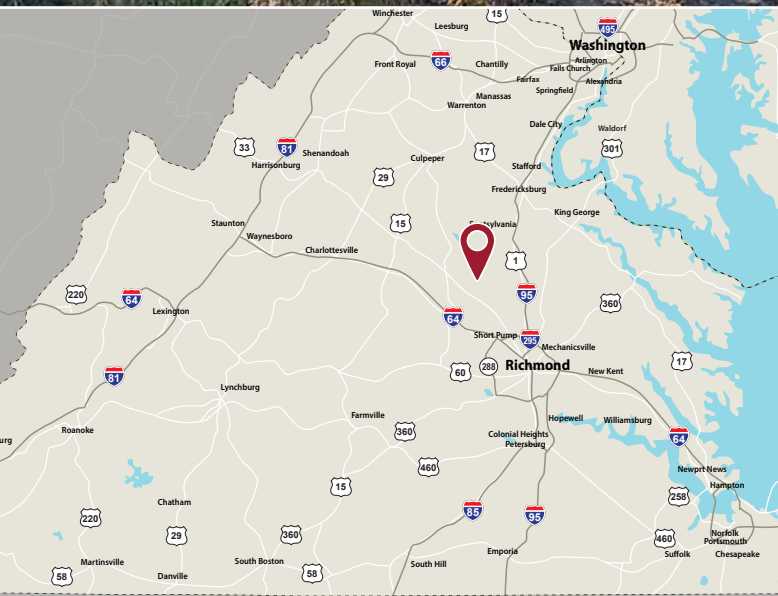




COMMONWEALTH
LAND

PARTLOW ROAD (VSR738) BEAVERDAM, VA 23015

**FOR SALE | 153± ACRES
CAROLINE COUNTY**
Price: \$350,000 (\$2,287/acre)



LATITUDE & LONGITUDE
38.0138 -77.6122



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 TIMBERLAND/RECREATIONAL investment accessed from Partlow Rd (VSR738) just north of Chilesburg in Caroline County

TIMBER is comprised of 42.87+/-acs of planted pine established in '07, 75+/-acs of planted pines established in '21, 29+/-acs in natural pine and hardwood ('50) bottoms with the remaining balance in a small field & pond

PROPERTY lays well, has good soils and offers very productive wildlife habitat

STRONG INTERNAL road system offers optimal access to property

CAROLINE COUNTY tax map parcel #50-A-17 and Spotsylvania County tax map parcel #88-A-24

