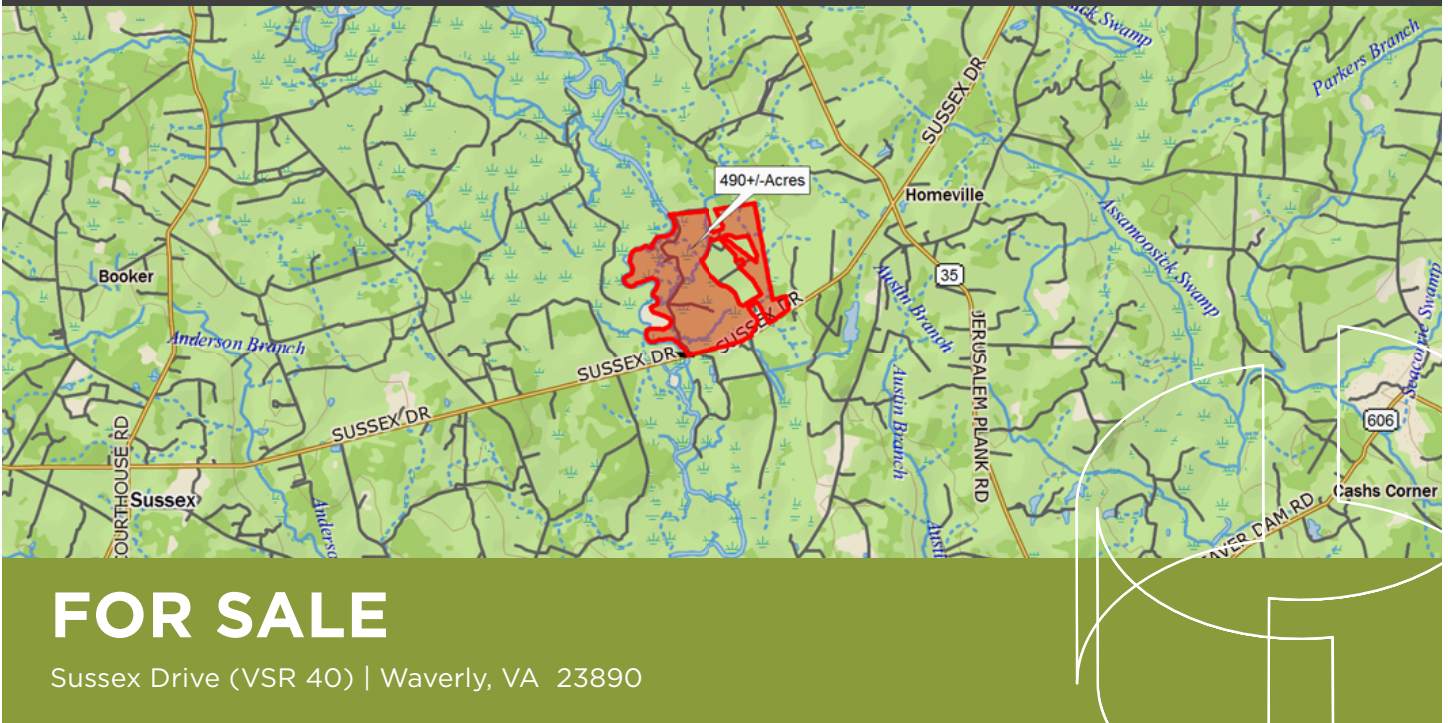




COMMONWEALTH COMMERCIAL

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
- › 490± acres
- › Timber comprised of 93± acres of merchantable pine planted in '83 and 398± acres of bottomland hardwood
- › Strong internal road system and excellent wildlife habitat with healthy populations of deer and turkeys
- › Part of Tax Map Parcel #73-A-3
- › Price: \$1,253,420



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.



