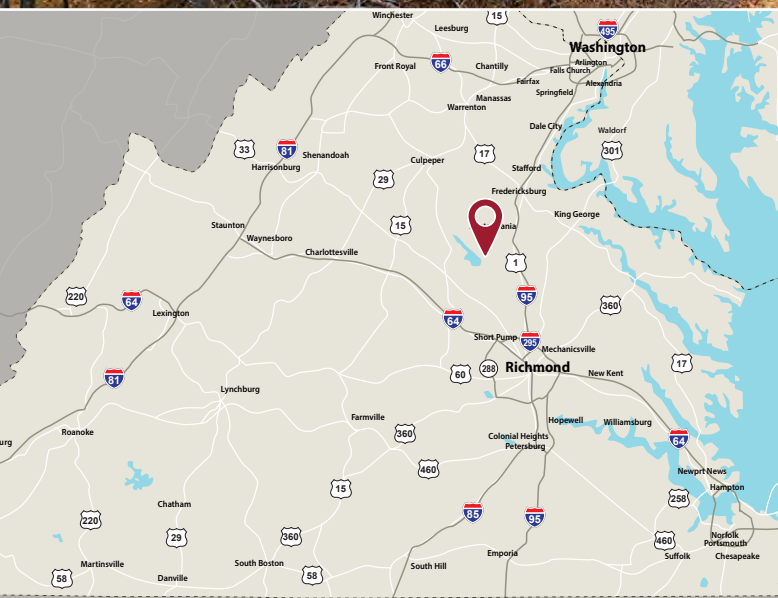




COMMONWEALTH
LAND

SHEPHERDS ROAD (VSR678) PARTLOW, VA 22534

FOR SALE | 80± ACRES
SPOTSYLVANIA COUNTY
Price: \$330,000 (\$4,125/acre)



LATITUDE & LONGITUDE
38.0772 -77.6418



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

IDEAL small-acreage timberland/recreational investment near Partlow in Spotsylvania County

DEEDED ACCESS from Shepherd's Rd

TIMBER is comprised of 58+/-acres of planted pine established in '10 with the remaining 21+/-acre balance being in natural pine ('70)

THE PROPERTY lays well, has good soils and offers ideal wildlife habitat

TAX MAP PARCEL #82-A-55

Contact

Hank Campbell
Senior Vice President

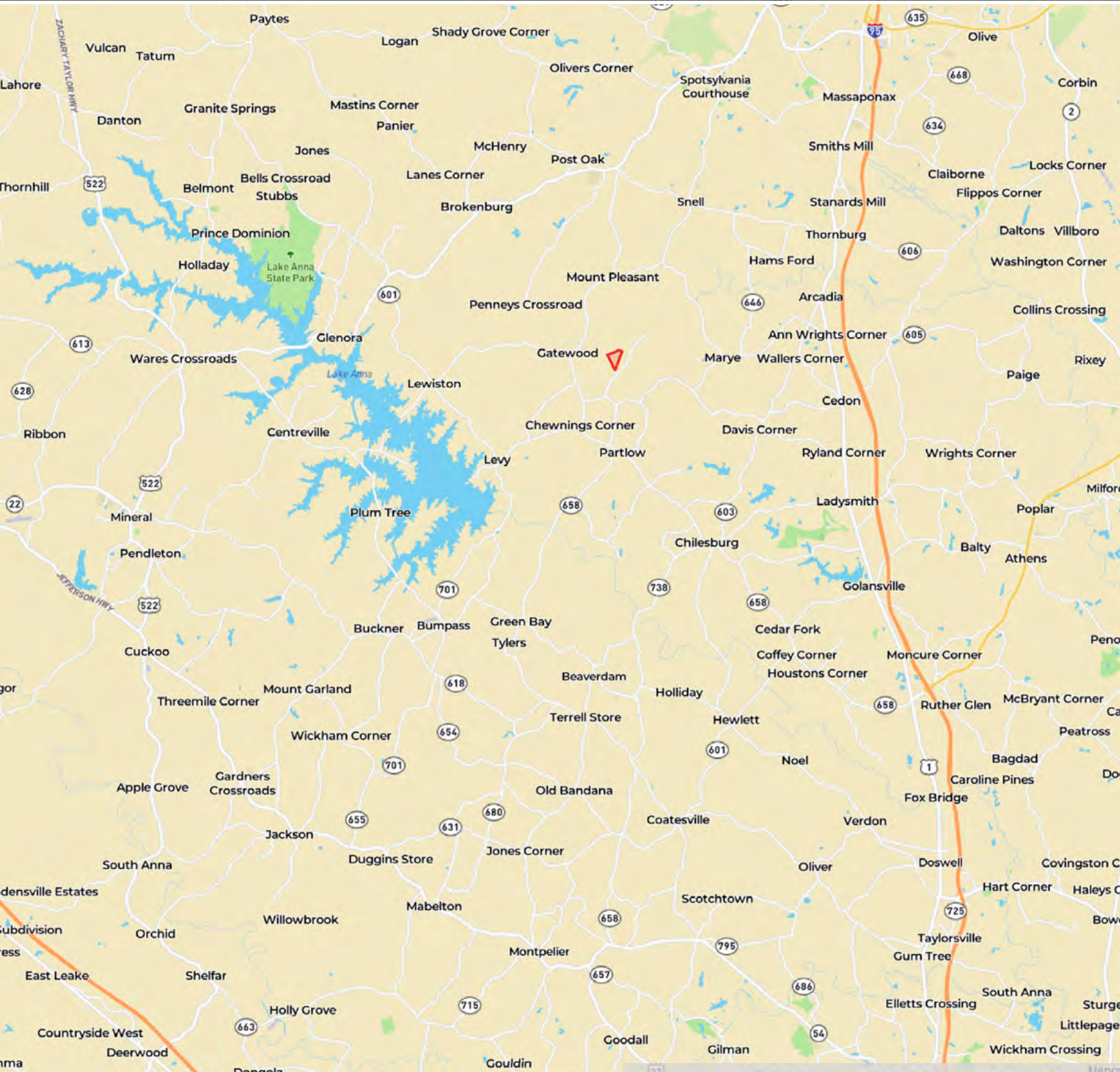
804-433-1818
hcampbell@commonwealthland.com