Contact

Hank Campbell
Senior Vice President

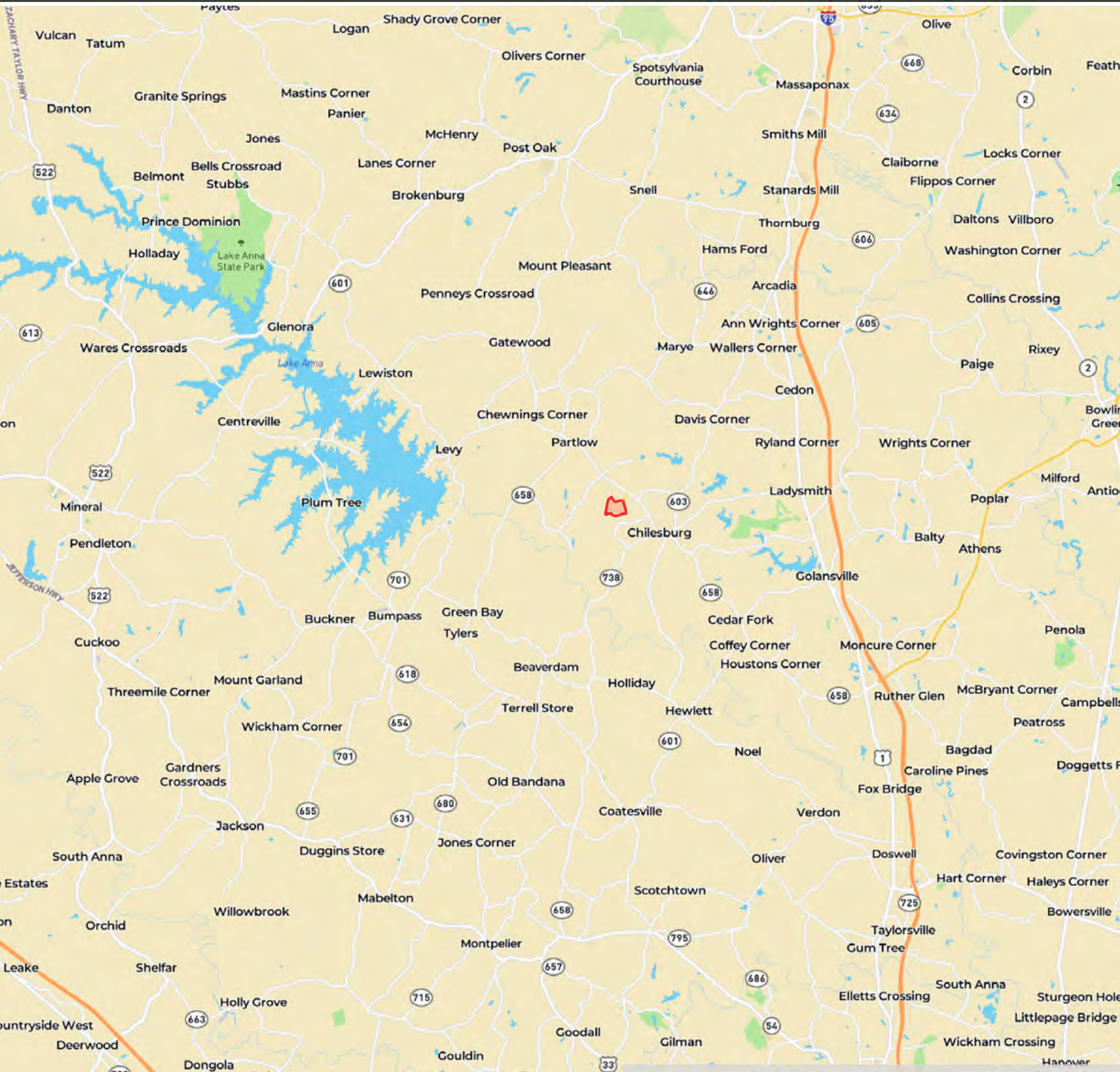
804-433-1818
hcampbell@commonwealthland.com



COMMONWEALTH
LAND

PARTLOW ROAD (VSR738) BEAVERDAM, VA 23015

FOR SALE | 153± ACRES
CAROLINE COUNTY
Price: \$350,000 (\$2,287/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

**PARTLOW ROAD (VSR738)
BEAVERDAM, VA 23015**

**FOR SALE | 153± ACRES
CAROLINE COUNTY**
Price: \$350,000 (\$2,287/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

