



COMMONWEALTH
LAND

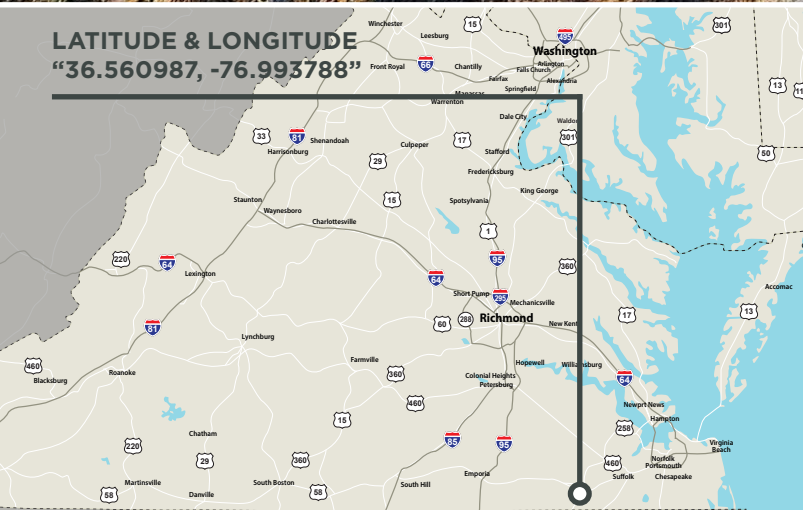
**SANDY RIDGE DRIVE (VSR686)
FRANKLIN, VA 23851**

**FOR SALE | 203± ACRES
SOUTHAMPTON COUNTY**

Price: \$725,000 (\$3,571/acre)



LATITUDE & LONGITUDE
"36.560987, -76.993788"



Features

STRONG Timberland/Recreational Investment opportunity fronting Sandy Ridge Rd (VSR686) in Southampton County.

TIMBER comprised of 90.8± acres of merchantable planted pines ('01 - '03), 27.8± acres of premerch planted pines ('24) with 77± acres of natural pines (1910).

STRONG internal road and system of hunting trails as well and frontage along Mill Creek.

IDEAL WILDLIFE habitat supporting strong populations of deer and turkeys.

TAX MAP PARCELS: #117-6 (PART), #116-38 & #116-33A



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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.*