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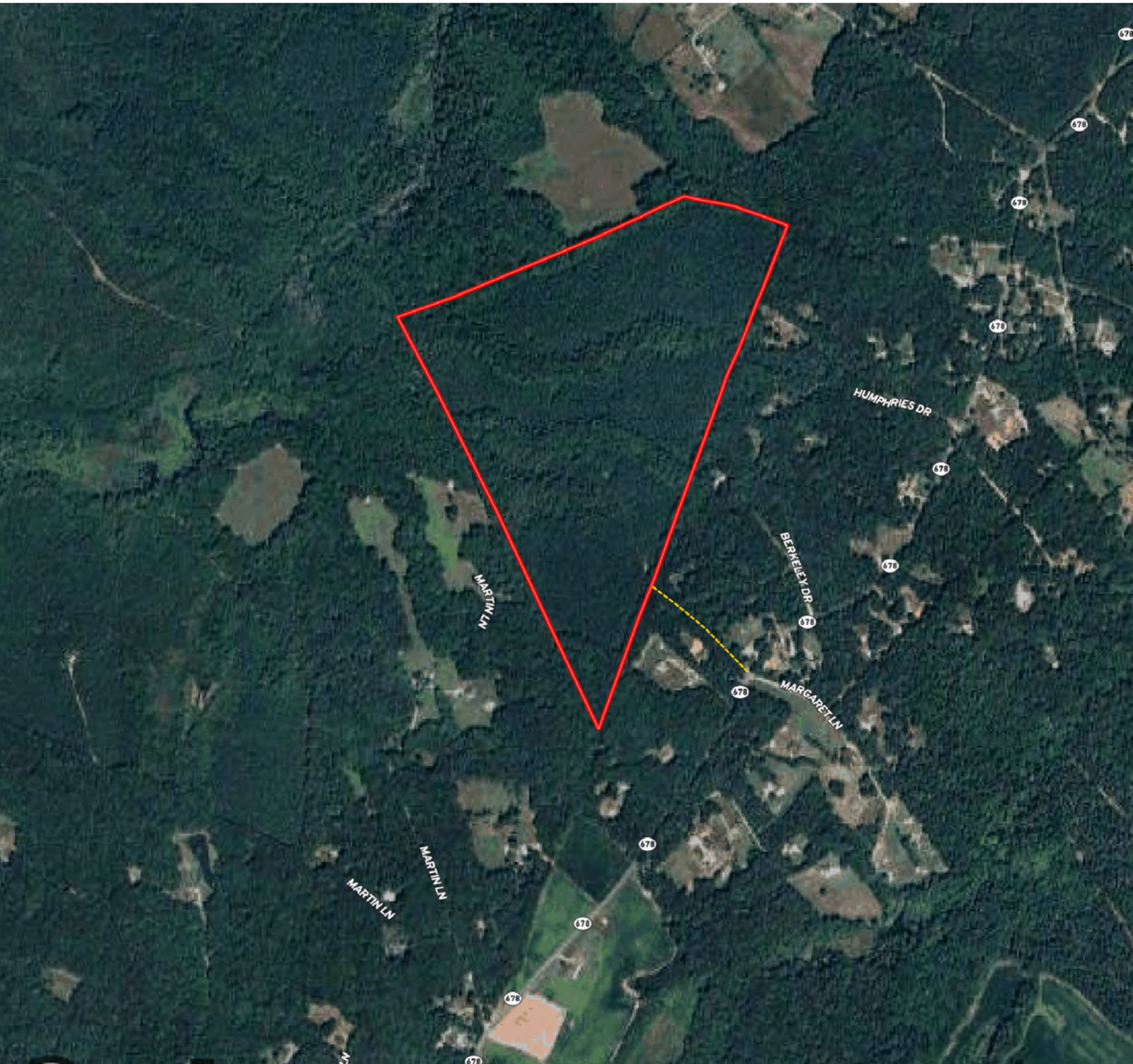


