

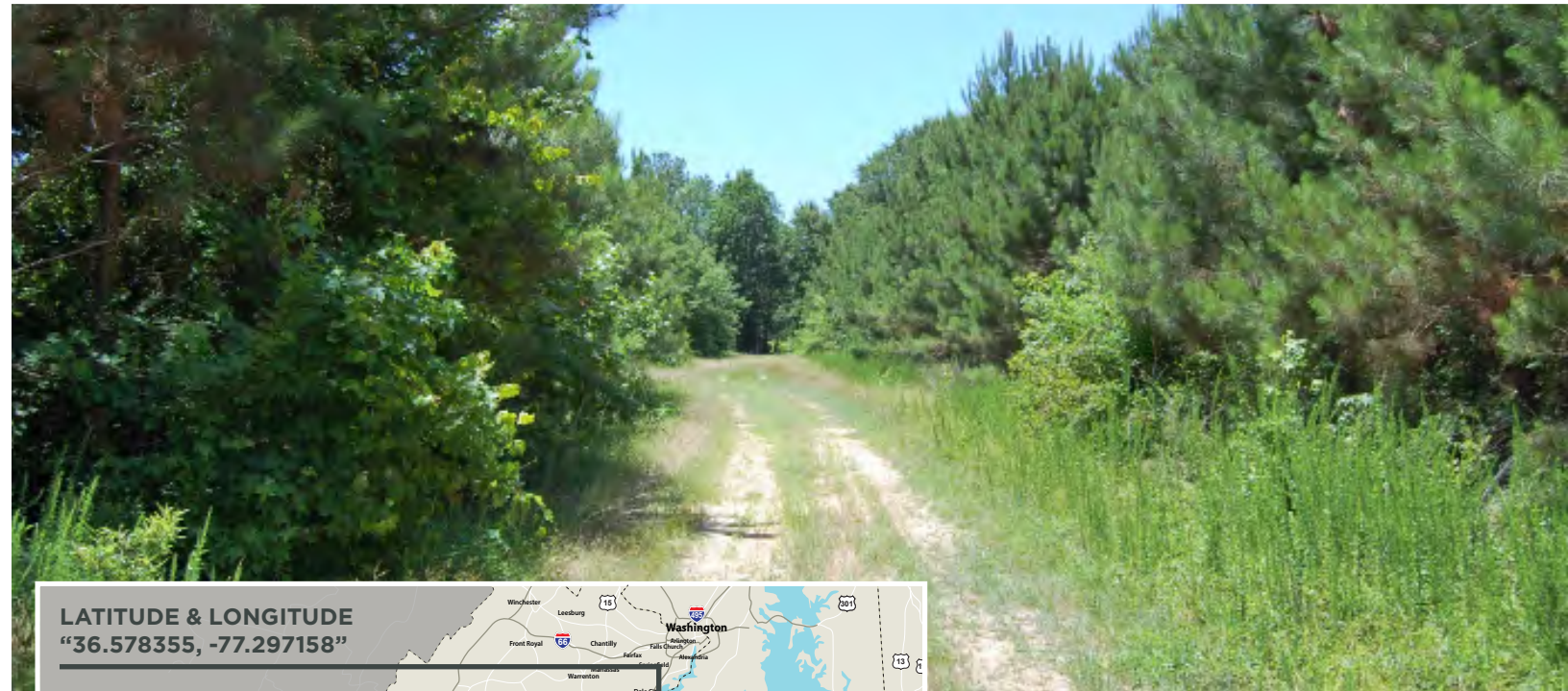


FOR SALE 754± ACRES

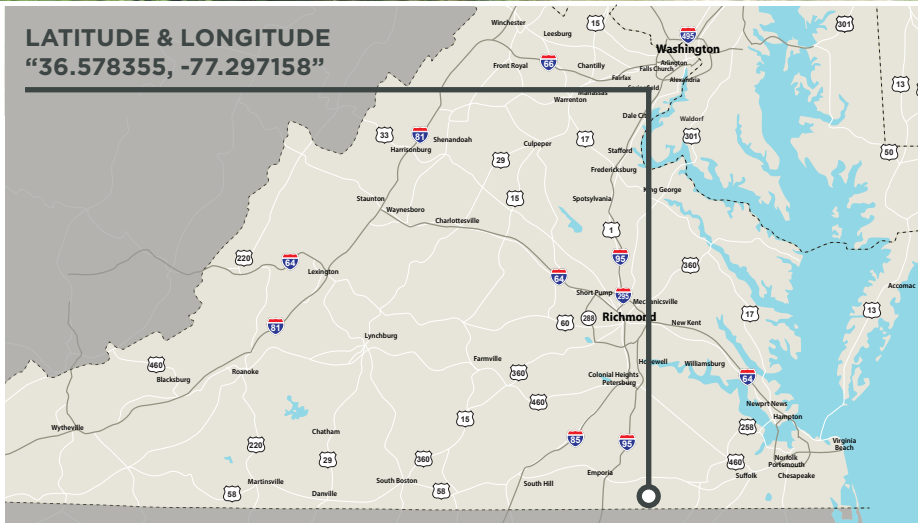
**WHITEHEAD ROAD (VSR 730)
BRANCHVILLE, VA 23828**

