

FOR SALE

50.66+/-ACRES - CHARLES CITY COUNTY, VA



PROPERTY SUMMARY

- Excellent long-term timberland investment opportunity comprised of 6 yr. old planted Loblolly Pine
- Gently rolling topography with small intermittent creek running through the property
- Located 8 miles from Exit 214 (Providence Forge Exit) at I-64 and SR155 only 5 minutes south of Providence Forge
- Accessed via a right-of-way from the west side of SR612 (Ruthville Road)
- Property has title-insurable access for forestry and agricultural purposes only
- Currently zoned Agricultural and identified as tax map parcel #27-117
- Excellent hunting opportunities
- **Directions:** From Exit 214 at I-64 south on SR155 through Providence Forge and over the Chickahominy River. Take second left on SR612 (Ruthville Road) at Roaches Corner. Property begins approximately 1.1 miles on the right.
- Offered for \$100,000

Contact:

Hank Campbell

Office: 804.433.1818

Fax: 804.346.5901

hcampbell@commonwealthcommercial.com

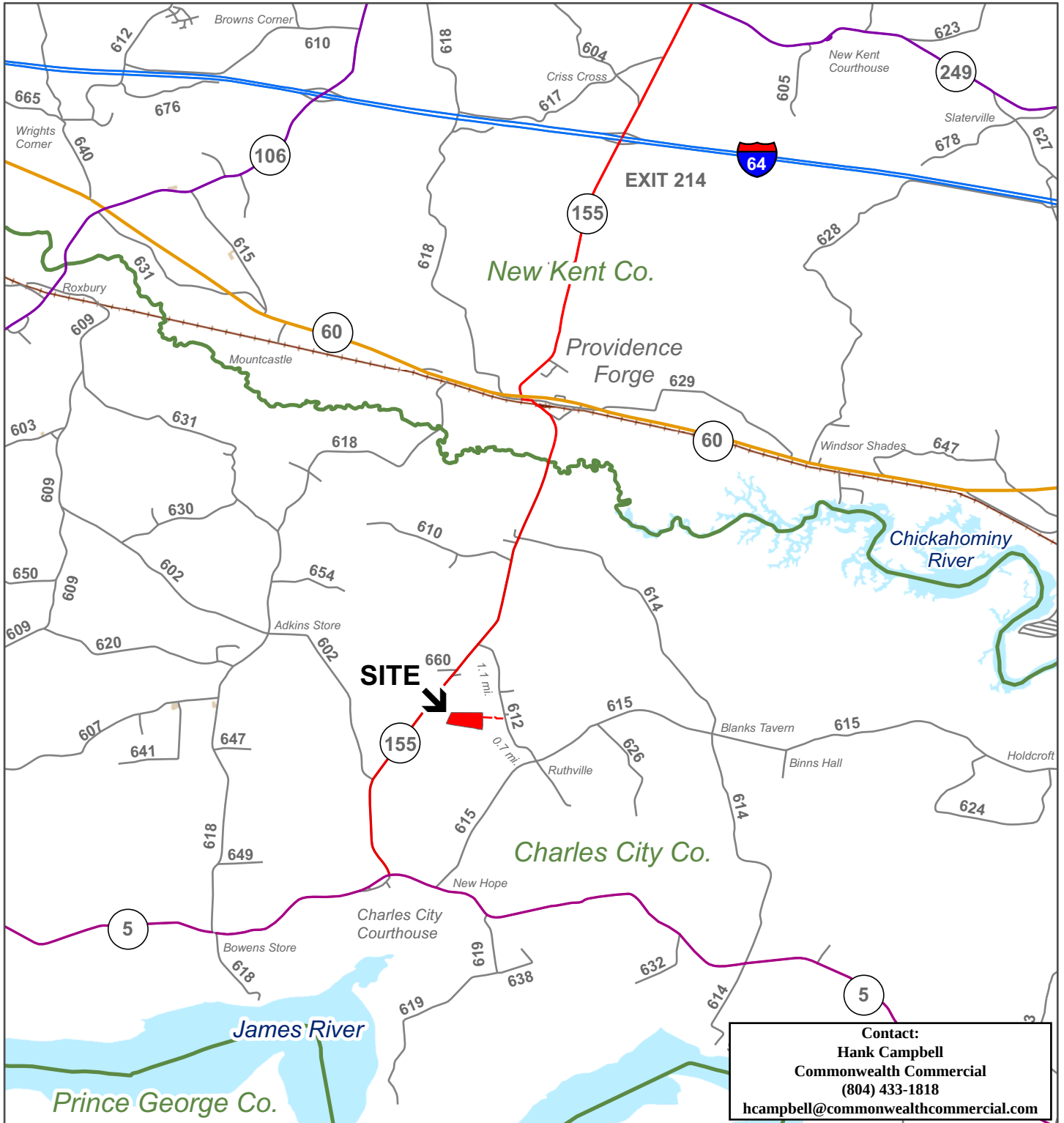
****PROPERTY INFORMATION ABVAILABLE AT COMMONWEALTHCOMMERCIAL.COM , LOOPNET.COM,
LANDSOFAMERICA.COM & COSTAR.NET****