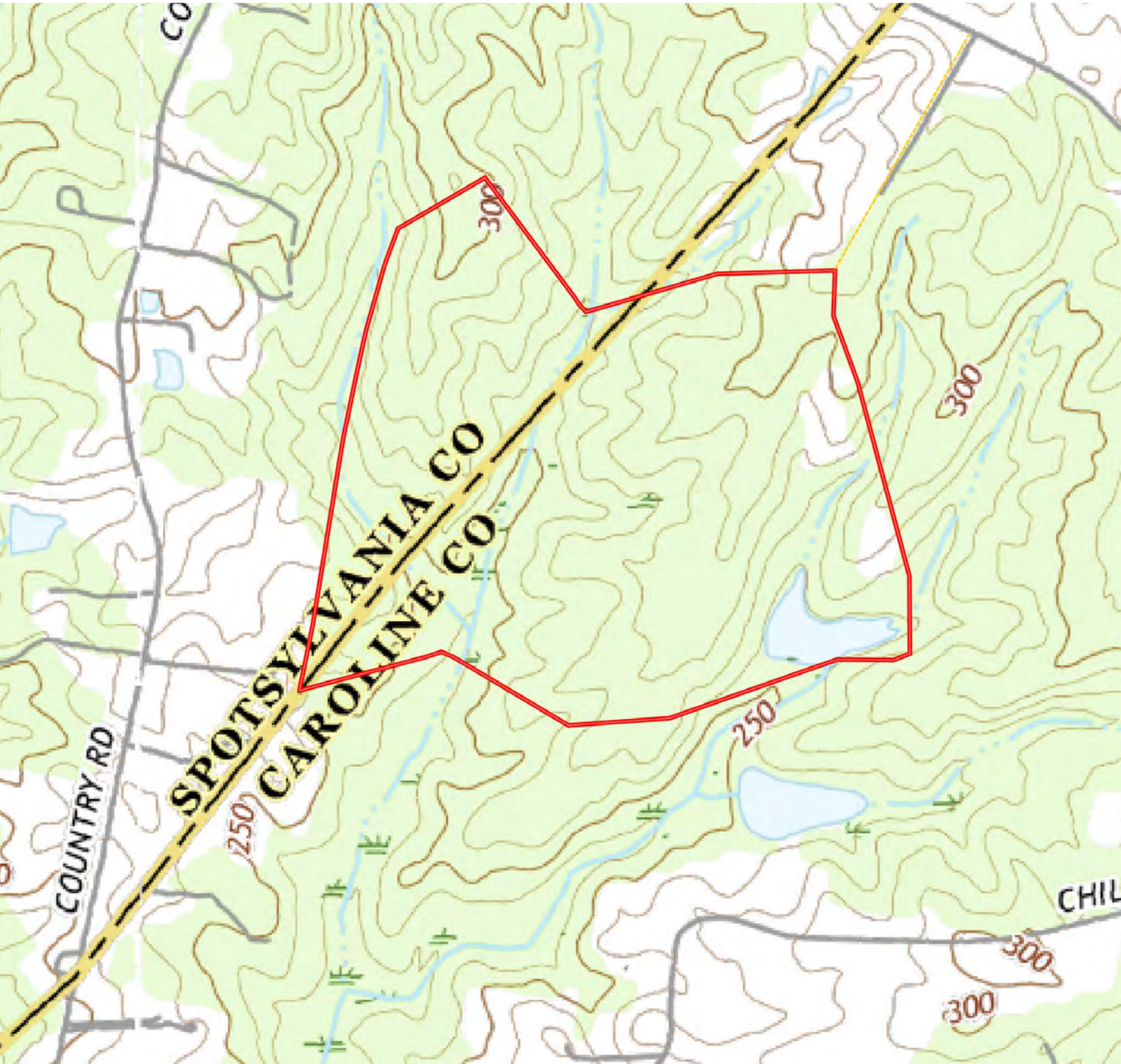


COMMONWEALTH
LAND

**PARTLOW ROAD (VSR738)
BEAVERDAM, VA 23015**

**FOR SALE | 153± ACRES
CAROLINE COUNTY**

Price: \$350,000 (\$2,287/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

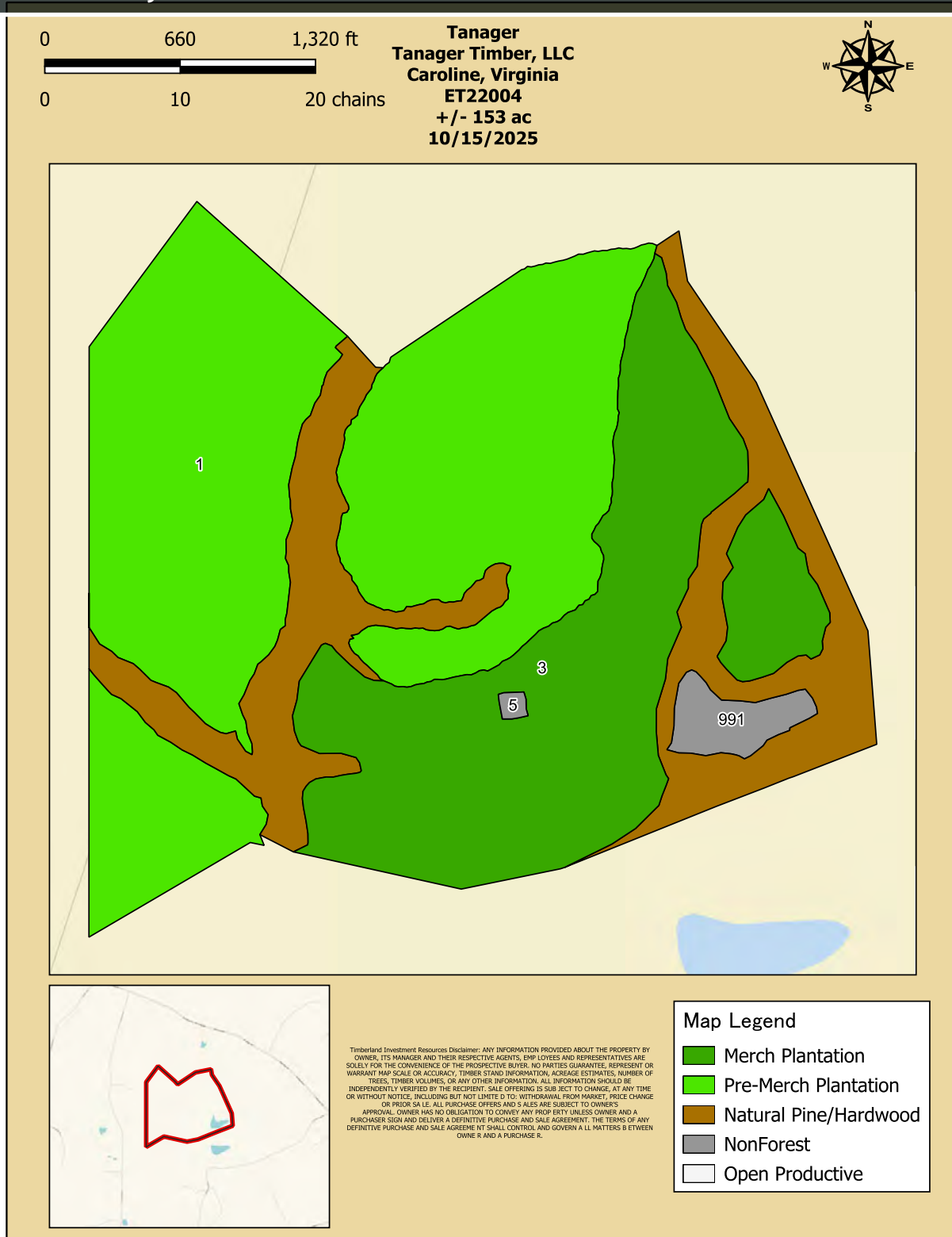


COMMONWEALTH
LAND

PARTLOW ROAD (VSR738) BEAVERDAM, VA 23015

FOR SALE | 153± ACRES CAROLINE COUNTY

Price: \$350,000 (\$2,287/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

**PARTLOW ROAD (VSR738)
BEAVERDAM, VA 23015**

**FOR SALE | 153± ACRES
CAROLINE COUNTY**

Price: \$350,000 (\$2,287/acre)

**Tanager
Tanager Timber, LLC
ET2-2004
Caroline County, VA
+/- 153 acres
10/15/2025**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2004	001	75.23	75.23	2021	Pine Plantation
ET2-2004	002	29.36	29.31	1950	Natural Pine Non-Convertible
ET2-2004	003	44.68	42.87	2007	Pine Plantation
ET2-2004	005	0.25	0.00	9998	NP - Other
ET2-2004	991	2.73	0.00	9998	NP - Field