SOUTHAMPTON COUNTY, VIRGINIA

Price: \$1,595,537



LATITUDE & LONGITUDE
"36.578355, -77.297158"



Features

754± ACRE land investment opportunity located in the Branchville area Southampton County with frontage along Whitehead Road (VSR 730)

OFFERING 98± ACRES of mature pine (natural), 212± acres of premerch pine ('08-'10), 57± acres of mature bottomland hardwood, 408± acres of intermediate aged bottomland hardwood

THE PROPERTY OFFERS a strong internal road system, small 6± acre pond and extensive frontage along the Meherrin River offering exceptional wildlife habitat and recreational opportunities

TAX MAP PARCEL #109-A-4A & 5B



Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

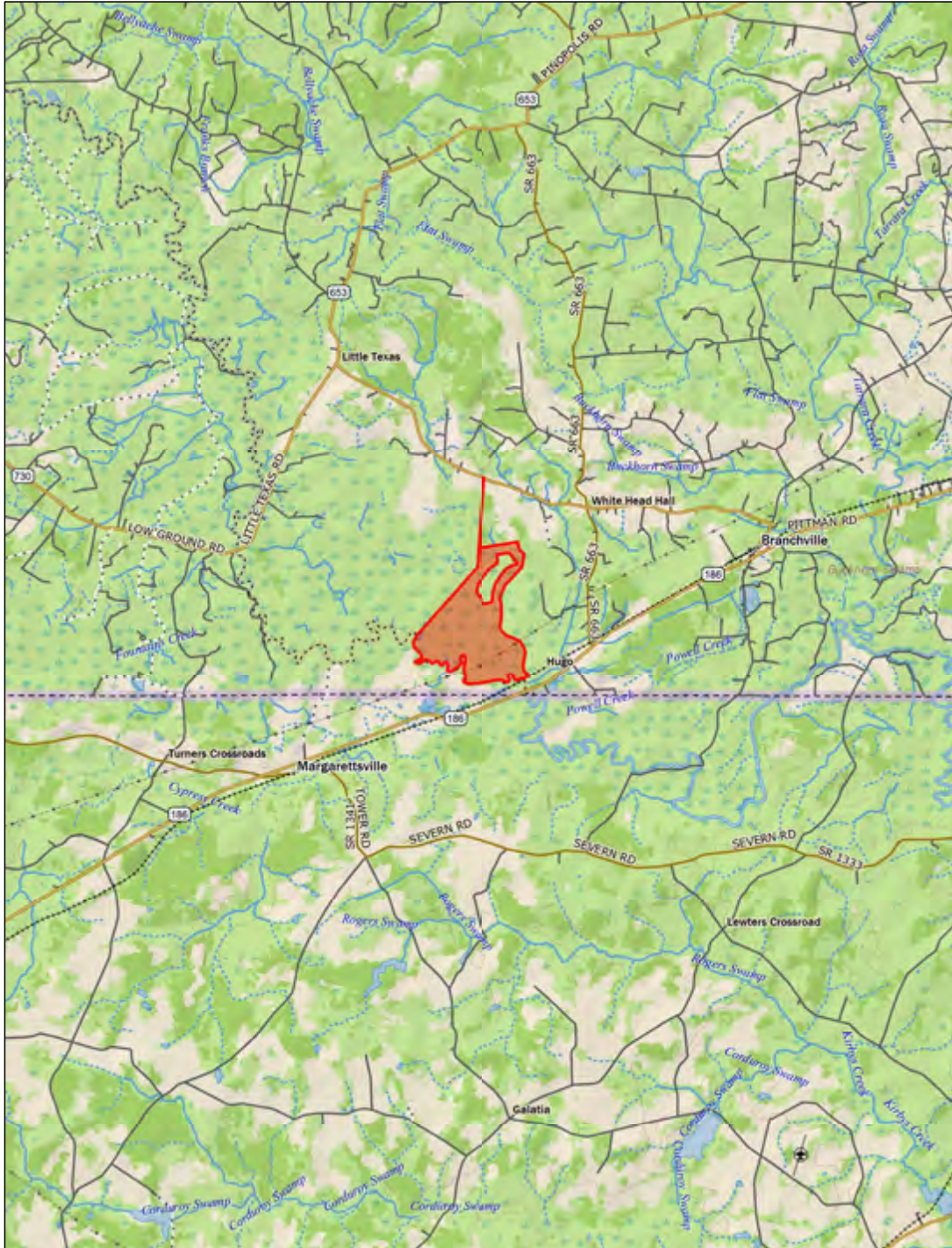
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 235255