Contact

Hank Campbell

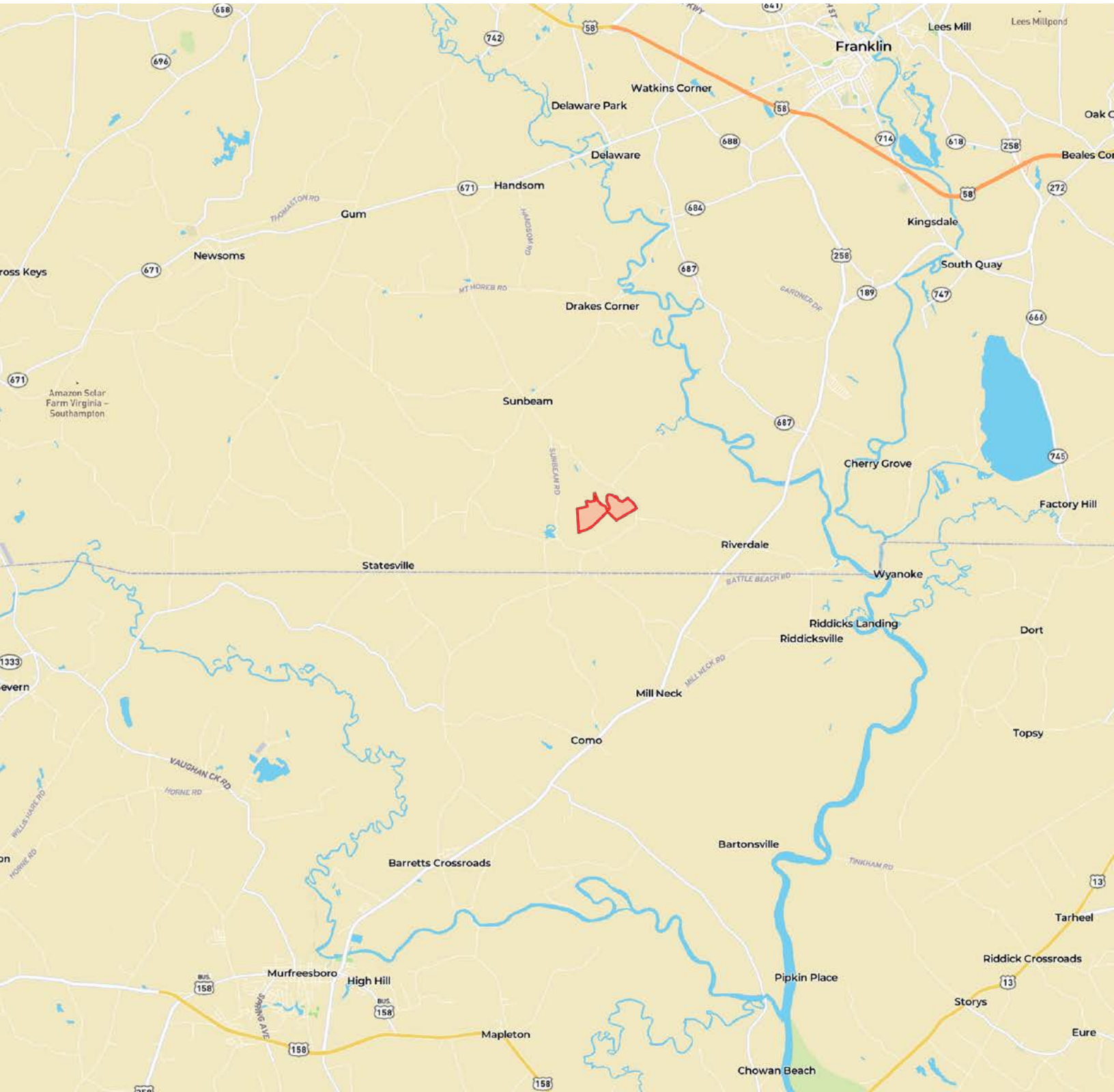
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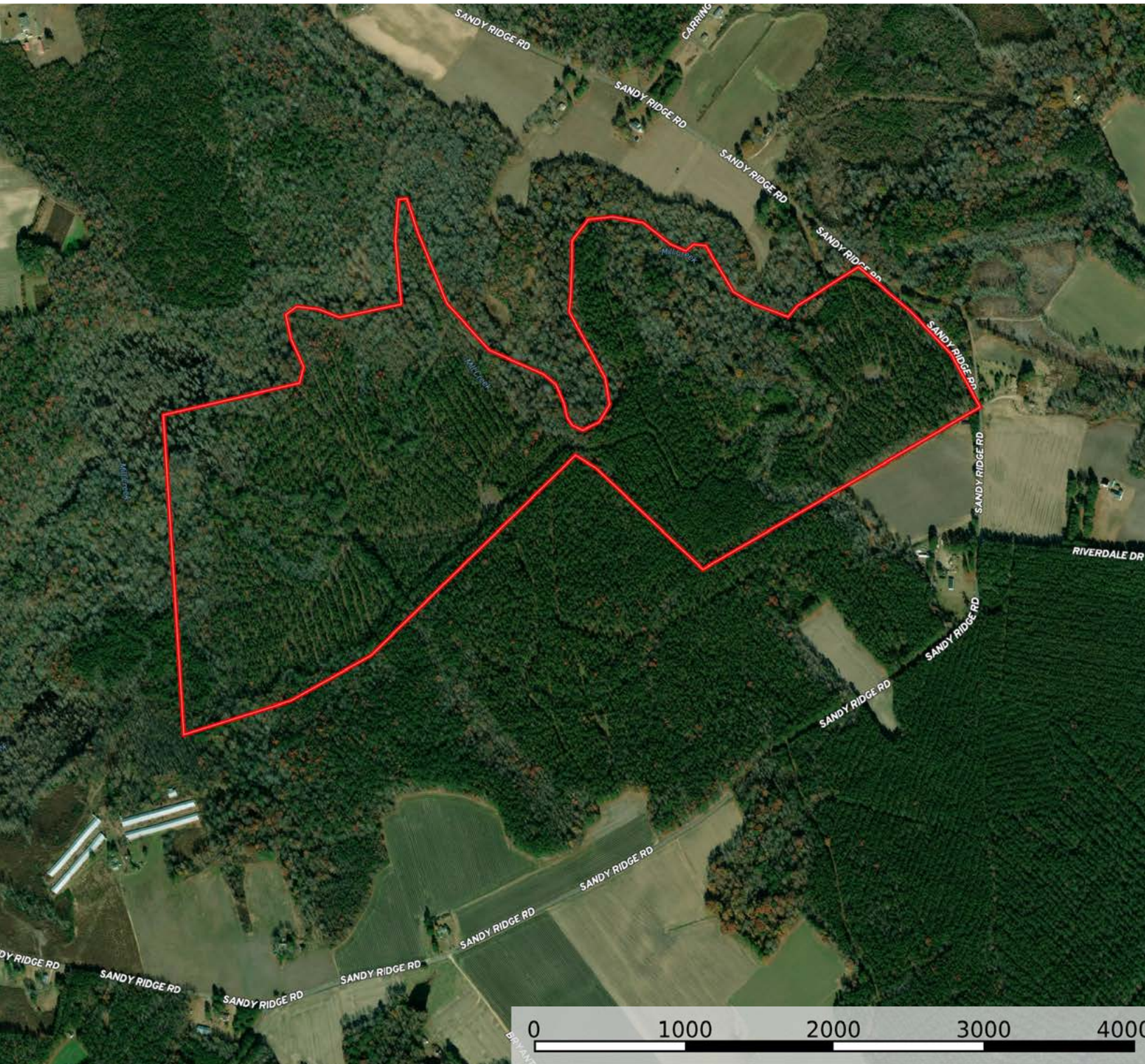
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Boundary



