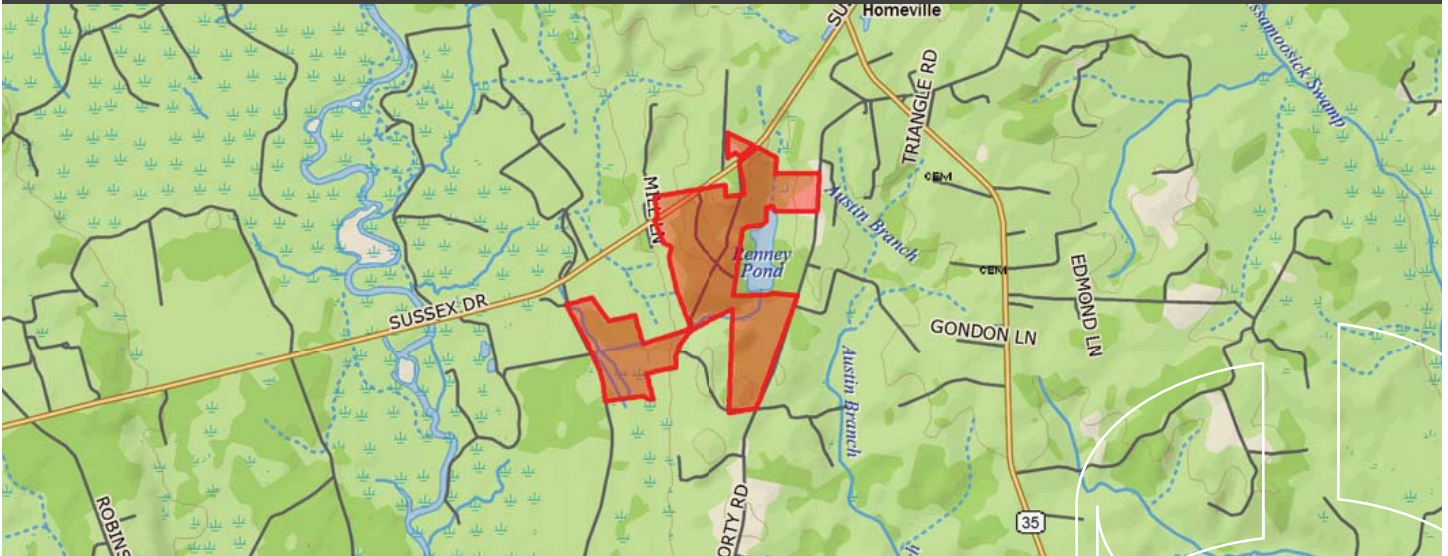




COMMONWEALTH COMMERCIAL

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 located near Homeville in Sussex County with frontage along Sussex Drive (VSR 40) and Old Forty (VSR 634)
- › 241± acres
- › Tract offers healthy volumes of merchantable pine with 129± acres planted in '83, 16± acres planted in '91, 26.5± acres planted in '03 and 37.4± acres planted in '04
- › Property has a solid internal road system and offers excellent wildlife habitat
- › Part of Tax Map Parcel #73-A-3
- › Price: \$783,250



