

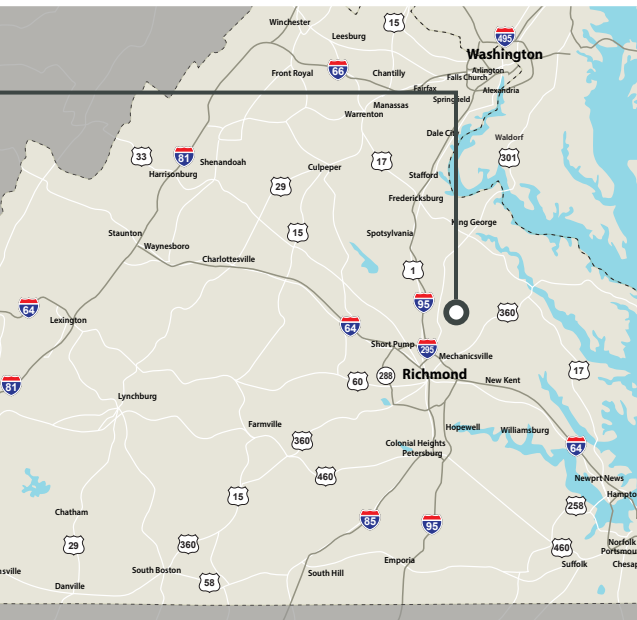
MATTAPONI RIVER

BURKE'S BRIDGE ROAD MILFORD, VA 22514

FOR SALE | 341± ACRES
CAROLINE COUNTY
Price: \$1,150,000 (\$3,370/acre)



LATITUDE & LONGITUDE
37.925357, -77.318455



Features

THE PROPERTY contains 341.2± acres by survey (Deed Book 267, page 794)

LONG RIVER FRONTAGE, 2.8± miles of river frontage on the Mattaponi river. The property has 175± acres of upland consisting of 161± acres recently harvested, with reforestation planned to be completed early 2025 at the Seller's expense. The balance of the upland area is comprised of several small wildlife fields and wooded buffers. The remainder of the Property's acreage, 166± acres, consists of mature hardwood river bottom, 40± acres of which was included in the timber sale and has not been harvested (as of July 1, 2024).

THE TIMBER HARVEST was professionally planned and designed to leave intact buffers along the upland river frontage and excluded a majority of the hardwood river bottom. Of the 201± acres included in the harvest, only 40± acres is remaining to be harvested. The harvest contract term will expire in December of 2025, however it is currently expected to wrap up in the fall of 2024 pending favorable weather and markets. There remains a significant amount of timber on the 140± acres excluded from the timber harvest area.

DEEDED ACCESS is afforded to the property via a 20-foot wide deeded easement leading to Burke's Bridge Road (SR654) along an existing logging road.

WATERFOWL habitat is abundant with multiple wetlands along the river and two main open swamps that are ideal for migrating waterfowl.

THE PROPERTY also has signs of healthy **DEER** and **TURKEY** populations.

LOCATED 20 minutes from the suburbs of Richmond and close to the I-95 Corridor.