Commonwealth Commercial Partners, Inc. represent s the Owners of this property.
Information contained within is deemed reliable, but is not guaranteed.

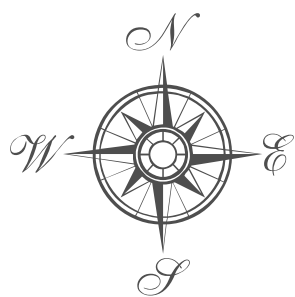
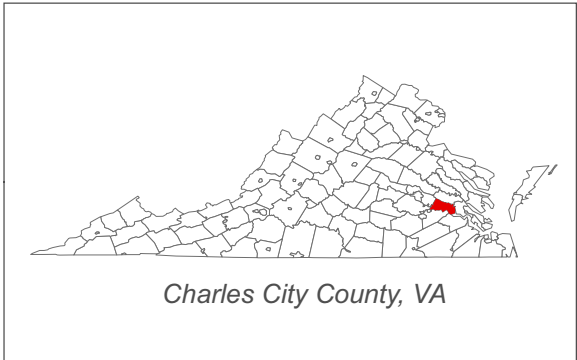


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Mailing Address: PO Box 71150, Richmond, VA 23255
Phone: 804.346.4966 Fax: 804.346.5901
Web Site: www.commonwealthcommercial.com