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

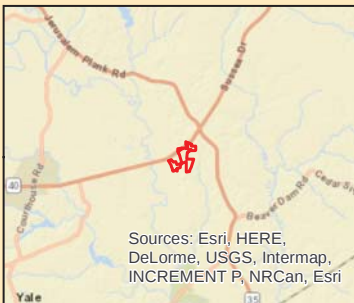
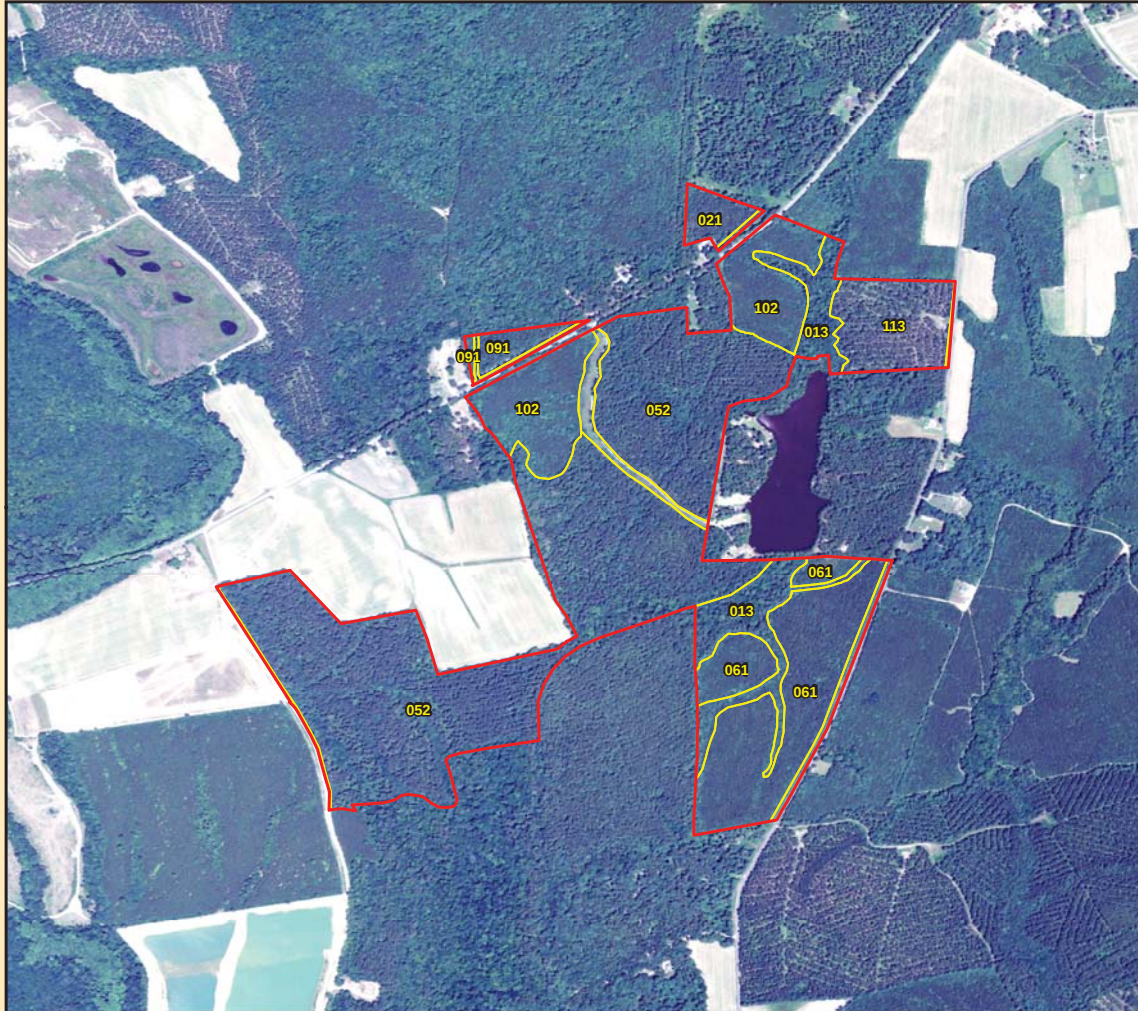
Sussex Drive (VSR 40) | Waverly, VA 23890

0 660 1,320 Feet
0 10 20 Chains

Blackwater
Blackwater Land and Timber, LLC
MPT-1002 Parcel 3
Sussex County, VA
+/- 241 acres
2/14/2017



Imagery: 2014 NAIP



Sources: Esri, HERE,
DeLorme, USGS, Intermap,
INCREM 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