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

Contacts

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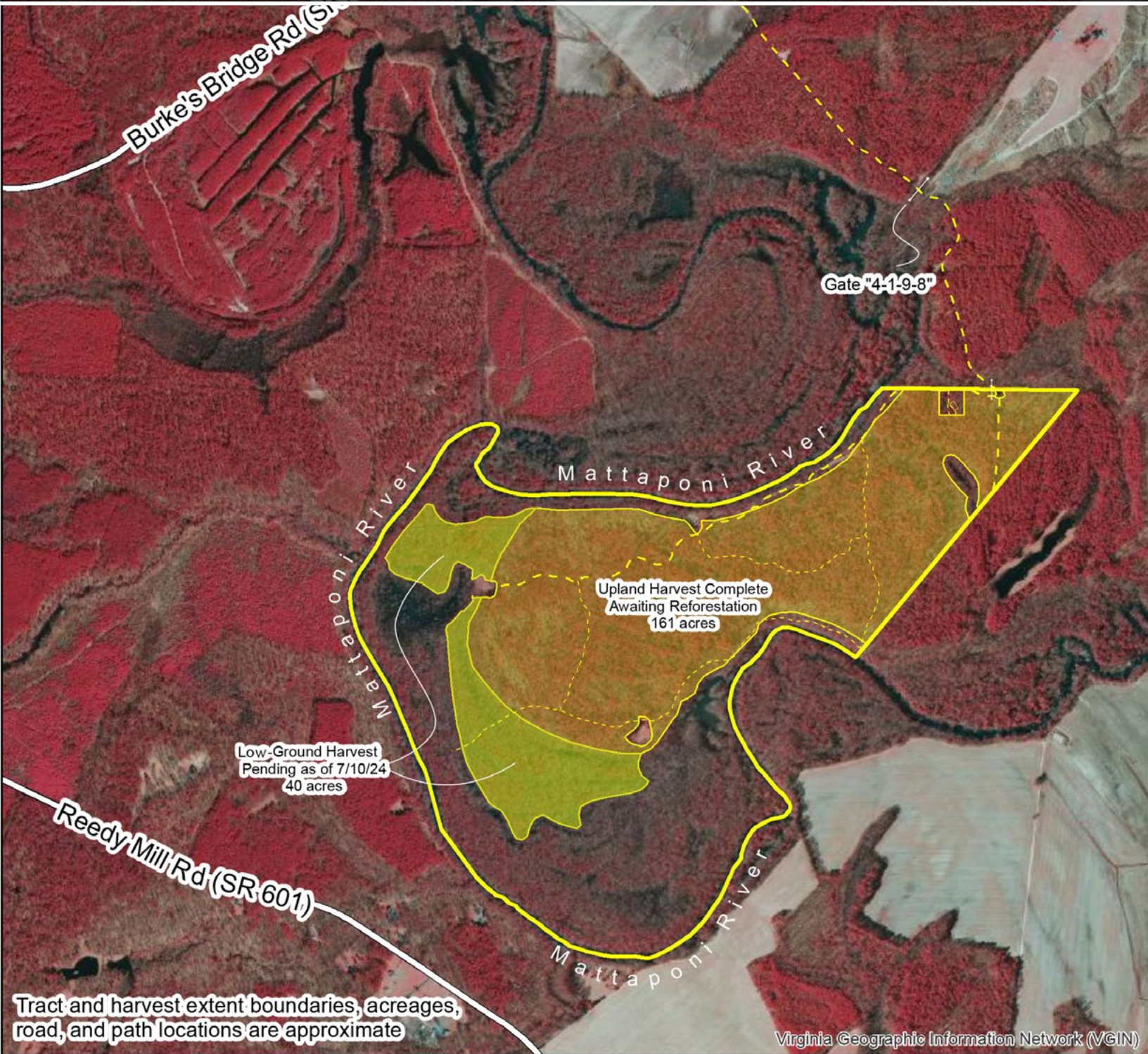
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Entrance:
37.942723
-77.316895

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Tract and harvest extent boundaries, acreages, road, and path locations are approximate

Virginia Geographic Information Network (VGIN)