LOCATION MAP

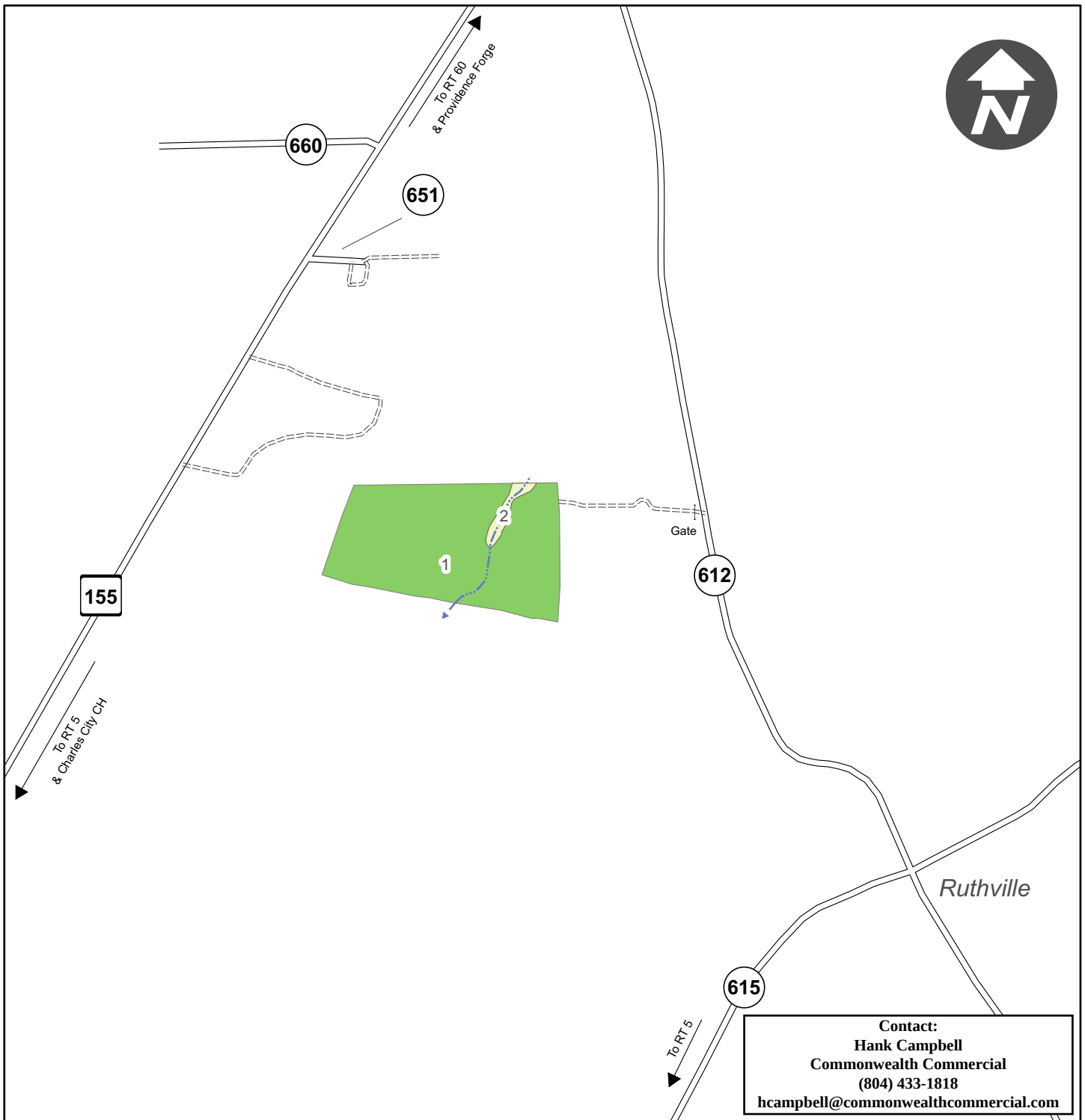


Contact:
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Tract: CHC507
50.66 Acres
Charles City County, VA
T.M. 27-117

Data contained on this map is not guaranteed or warranted for accuracy or completeness. In no event shall Columbia Forest Resources, LLC, its agents or assigns, be liable for damages or other pecuniary loss that may arise from the use of this data.