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

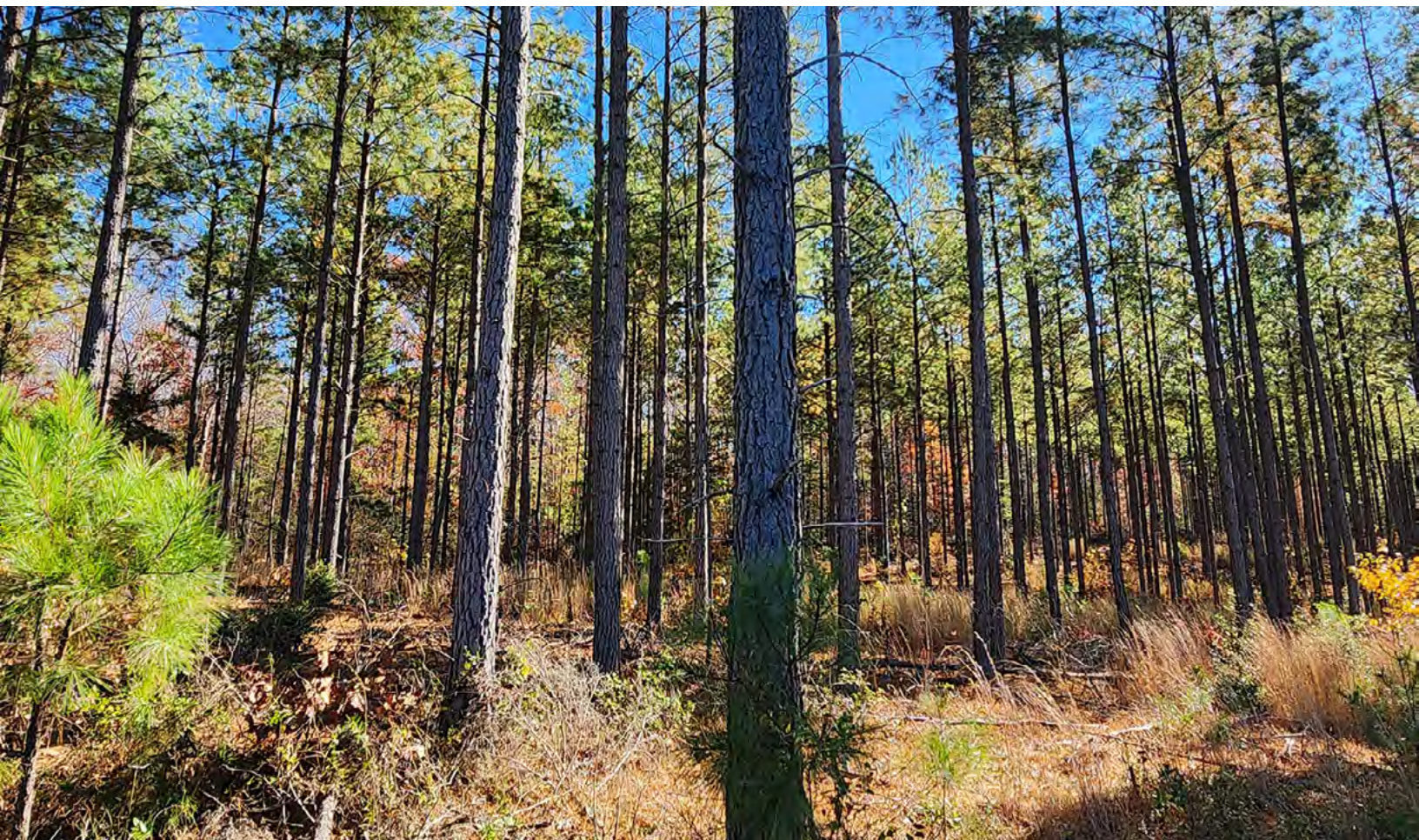


FOR SALE | 153± ACRES
CAROLINE COUNTY
Price: \$350,000 (\$2,287/acre)



**PARTLOW ROAD (VSR738)
BEAVERDAM, VA 23015**

**FOR SALE | 153± ACRES
CAROLINE COUNTY**
Price: \$350,000 (\$2,287/acre)



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

**PARTLOW ROAD (VSR738)
BEAVERDAM, VA 23015**

**FOR SALE | 153± ACRES
CAROLINE COUNTY**
Price: \$350,000 (\$2,287/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

**PARTLOW ROAD (VSR738)
BEAVERDAM, VA 23015**

**FOR SALE | 153± ACRES
CAROLINE COUNTY**
Price: \$350,000 (\$2,287/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

**PARTLOW ROAD (VSR738)
BEAVERDAM, VA 23015**

**FOR SALE | 153± ACRES
CAROLINE COUNTY**
Price: \$350,000 (\$2,287/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