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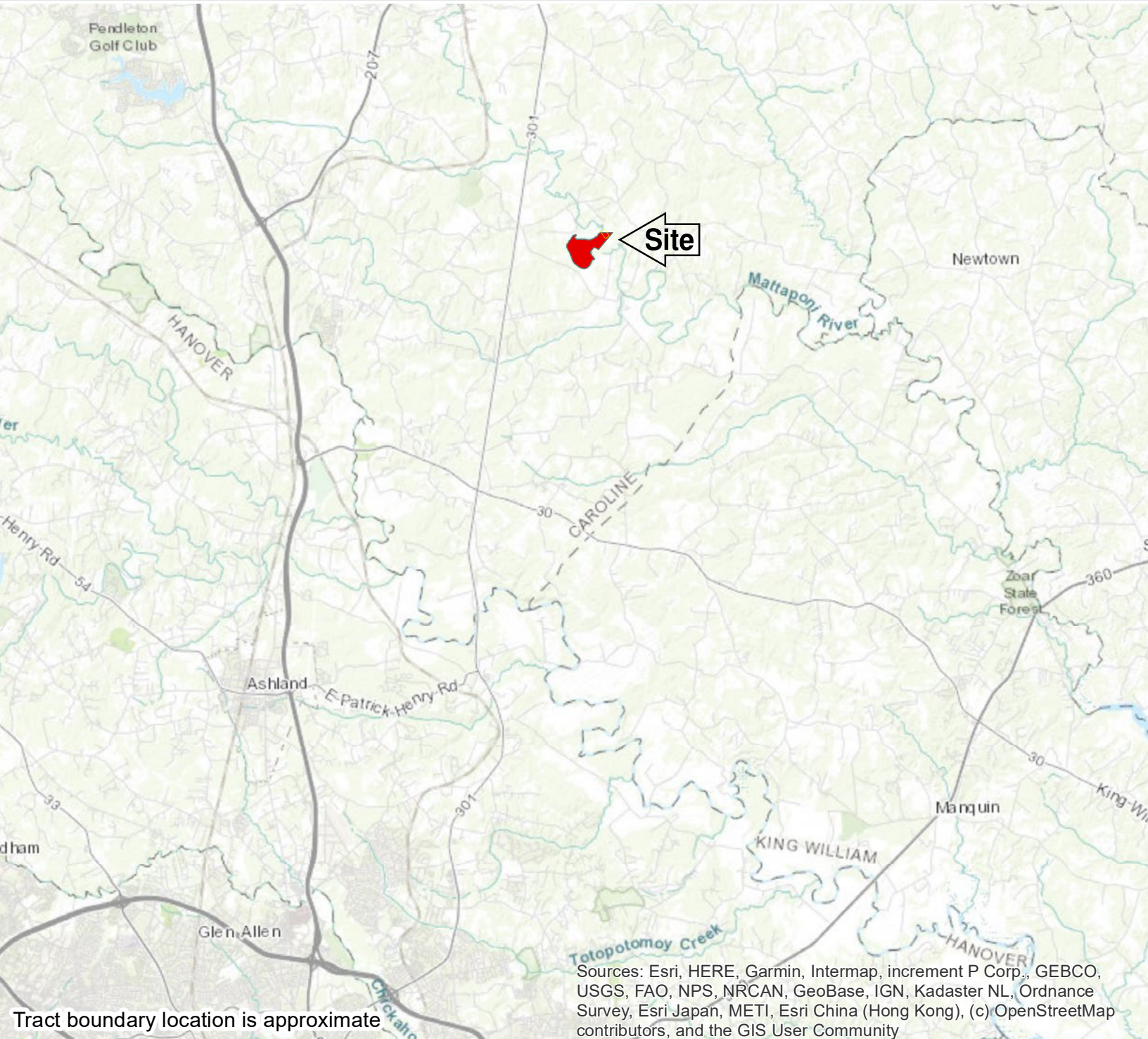
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Tract boundary location is approximate