**Blackwater
Blackwater Land and Timber, LLC
MPT-1002 Parcel 3
Sussex County, VA
+/- 241 acres
2/14/2017**

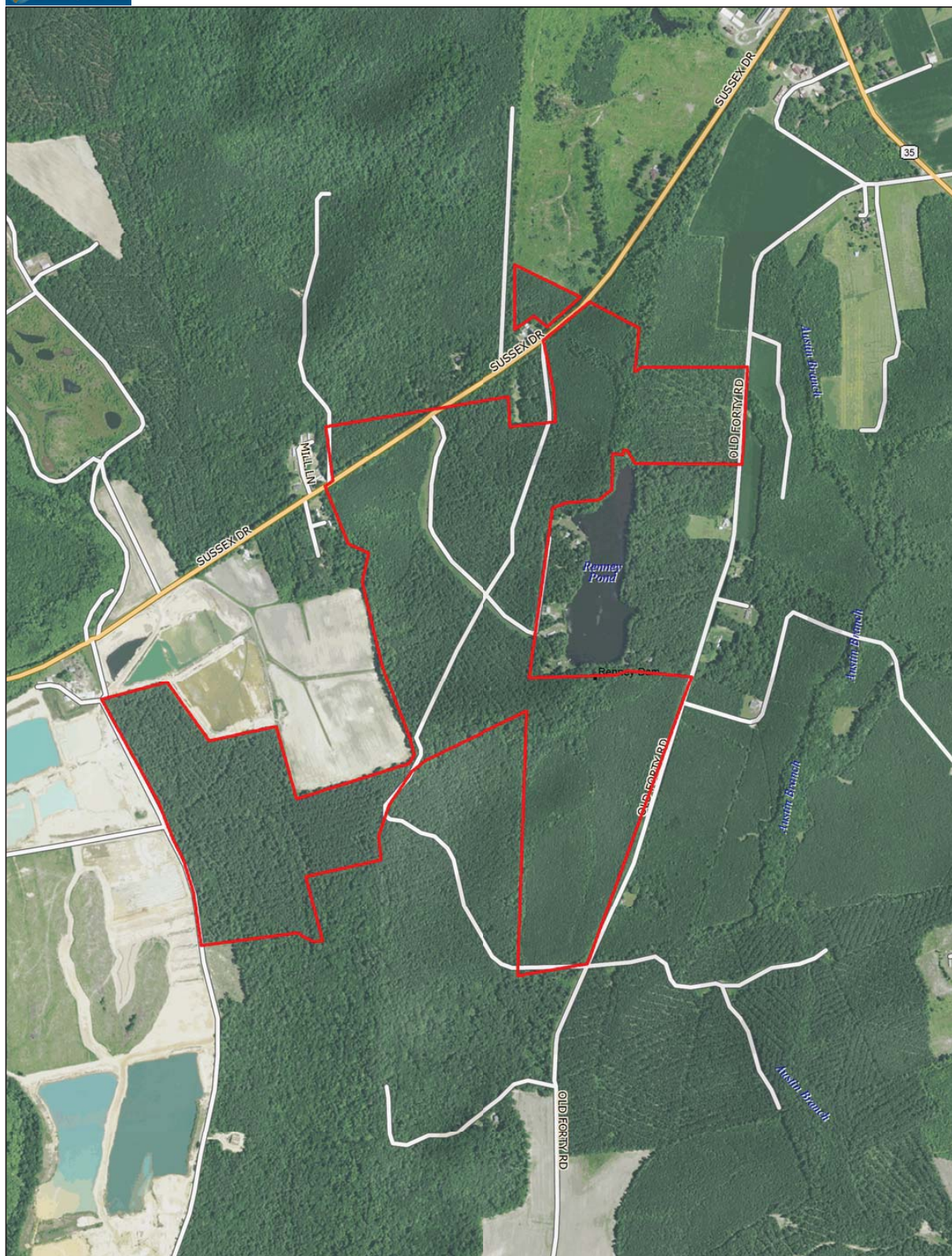
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1002	013	18.15	18.15	1978	Natural Pine Non-Convertible
MPT-1002	021	3.99	3.99	1991	Pine Plantation
MPT-1002	052	129.26	129.26	1983	Pine Plantation
MPT-1002	061	37.35	37.35	2004	Pine Plantation
MPT-1002	091	3.71	3.71	1973	Pine Plantation
MPT-1002	102	26.46	26.46	2003	Pine Plantation
MPT-1002	113	14.54	14.54	1991	Pine Plantation
MPT-1002	994	7.80	0.00	9999	NP - Right Of Way