0 660 1,320
 Feet 1:15,840
 1 inch equals 1,320 feet

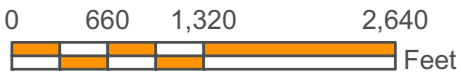
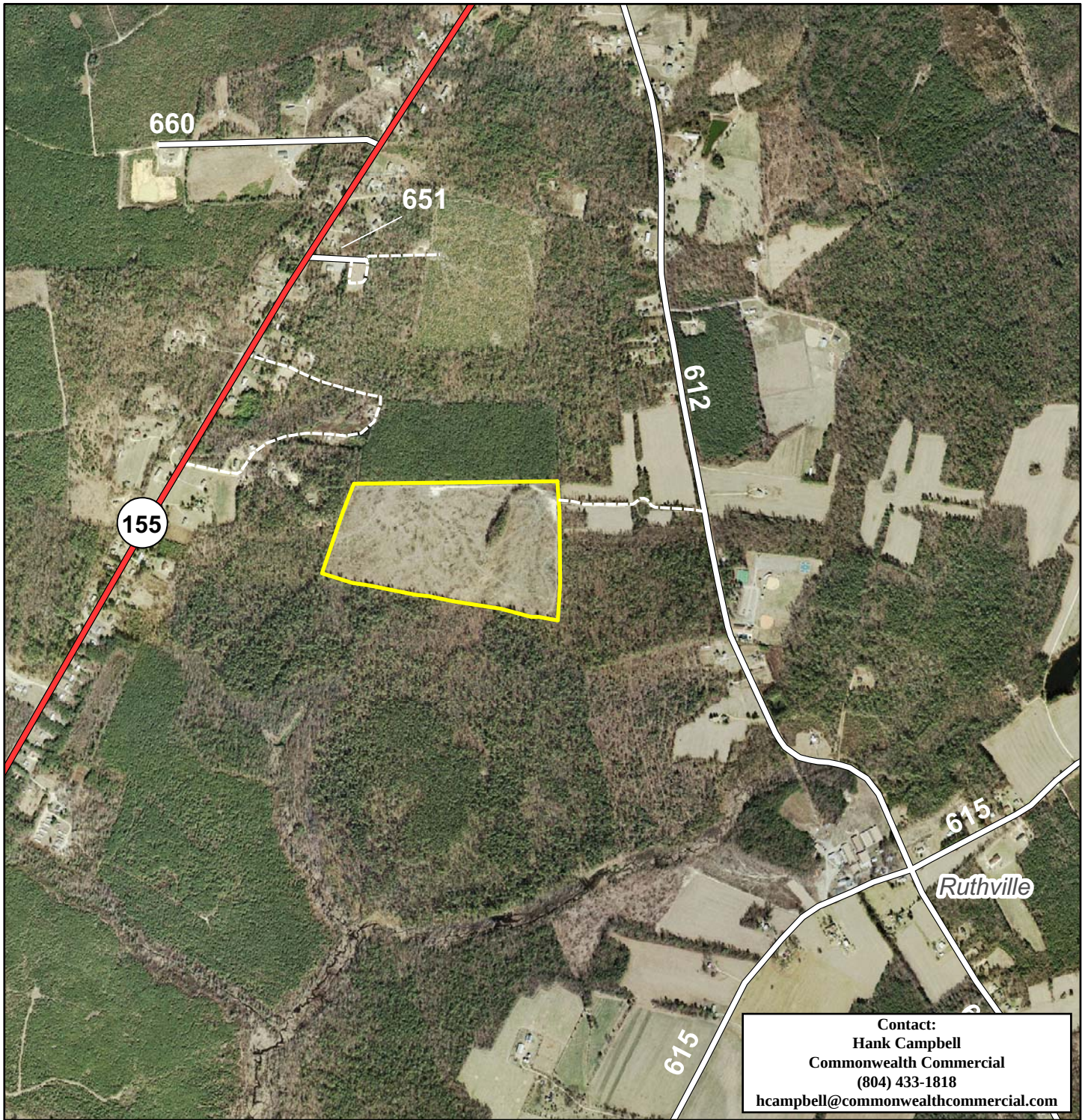
Legend

- 1: 2003 Planted Upland Loblolly Pine - 49.0 Ac
- 2: Nat Hwd & Pine Creek Bottom - 1.6 Ac
- VA State Route
- Road
- Intermittent Stream