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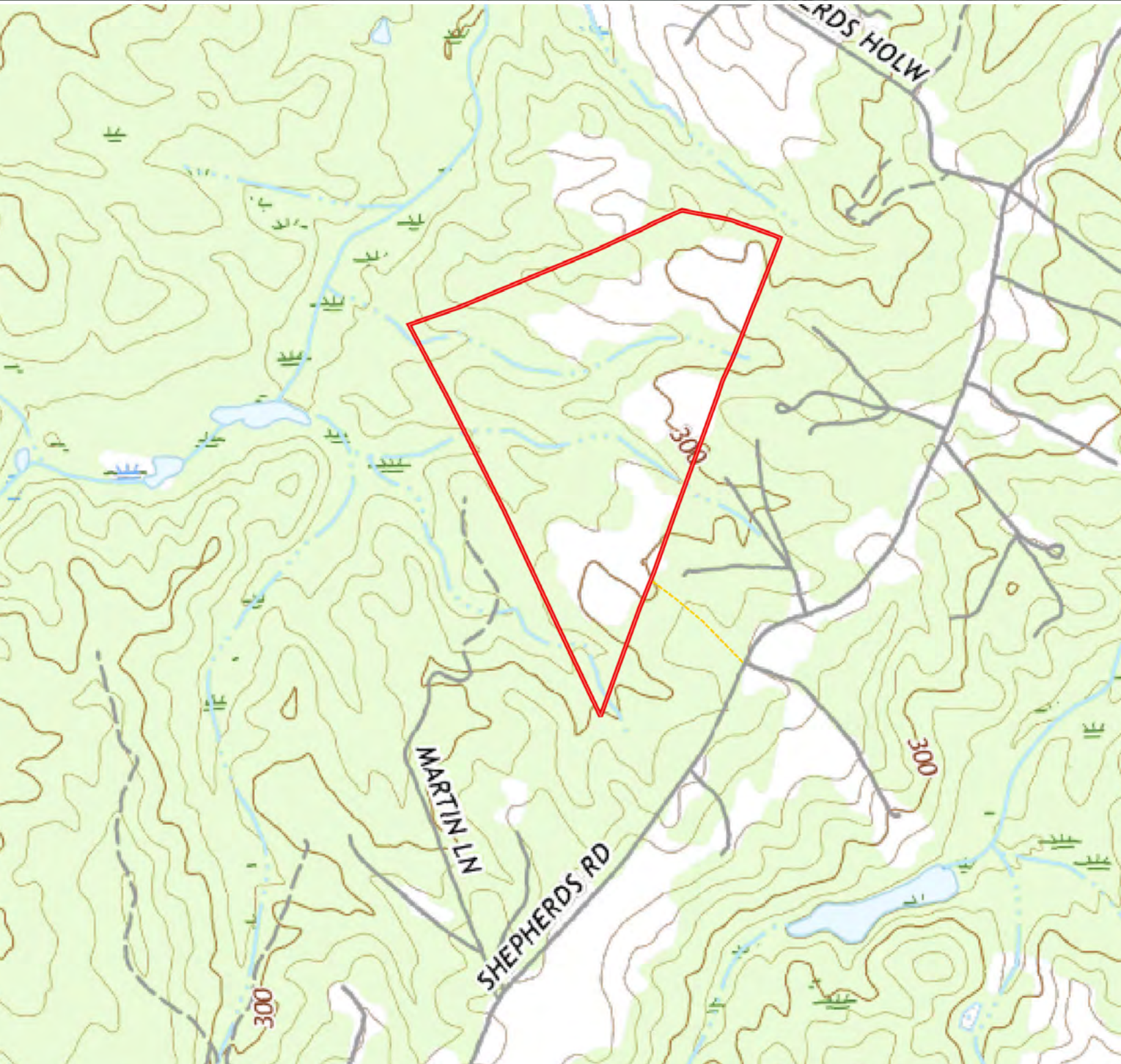