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community



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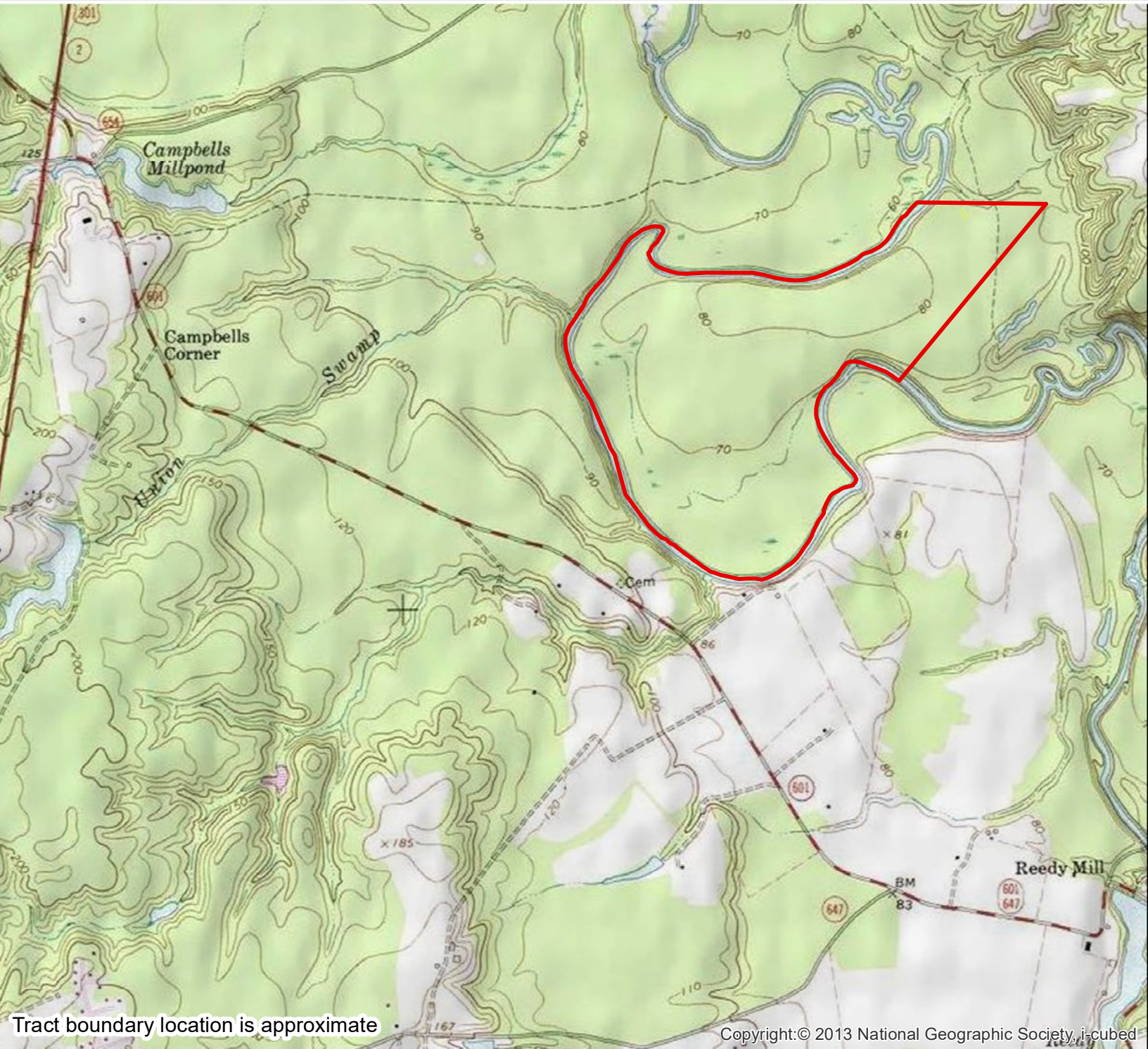
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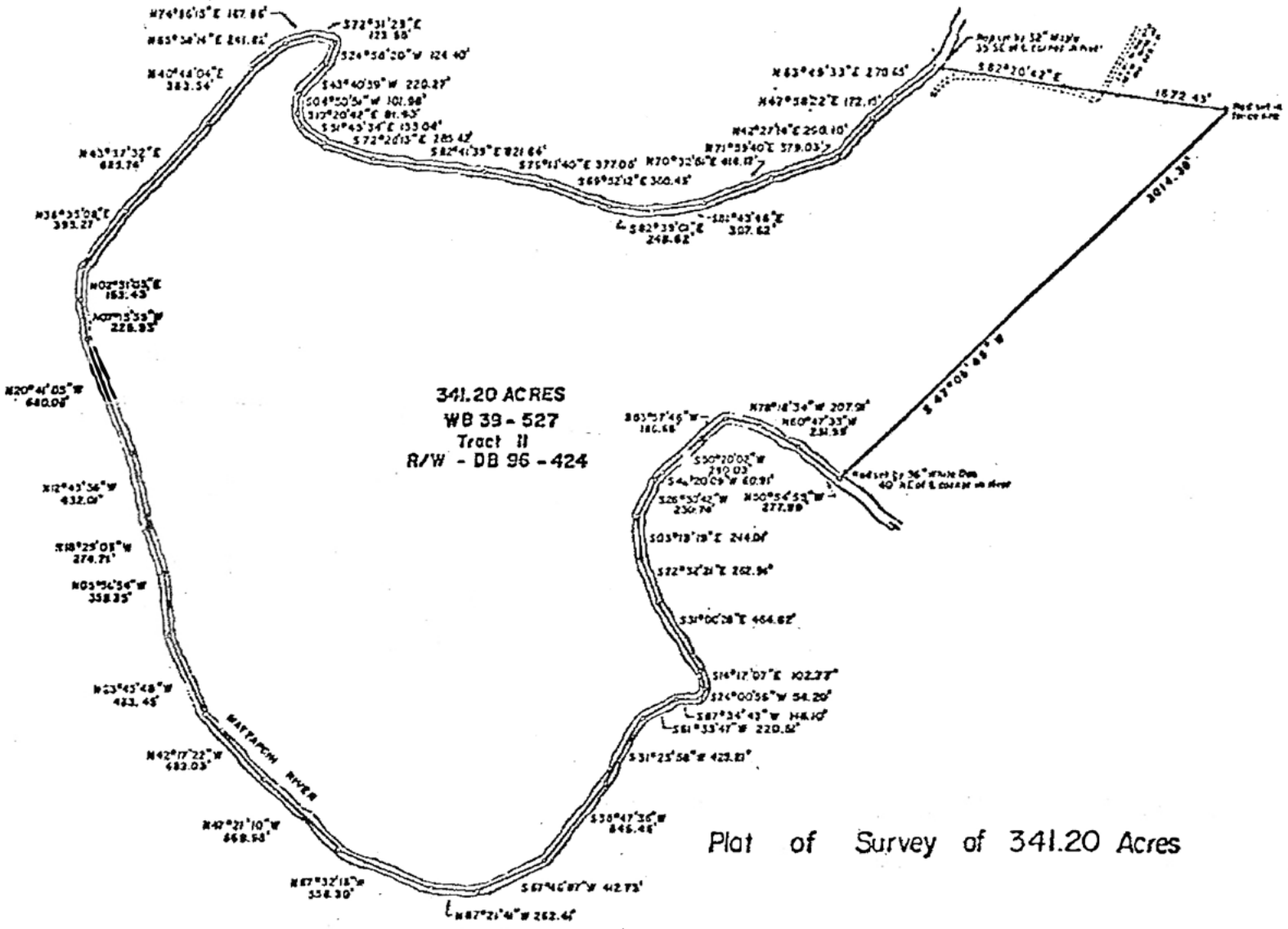
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Plat of Survey of 341.20 Acres



