



COMMONWEALTH
LAND

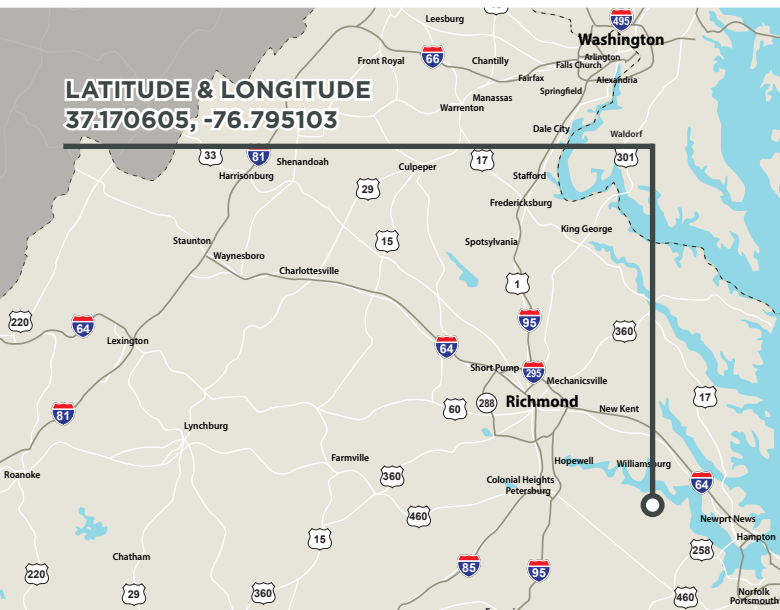
**ROLFE HIGHWAY
SURRY, VA 23883**

**FOR SALE | 483± ACRES
SURRY COUNTY**

PRICE: \$2,150,000



LATITUDE & LONGITUDE
37.170605, -76.795103



Features

THE PROPERTY was timbered in 2019 and has planted pine across most of the landscape with hardwood draws mixed throughout. The property composition is ideally set up for sportsmen and recreation with a possibility for immediate or future development

OVER 2 MILES of frontage on Crouch Creek with short access to the James River. The frontage is hard bank to water edge, as well as long marsh frontage. The marsh provides great waterfowling due to proximity to the James and nearby notable farms

ROUGHLY 1.25 miles of road frontage on Rolfe Highway and only 1 mile from the Jamestown Ferry, which allows for a convenient location to The Peninsula and the Williamsburg area

SELLERS are open to property divisions, and division rights per Surry County code can be provided upon request

Contacts

Brent Altaffer

Senior Associate
804-793-0055 | baltaffer@commonwealthland.com

Bill Barnett

Senior Vice President
804-433-1821 | bbarnett@commonwealthland.com



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4198 Cox Road, Suite 200 | Glen Allen, VA 23060
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.*

