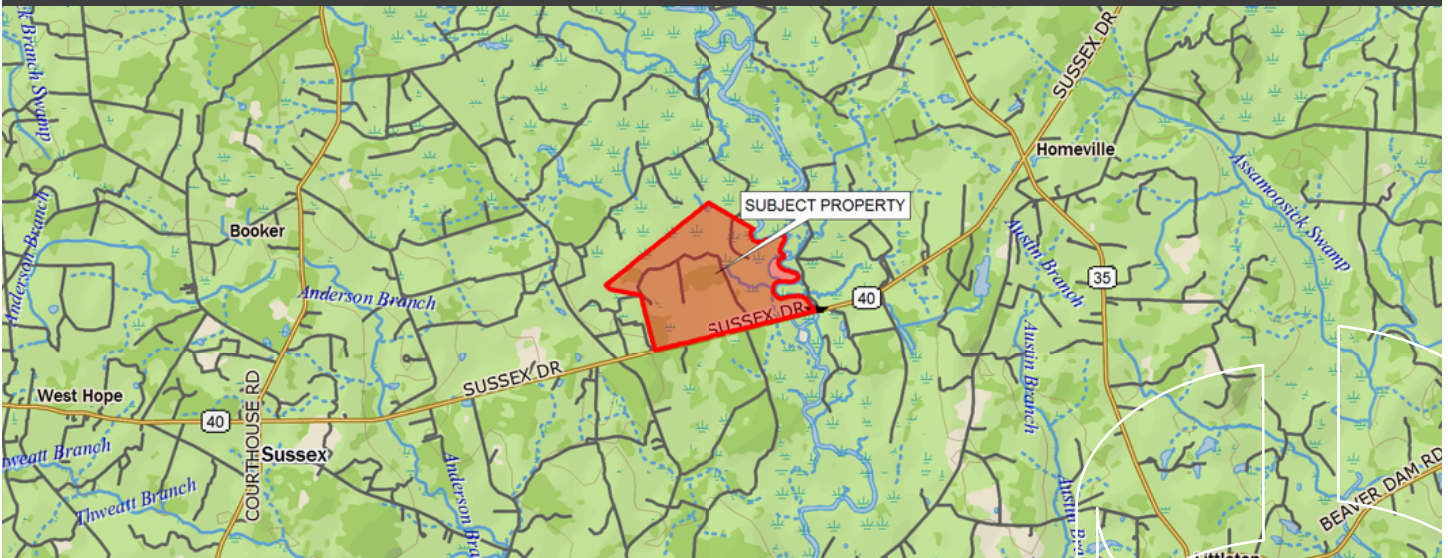




COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

Sussex Drive (VSR 40) | Waverly, VA 23890



Hank Campbell

T 804-433-1818

E hcampbell@commonwealthcommercial.com

Features

- › Timberland investment opportunity in Sussex County with frontage along Sussex Drive (VSR 40) and extensive frontage along the Nottoway River
- › 630± acres
- › Timber comprised of 123± acres of merchantable planted pine, 58± acres planted in '04, 123± acres planted in '08, 37± acres planted in '14, 123± acres of old growth bottomland hardwood and 150± acres of young hardwood
- › Stands 009 & 031 (89± acres) are currently under a thinning contract that runs through June 4th of this year
- › Solid internal road system and excellent wildlife habitat with strong populations of deer and turkeys
- › Tax Map Parcel #72-A-1
- › Price: \$1,611,540



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM

OFFICE LOCATIONS: Richmond | Hampton Roads | Nashville | Jacksonville | Tampa | Greensboro | Raleigh/Durham | Reading

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.