T 804-326-5263 | F 804-346-5901

COMMONWEALTHLAND.COM

DELORME

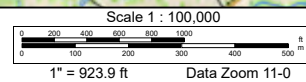
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 DELORME

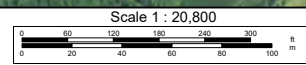
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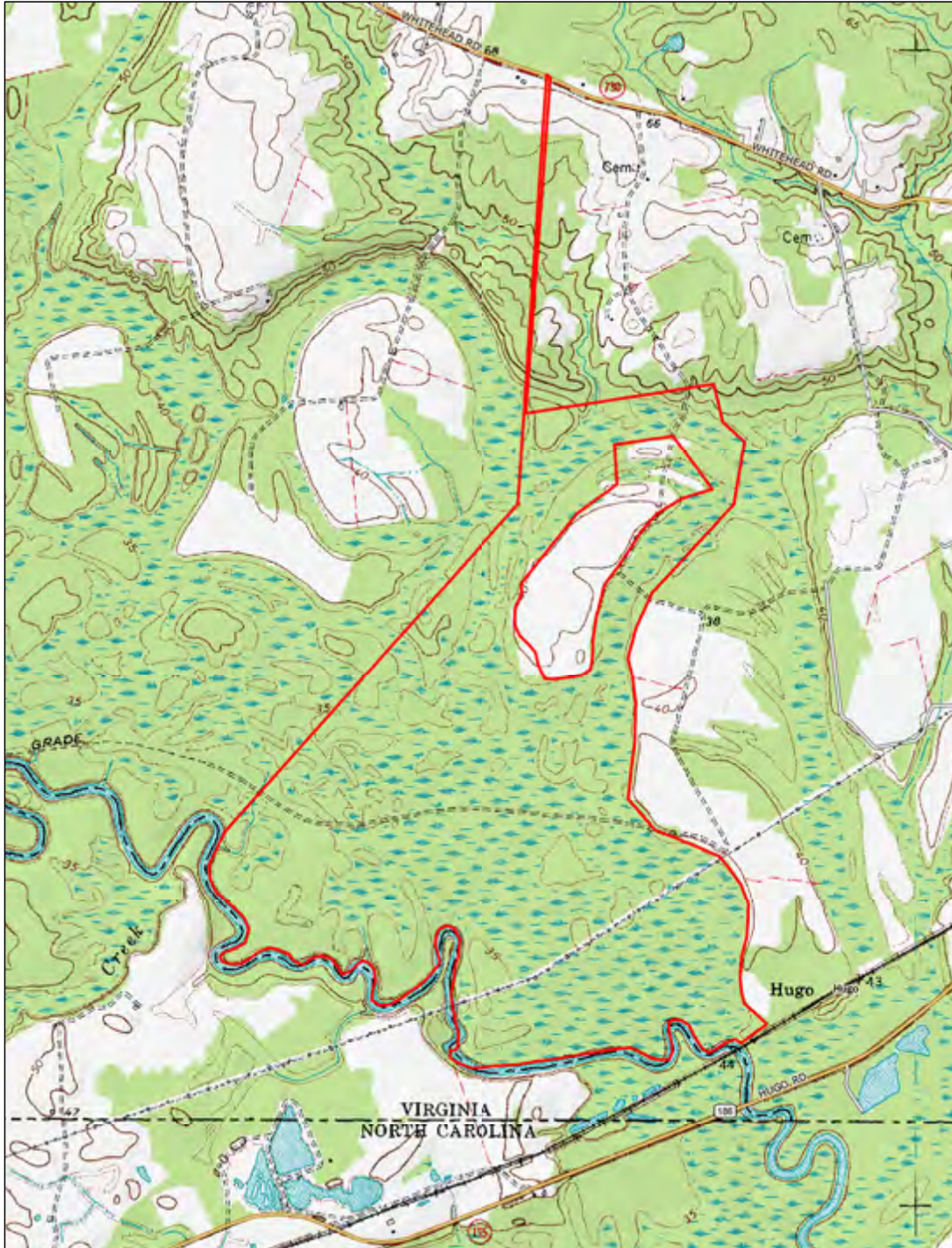
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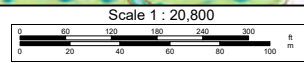
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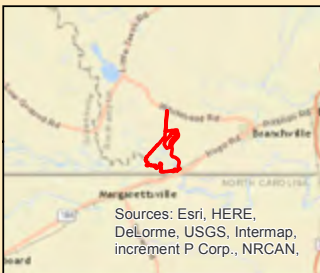
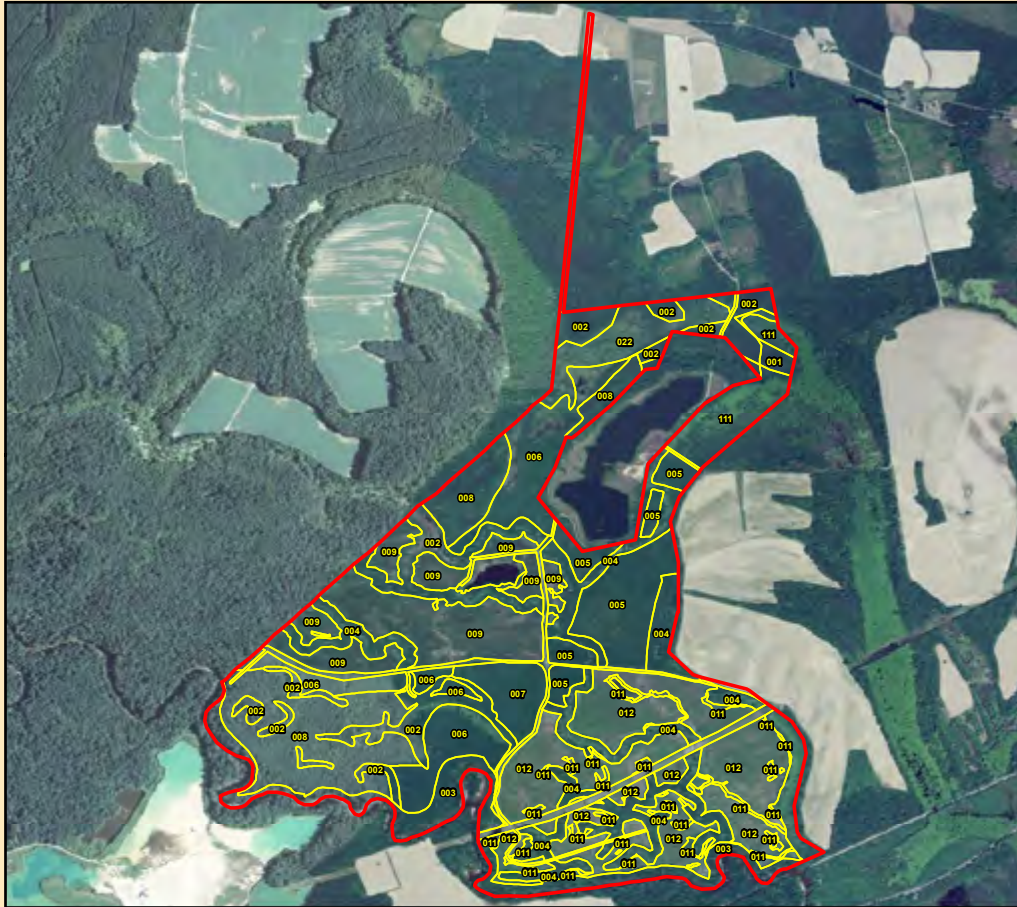
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0 990 1,980 Feet
0 15 30 Chains