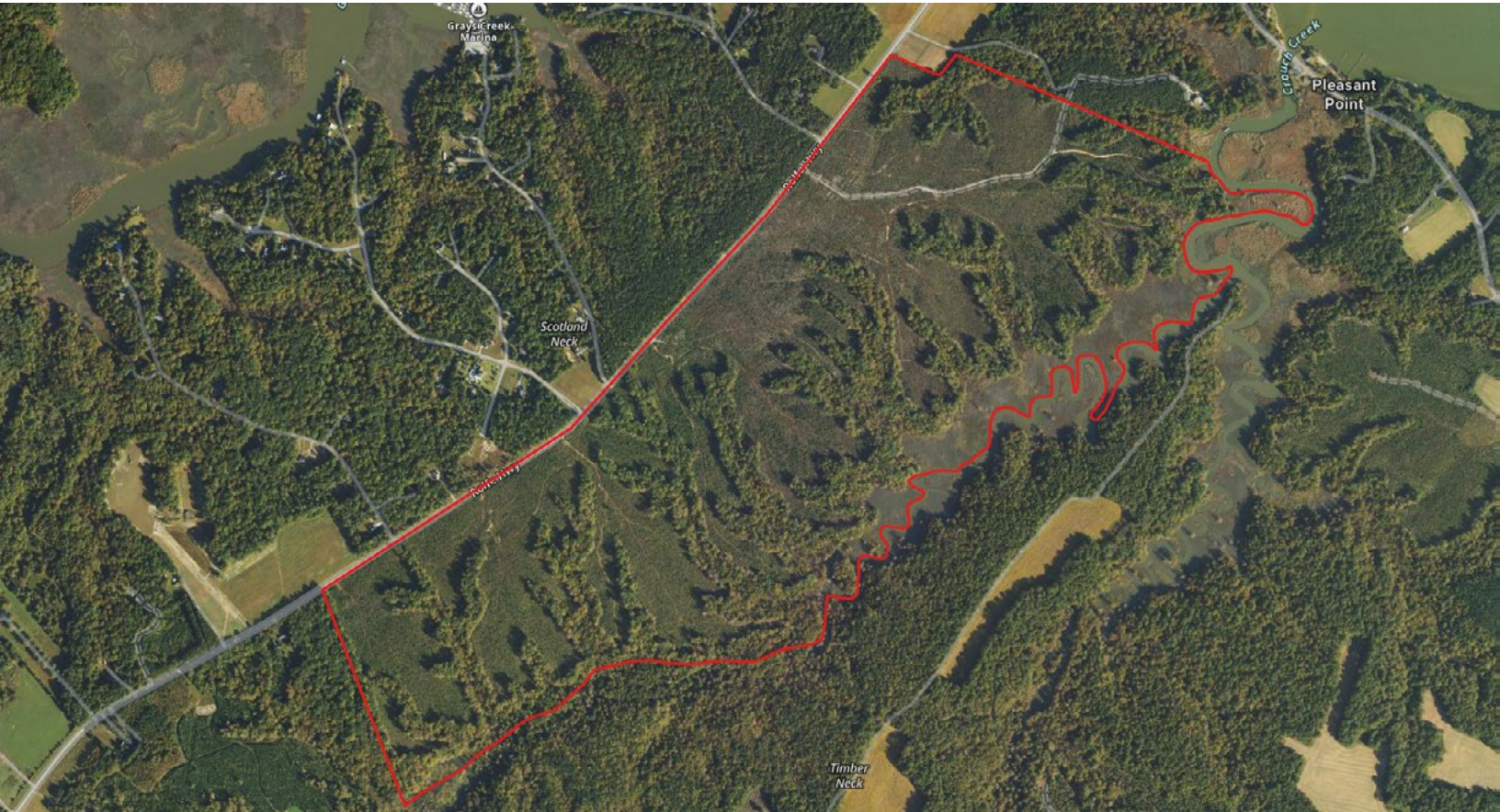


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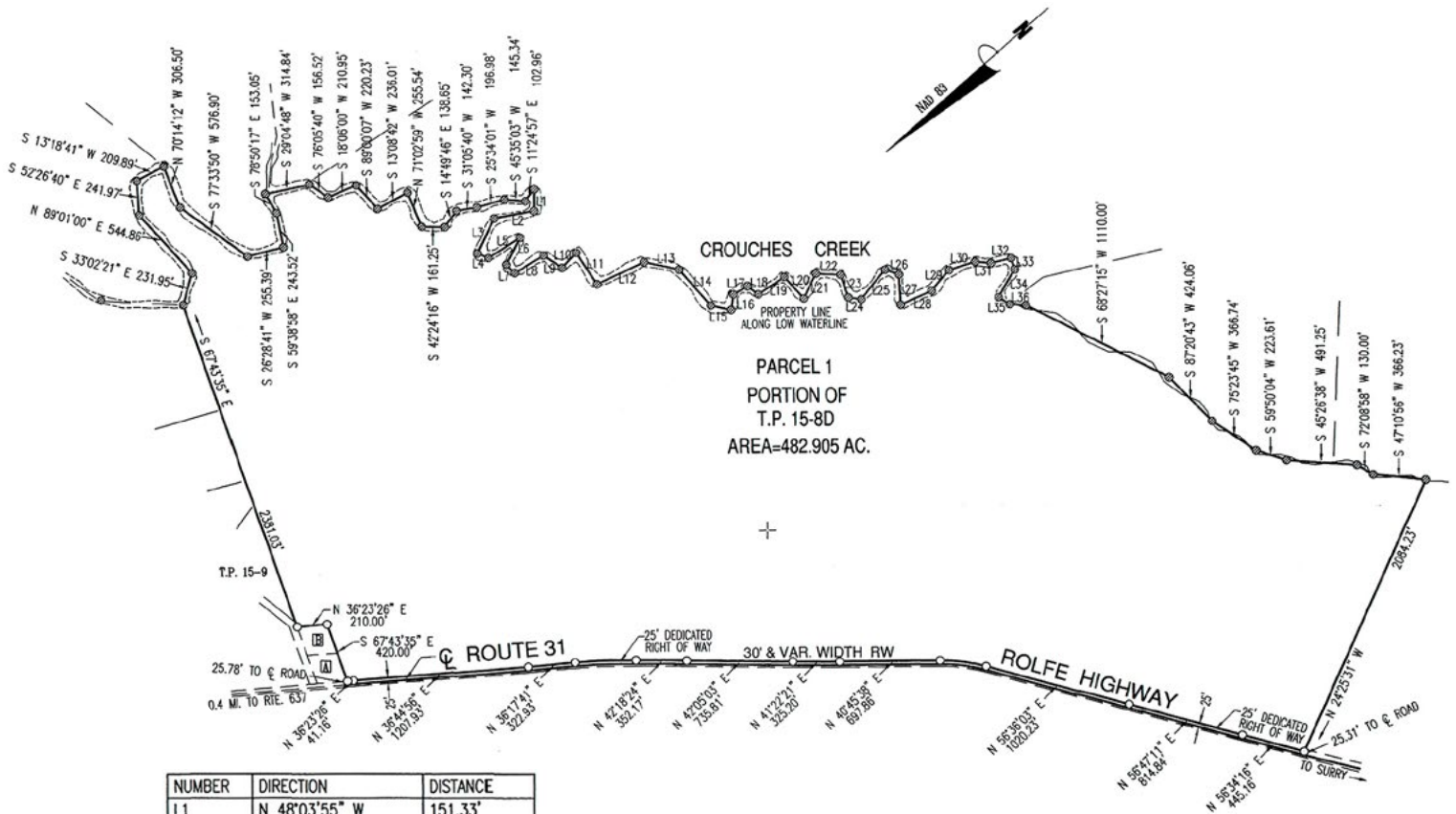
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NUMBER	DIRECTION	DISTANCE
L1	N 48°03'55" W	151.33'
L2	N 30°46'15" E	279.87'
L3	N 23°22'04" W	272.03'
L4	S 63°33'57" W	82.46'
L5	S 08°26'52" W	258.70'
L6	N 22°27'59" W	210.30'
L7	S 87°05'53" W	82.01'
L8	S 09°43'26" W	234.31'
L9	S 76°05'40" W	156.52'
L10	S 06°46'50" E	144.22'
L11	N 81°39'23" W	265.75'
L12	S 15°50'22" W	360.56'
L13	S 54°06'12" W	250.80'
L14	N 89°07'22" W	333.02'
L15	S 53°28'29" W	145.34'
L16	S 40°28'14" E	110.00'
L17	S 11°39'16" W	114.02'
L18	S 78°53'14" W	91.79'
L19	S 08°13'15" W	219.66'
L20	S 89°30'59" W	202.30'
L21	S 22°30'05" E	194.49'
L22	S 44°29'13" W	170.66'
L23	N 67°02'08" W	167.71'
L24	S 49°31'46" W	90.00'
L25	S 10°03'34" E	266.69'
L26	S 60°50'22" W	101.98'
L27	N 51°15'17" W	213.78'
L28	S 16°30'20" W	238.54'
L29	S 08°27'55" E	188.68'
L30	S 22°57'52" W	190.07'
L31	S 46°55'37" W	110.11'
L32	S 27°21'47" W	145.77'
L33	N 65°29'15" W	82.76'
L34	N 18°26'04" W	226.55'
L35	S 74°43'50" W	93.94'
L36	S 44°20'06" W	110.45'