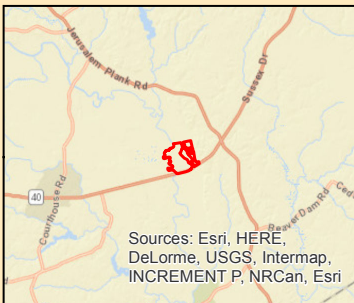
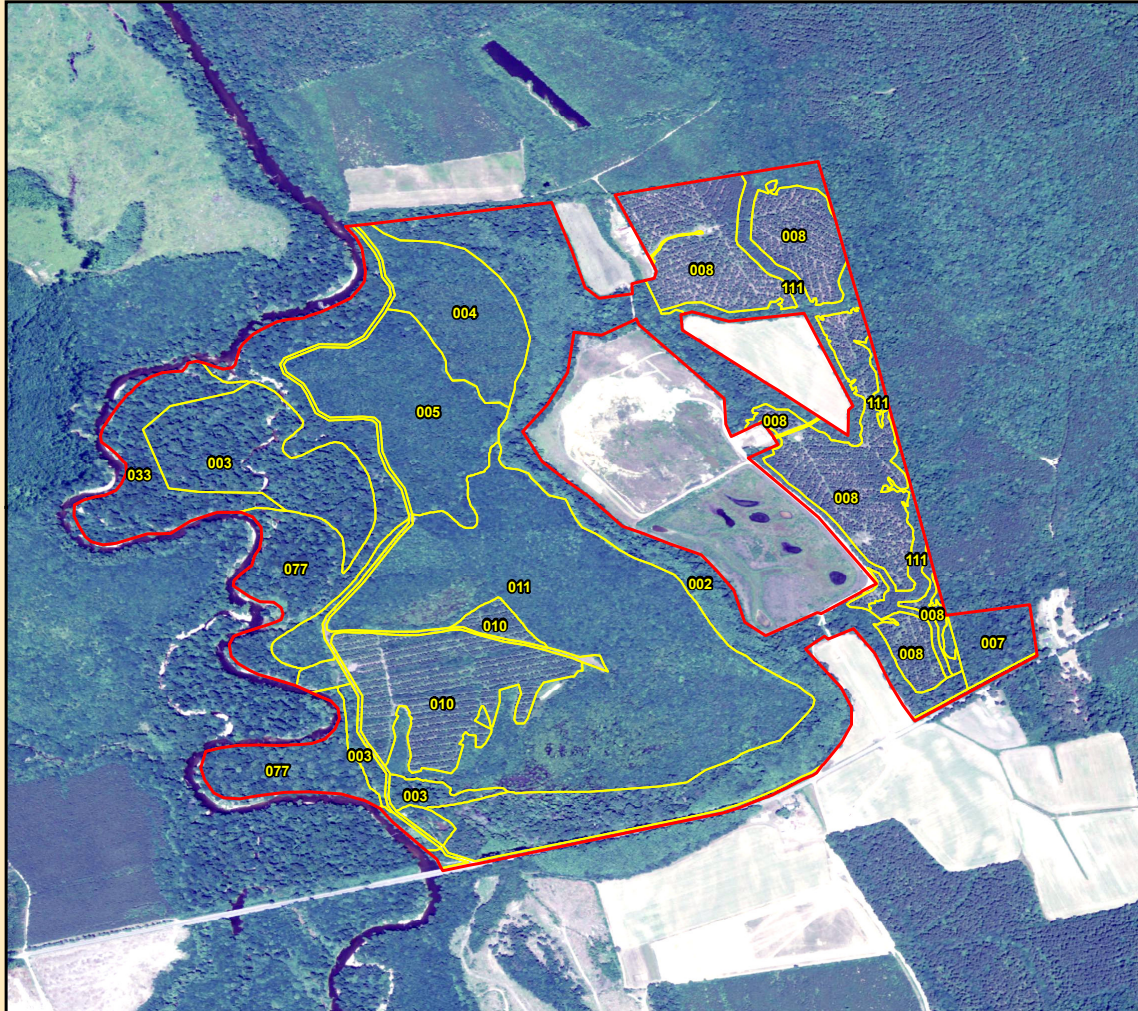
FOR SALE Sussex Drive (VSR 40) | Waverly, VA 23890

0 660 1,320 Feet
0 10 20 Chains

Blackwater
Blackwater Land and Timber, LLC
MPT-1002 Parcel 2
Sussex County, VA
+/- 490 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 2
Sussex County, VA
+/- 490 acres
2/14/2017**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1002	002	88.67	88.67	1907	Hardwood Non-Convertible
MPT-1002	003	33.84	33.84	1907	Hardwood Non-Convertible
MPT-1002	004	21.42	21.42	1976	Hardwood Plantation
MPT-1002	005	32.10	32.10	2012	Hardwood Plantation
MPT-1002	007	7.09	7.09	1965	Hardwood Non-Convertible
MPT-1002	008	62.88	62.88	1993	Pine Plantation
MPT-1002	010	31.37	31.37	1998	Pine Plantation
MPT-1002	011	113.08	113.08	1995	Hardwood Non-Convertible
MPT-1002	033	18.89	18.89	1907	Hardwood Non-Convertible
MPT-1002	077	48.35	48.35	1965	Hardwood Non-Convertible
MPT-1002	111	20.01	20.01	1995	Hardwood Non-Convertible
MPT-1002	994	8.22	0.00	9999	NP - Right Of Way
MPT-1002	995	4.05	0.00	9999	NP - Other