**Blackwater
Blackwater Land and Timber, LLC
MPT-1010
Southampton County, VA
+/- 755 acres
5/16/2016**



Imagery: 2014 NAIP



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

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**Blackwater
Blackwater Land and Timber, LLC
MPT-1010
Southampton County, VA
+/- 755 acres
5/16/2016**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1010	001	2.99	2.99	1983	Hardwood Non-Convertible
MPT-1010	002	71.43	71.43	1983	Natural Pine Non-Convertible
MPT-1010	003	57.31	57.31	1907	Hardwood Non-Convertible
MPT-1010	004	84.66	84.66	1981	Hardwood Non-Convertible
MPT-1010	005	53.65	53.65	1981	Hardwood Non-Convertible
MPT-1010	006	68.82	68.82	1983	Hardwood Non-Convertible
MPT-1010	007	16.94	16.94	1983	Hardwood Non-Convertible
MPT-1010	008	84.63	84.63	1983	Hardwood Non-Convertible
MPT-1010	009	82.28	82.28	2008	Pine Plantation
MPT-1010	011	13.53	13.53	2010	Hardwood Non-Convertible
MPT-1010	012	130.08	130.08	2010	Pine Plantation
MPT-1010	022	26.29	26.29	1983	Natural Pine Non-Convertible
MPT-1010	111	25.51	25.51	1983	Hardwood Non-Convertible
MPT-1010	994	30.44	0.00	9999	NP - Right Of Way
MPT-1010	996	5.96	0.00	9999	NP - Water

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