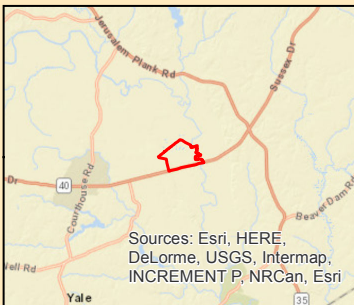
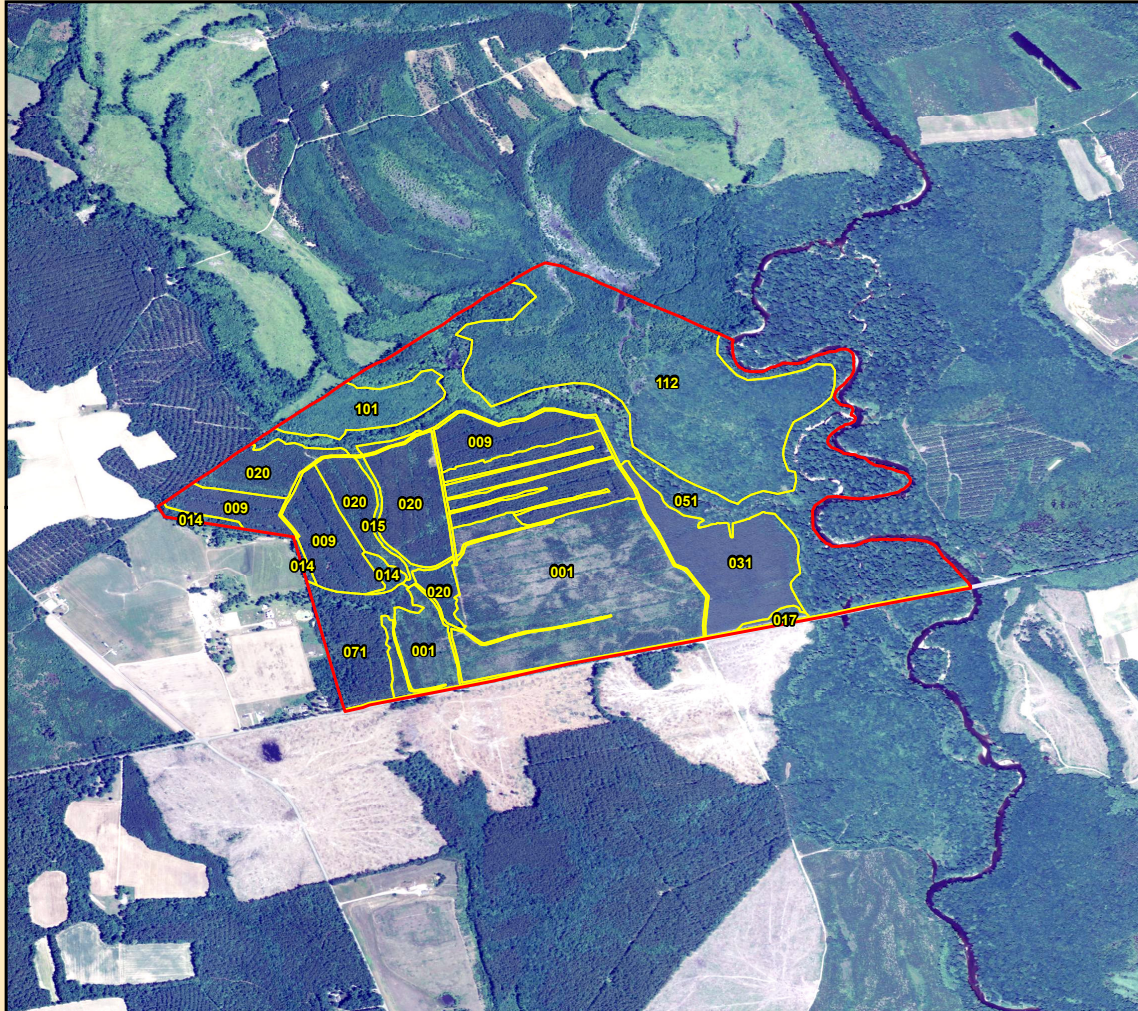


0 990 1,980 Feet
0 15 30 Chains

**Blackwater
Blackwater Land and Timber, LLC
MPT-1002 Parcel 1
Sussex County, VA
+/- 630 acres
2/14/2017**



Imagery: 2014 NAIP



Sources: Esri, HERE,
DeLorme, USGS, Intermap,
INCREMENT P, NRCAn, Esri

ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY
OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS,
EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE
CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES
GUARANTEE OR WARRANT MAP SCALE OR ACCURACY,
TIMBER STAND INFORMATION, ACREAGE ESTIMATES,
NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER
INFORMATION.