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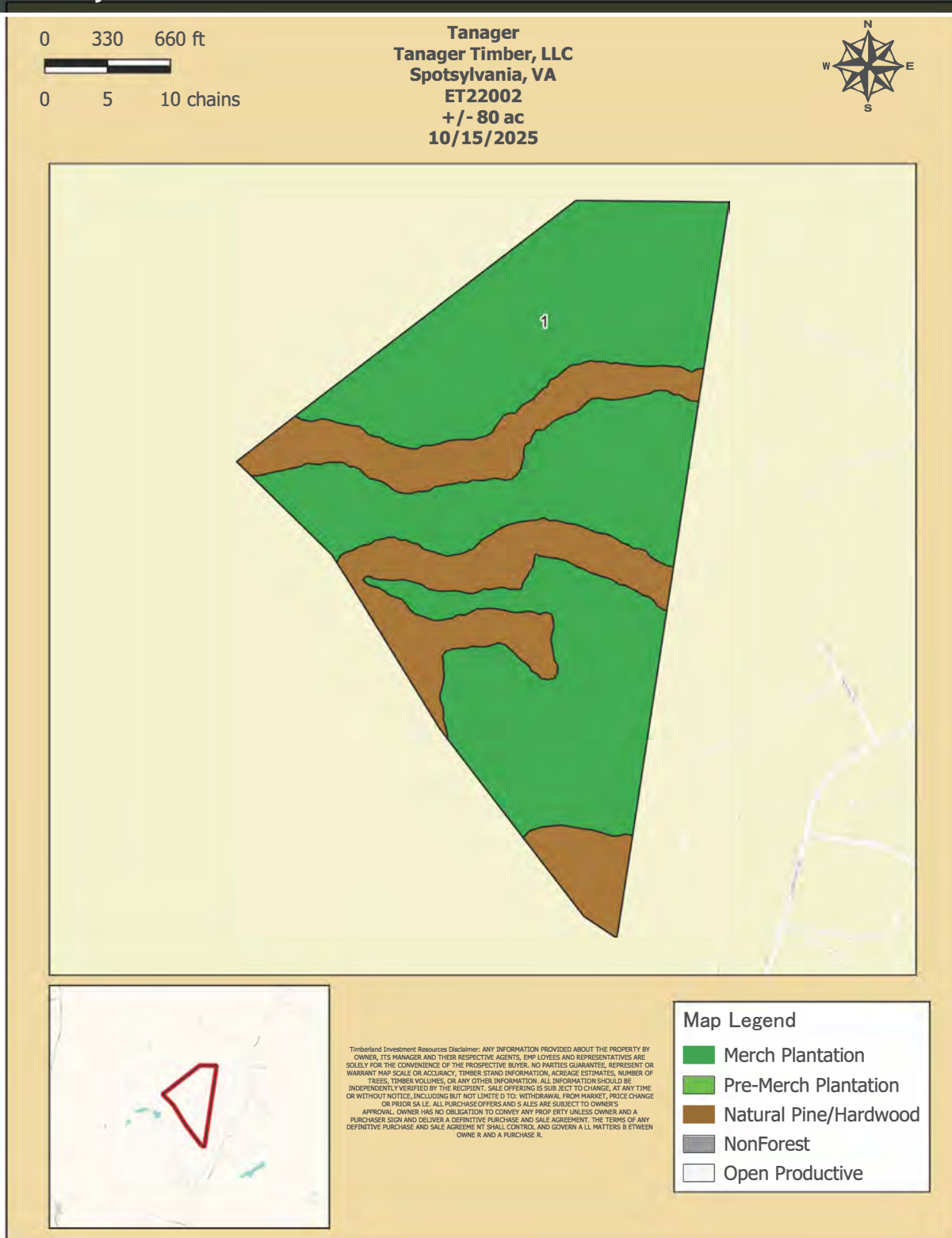


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**Tanager
Tanager Timber, LLC
ET2-2002
Spotsylvania County, VA
+/- 80 acres
10/15/2025**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2002	001	58.64	58.00	2010	Pine Plantation
ET2-2002	002	21.22	21.22	1970	Natural Pine Non-Convertible



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