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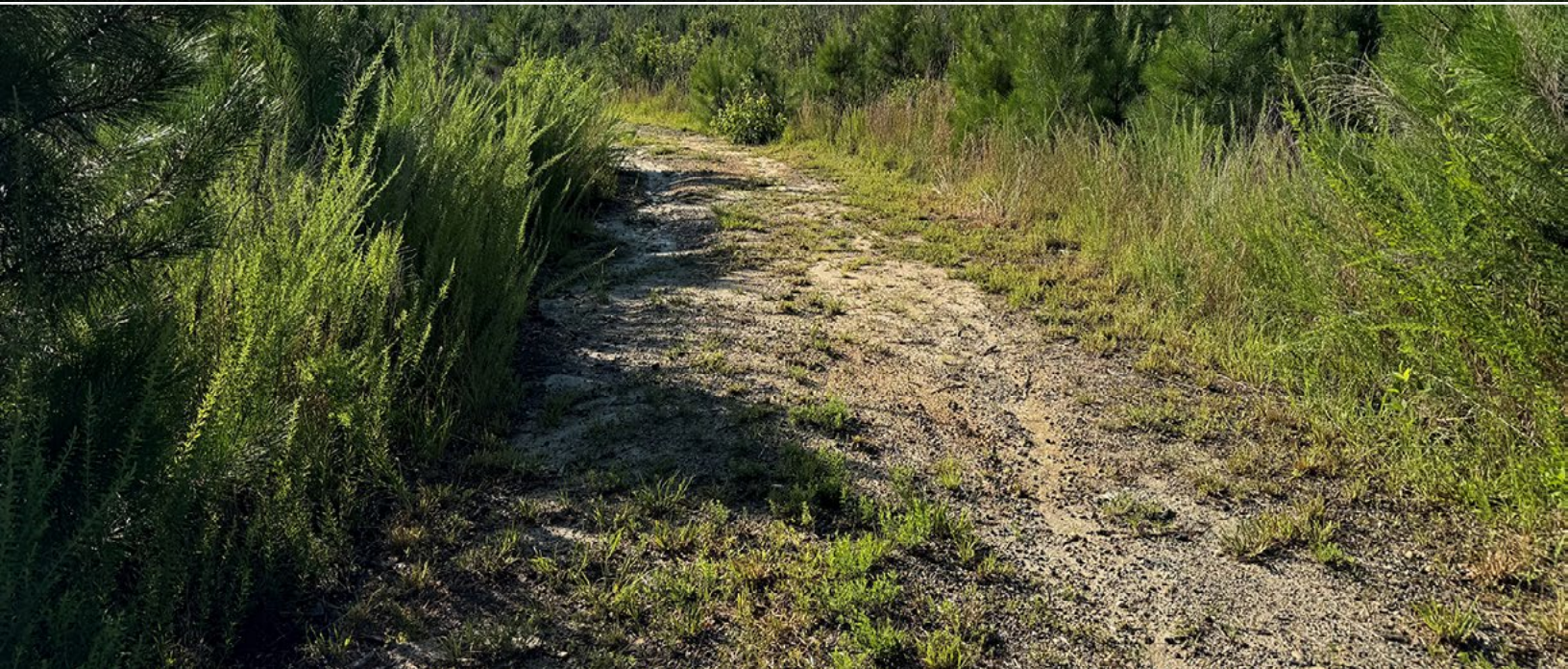


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