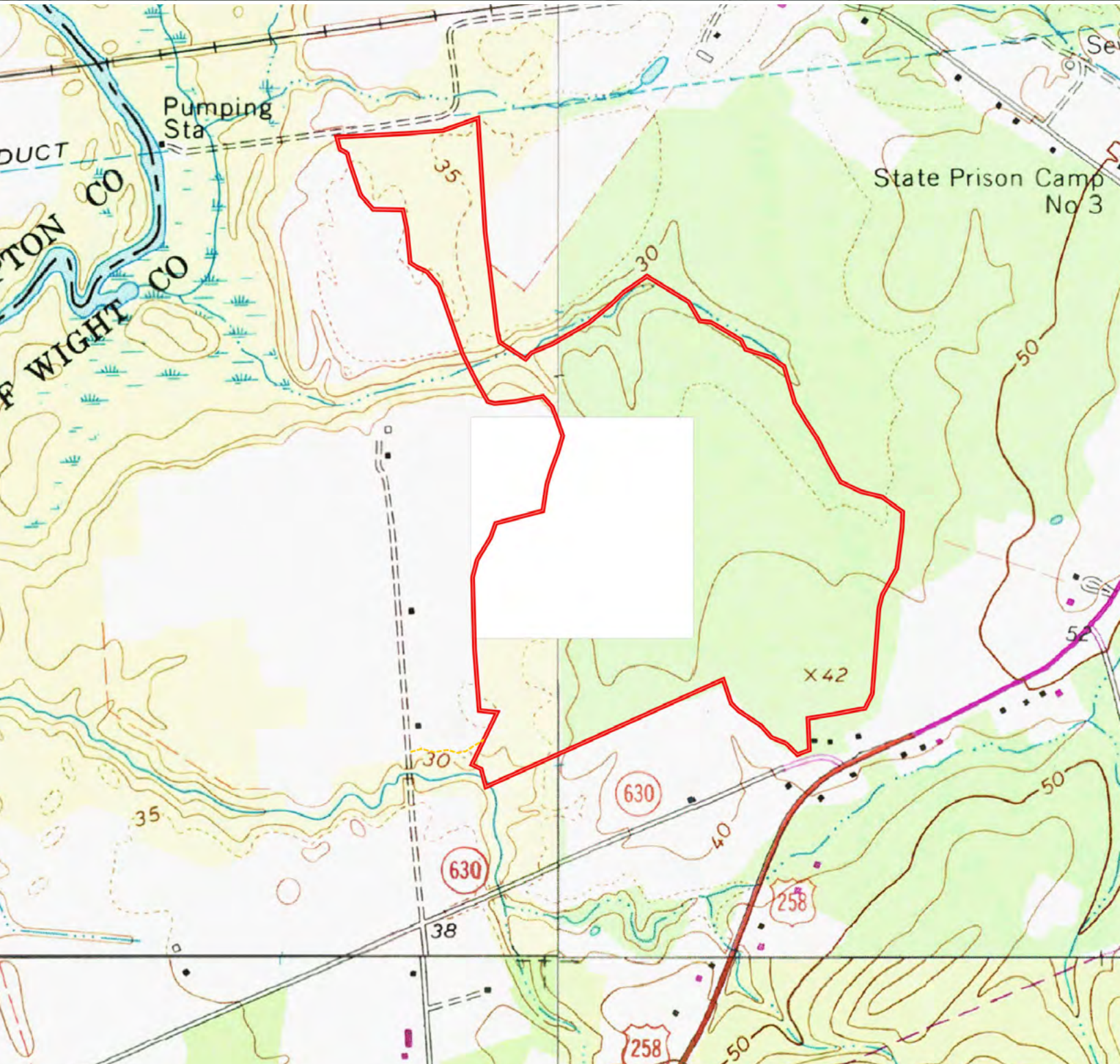
hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**LAWRENCE DRIVE (VSR630)
CARRSVILLE, VA 23315**

**FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY**
Price: \$667,660 (\$3,500/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell
Senior Vice President

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**LAWRENCE DRIVE (VSR630)
CARRSVILLE, VA 23315**

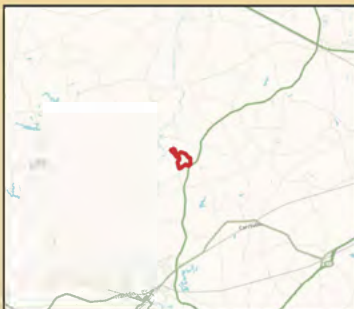
**FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY**
Price: \$667,660 (\$3,500/acre)

0 330 660 Feet



0 5 10 Chains

Lambeth-VA, NC
Arbol Tree, LLC
Carrsville, Virginia
ART3013 East
+/- 192 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, 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 PROSPERITY 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



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell
Senior Vice President

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**LAWRENCE DRIVE (VSR630)
CARRSVILLE, VA 23315**

**FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY**
Price: \$667,660 (\$3,500/acre)

Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
3013 - 1	Loblolly Pine	19.89	10	494	0	9825.66	0
3013 - 10	Loblolly Pine	59.81	6	546	0	32656.26	0
3013 - 5	Soft Hardwood	2.36	119	150.61	33.32	355.44	78.64
3013 - 6	Soft Hardwood	19.1	76	139.51	52.52	2664.64	1003.13
3013 - 9	Loblolly Pine	88.3	25	435.67	123.08	38469.66	10867.96
		Total 189.46		Wtd Avg 443.22	Wtd Avg 63.07	Total 83,971.66	Total 11,949.73



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell

Senior Vice President

804-433-1818

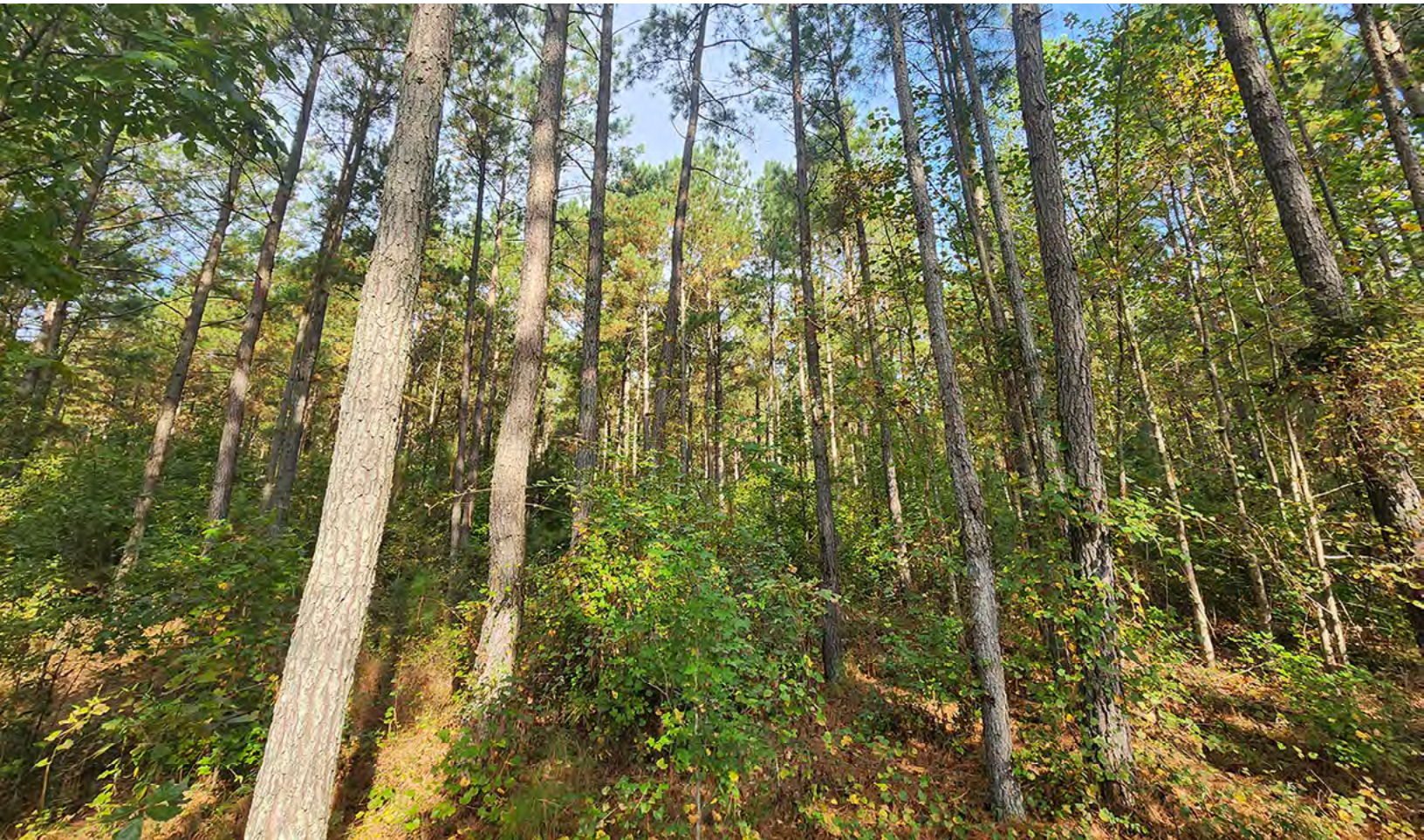
hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**LAWRENCE DRIVE (VSR630)
CARRSVILLE, VA 23315**

**FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY**
Price: \$667,660 (\$3,500/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell
Senior Vice President

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**LAWRENCE DRIVE (VSR630)
CARRSVILLE, VA 23315**

**FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY**
Price: \$667,660 (\$3,500/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell
Senior Vice President

804-433-1818

hcampbell@commonwealthland.com



COMMONWEALTH
LAND

**LAWRENCE DRIVE (VSR630)
CARRSVILLE, VA 23315**

**FOR SALE | 190.76± ACRES
ISLE OF WIGHT COUNTY**
Price: \$667,660 (\$3,500/acre)



COMMONWEALTH
LAND

4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

Hank Campbell
Senior Vice President

804-433-1818

hcampbell@commonwealthland.com