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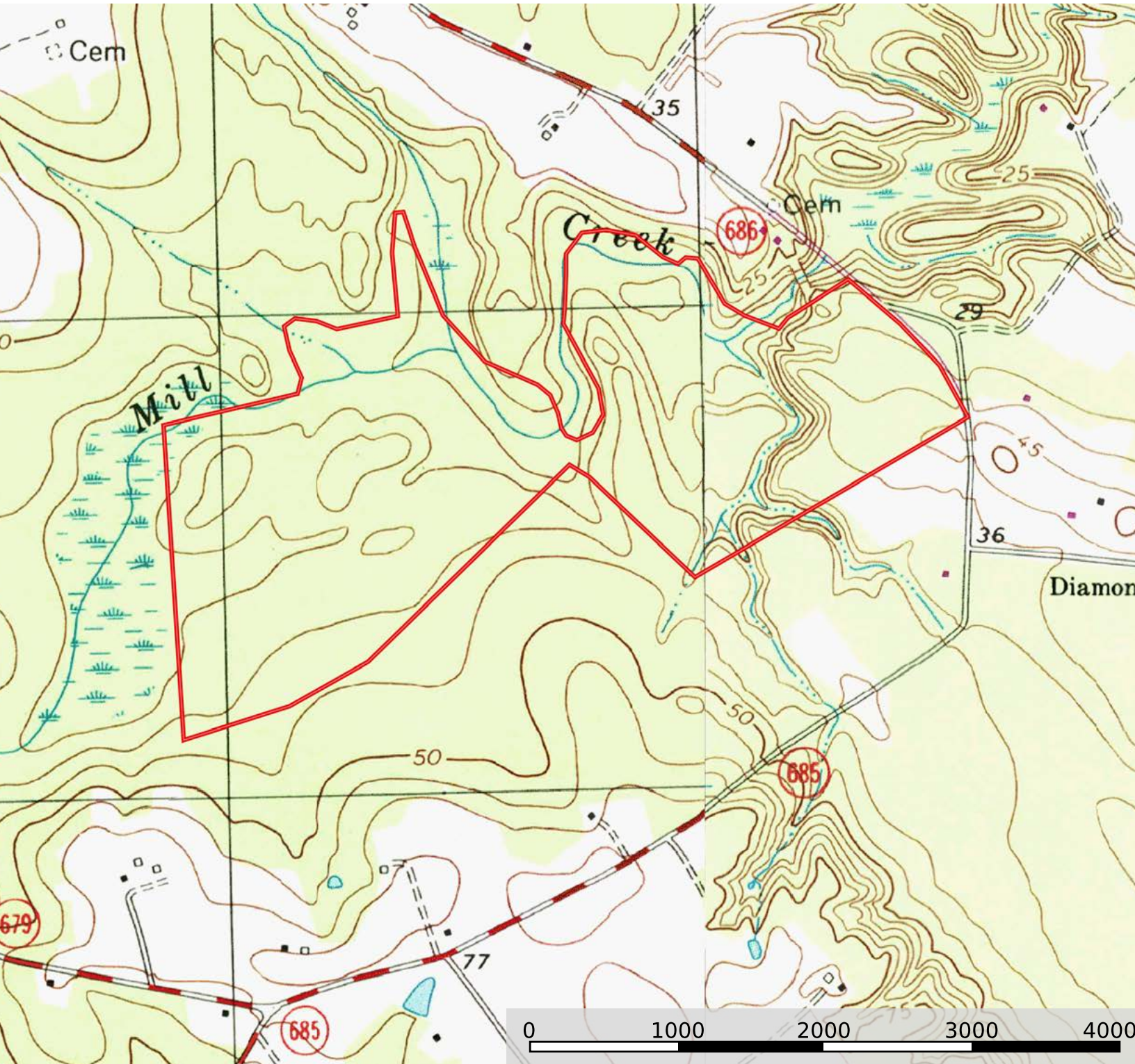
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0 660 1,320 Feet
0 10 20 Chains