Map Legend

- County/Internal Roads
- Tract Boundary
- Stand Boundary

*Acres calculated in local UTM zone

**FOR SALE**

Sussex Drive (VSR 40) | Waverly, VA 23890

**Blackwater
Blackwater Land and Timber, LLC
MPT-1002 Parcel 1
Sussex County, VA
+/- 630 acres
2/14/2017**

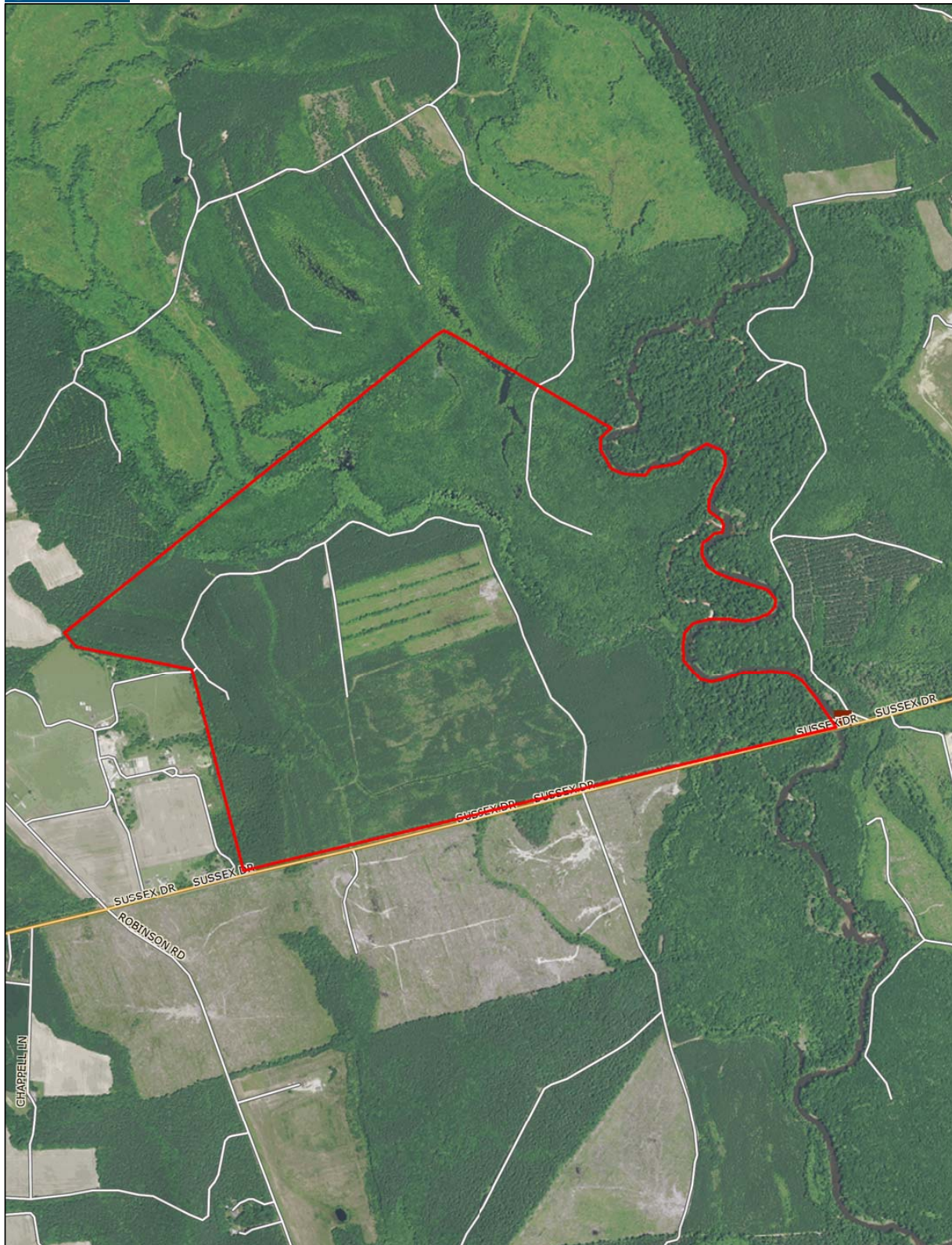
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1002	001	123.37	123.37	2008	Pine Plantation
MPT-1002	009	49.54	49.54	1997	Pine Plantation
MPT-1002	014	5.45	5.45	1997	Pine Plantation
MPT-1002	015	2.72	2.72	2004	Pine Plantation
MPT-1002	016	3.64	3.64	2013	Open Productive
MPT-1002	017	2.01	2.01	2002	Pine Plantation
MPT-1002	020	57.63	57.63	2004	Pine Plantation
MPT-1002	031	40.12	40.12	1999	Pine Plantation
MPT-1002	051	123.08	123.08	1907	Hardwood Non-Convertible
MPT-1002	071	24.88	24.88	1974	Pine Plantation
MPT-1002	081	34.11	34.11	2013	Open Productive
MPT-1002	101	18.87	18.87	2002	Hardwood Non-Convertible
MPT-1002	112	131.40	131.40	1999	Hardwood Non-Convertible
MPT-1002	994	9.84	0.00	9999	NP - Right Of Way
MPT-1002	996	3.60	0.00	9999	NP - Water