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



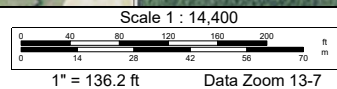
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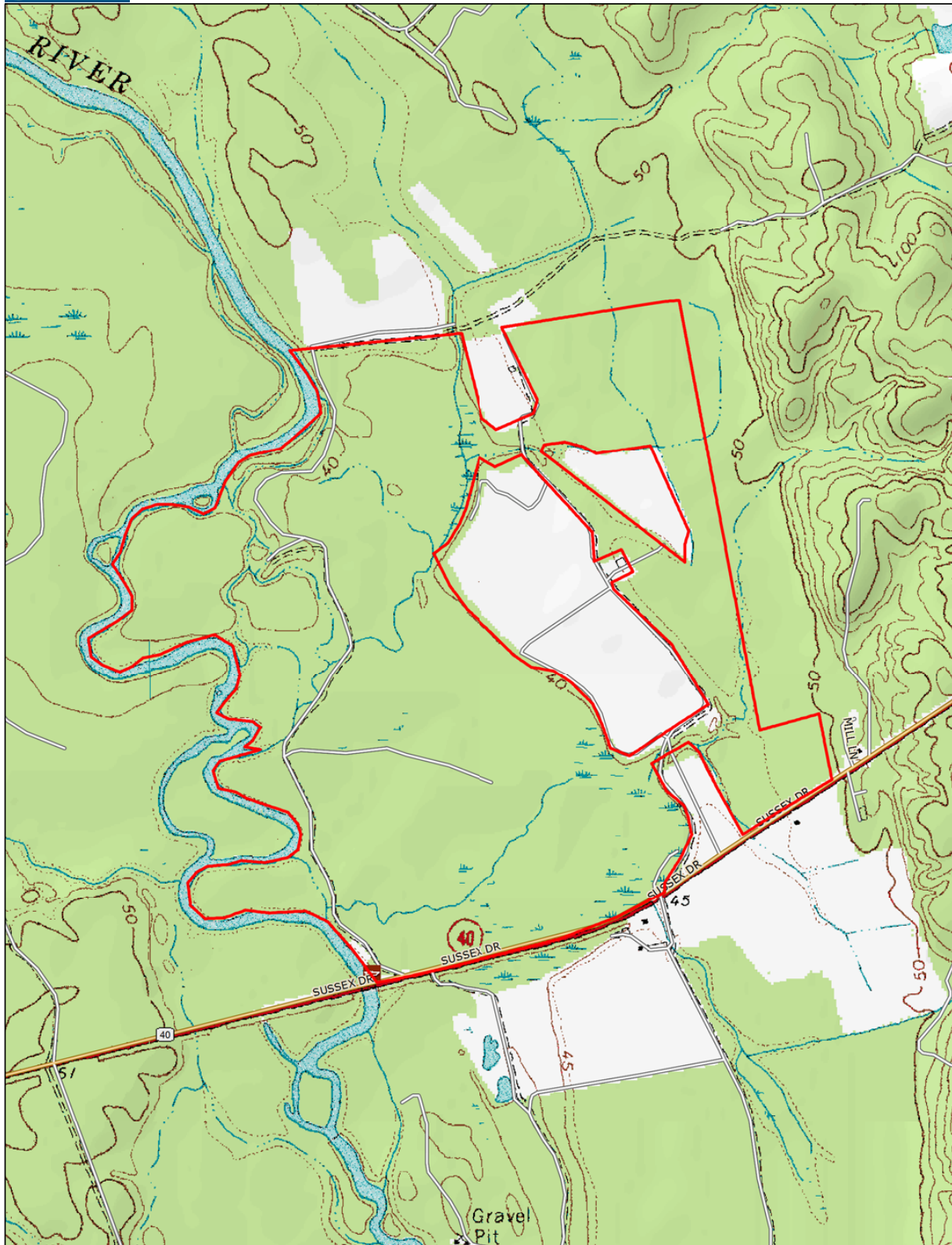




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DeLORME

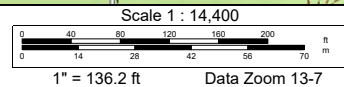
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