Blackwater
Blackwater Land & Timber, LLC
MPT-1018 - South
Southampton County, VA
+/- 203 acres
05/28/2025



Timberland Investment Resources Disclaimer: 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, REPRESENT OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE RECIPIENT. SALE OFFERING IS SUBJECT TO CHANGE AT ANY TIME OR WITHOUT NOTICE, INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALE. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND A PURCHASER SIGN AND DELIVER A DEFINITIVE PURCHASE AND SALE AGREEMENT. THE TERMS OF ANY DEFINITIVE PURCHASE AND SALE AGREEMENT SHALL CONTROL AND GOVERN ALL MATTERS BETWEEN OWNER AND A PURCHASER.

Map Legend

- Merch Plantation
- Natural Pine/Hardwood
- NonForest
- Pre-merch Plantation



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**Blackwater
Blackwater Land and Timber, LLC
MPT-1018 - South
Southampton County, VA
+/- 203 acres
05/28/2025**

Tract Name	Stand	Gross Acres	Established Year	Cover Type
MPT-1018	002	76.25	1910	Natural Pine Non-Convertible
MPT-1018	003	22.90	2024	Pine Plantation
MPT-1018	005	21.47	2003	Pine Plantation
MPT-1018	010	43.93	2001	Pine Plantation
MPT-1018	013	25.41	2001	Pine Plantation
MPT-1018	023	4.74	2024	Pine Plantation
MPT-1018	994	7.55	9998	NP - Right Of Way
MPT-1018	995	1.20	2002	Natural Pine Non-Convertible



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