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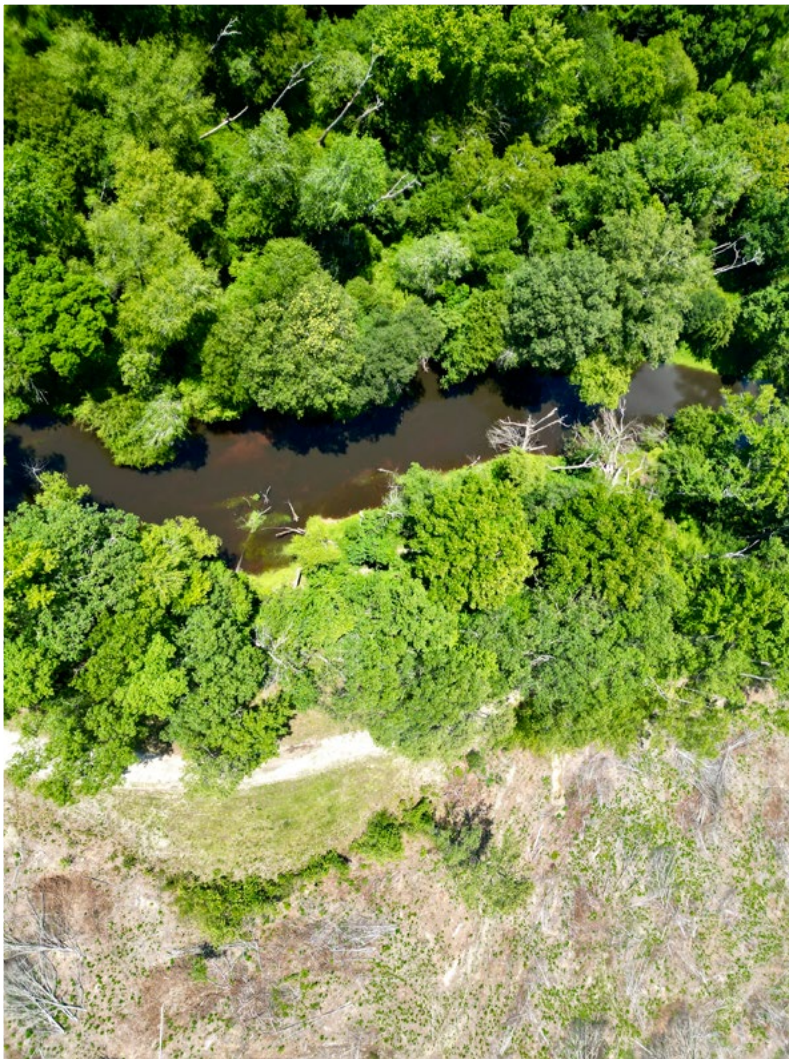
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