FOR SALE Sussex Drive (VSR 40) | Waverly, VA 23890



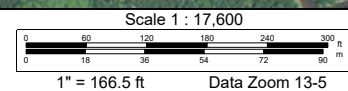
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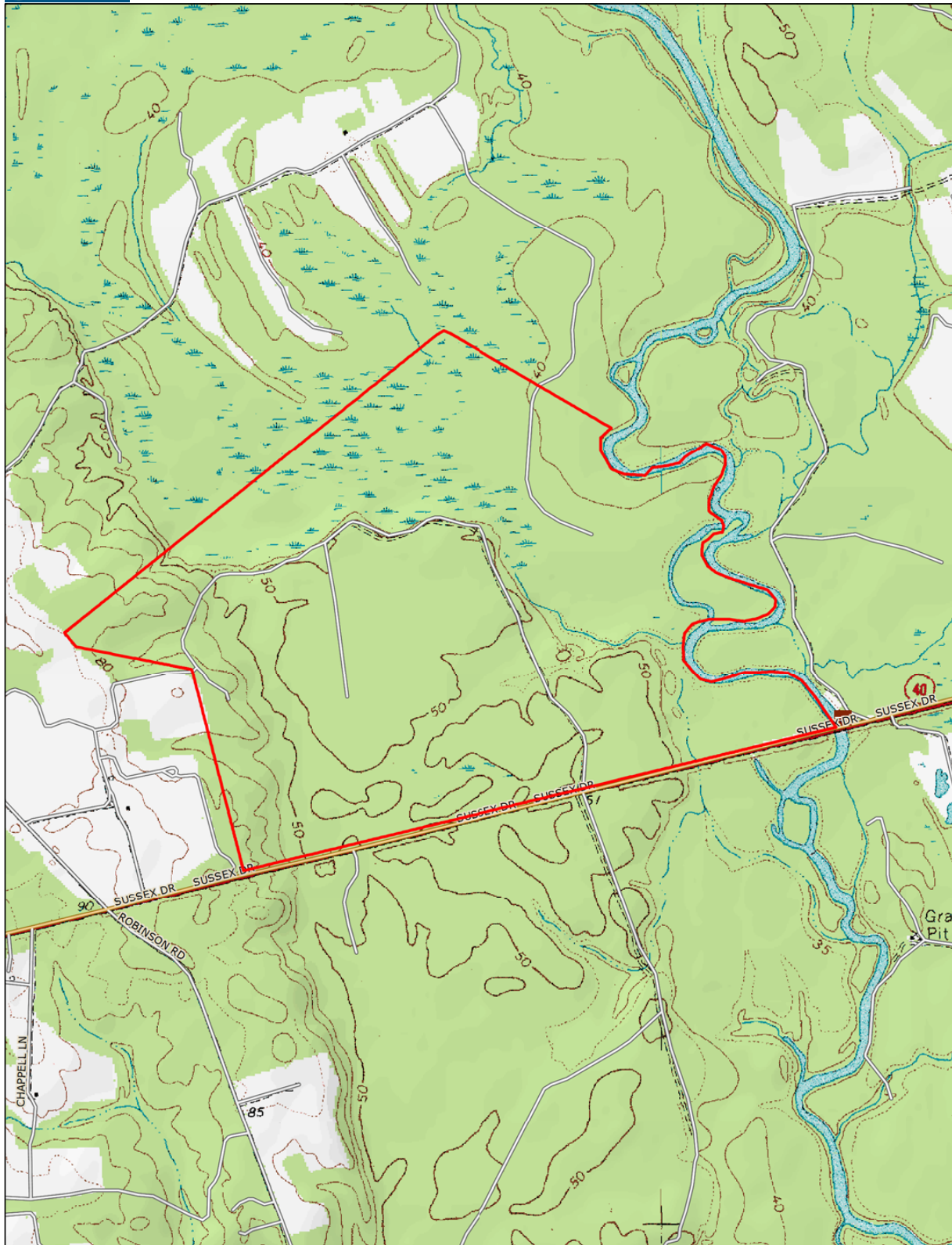
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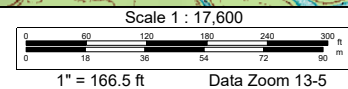
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