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2002 AERIAL PHOTOGRAPH

Tract: CHC507

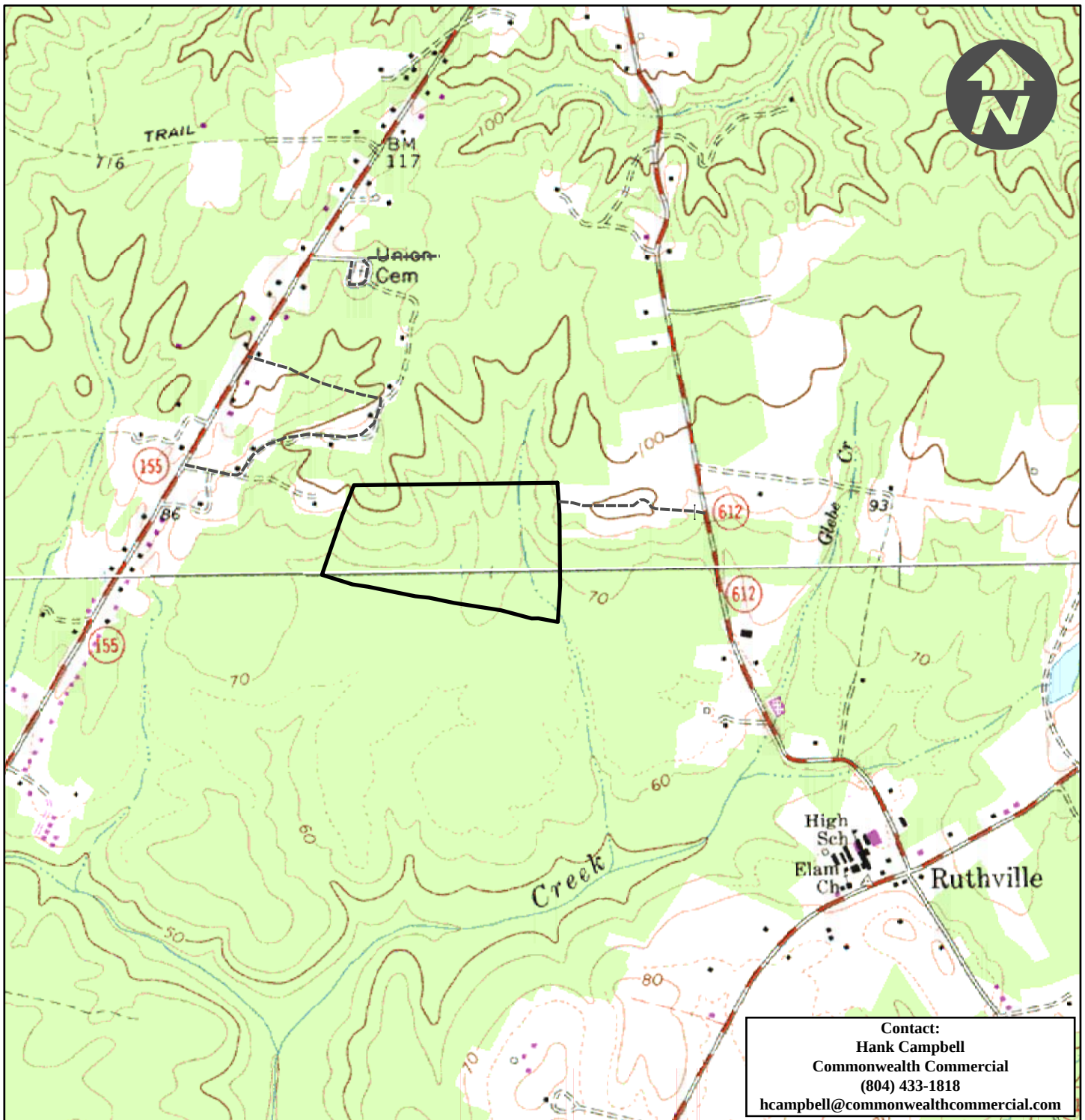
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USGS TOPOGRAPHY MAP

1:24,000 QUADS: PROVIDENCE FORGE (37077-D1-024) & CHARLES CITY (37077-C1-TF-024)

Legend

- CHC507
- Road

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