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



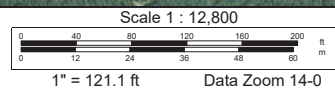
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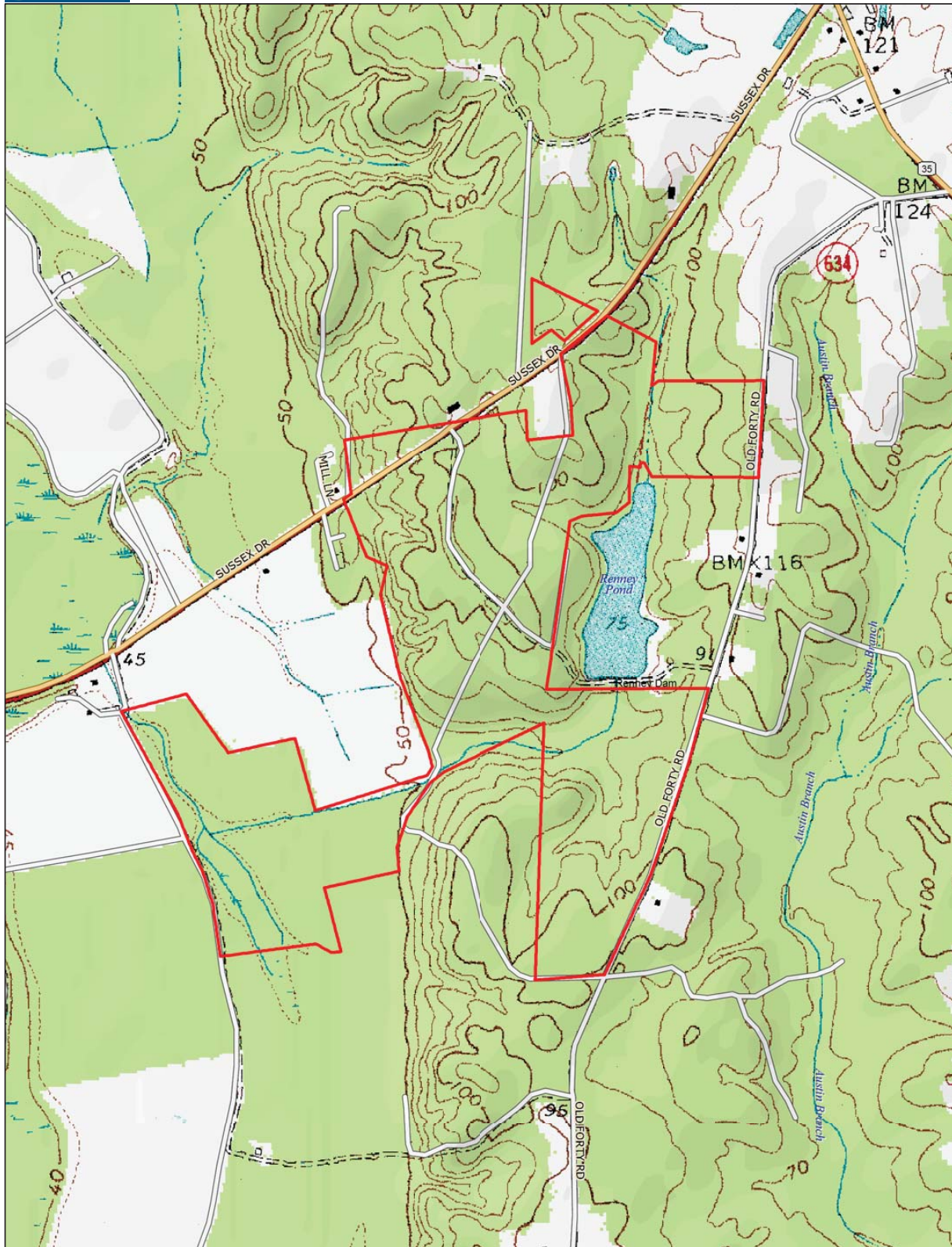


FOR SALE

Sussex Drive (VSR 40) | Waverly, VA 23890

DeLORME

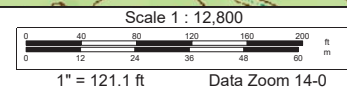
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