

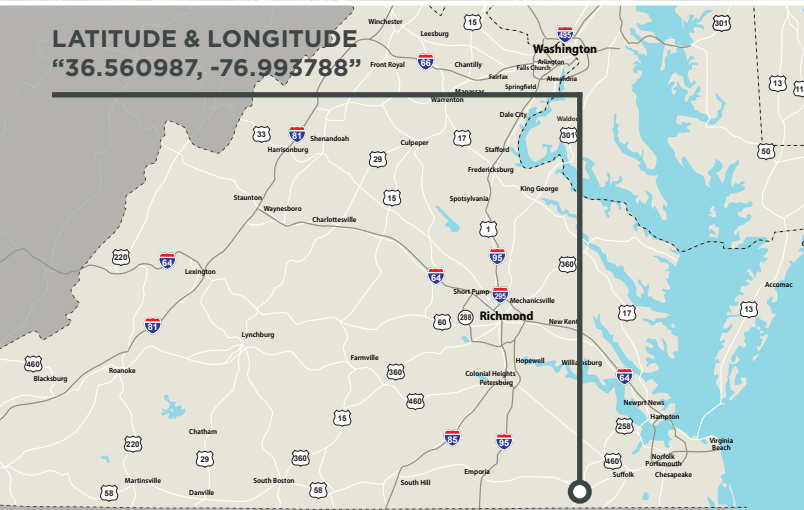


**SANDY RIDGE DRIVE (VSR686)
FRANKLIN, VA 23851**

**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



**COMMONWEALTH
LAND**

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 herein, is deemed reliable but not guaranteed.*

Contact

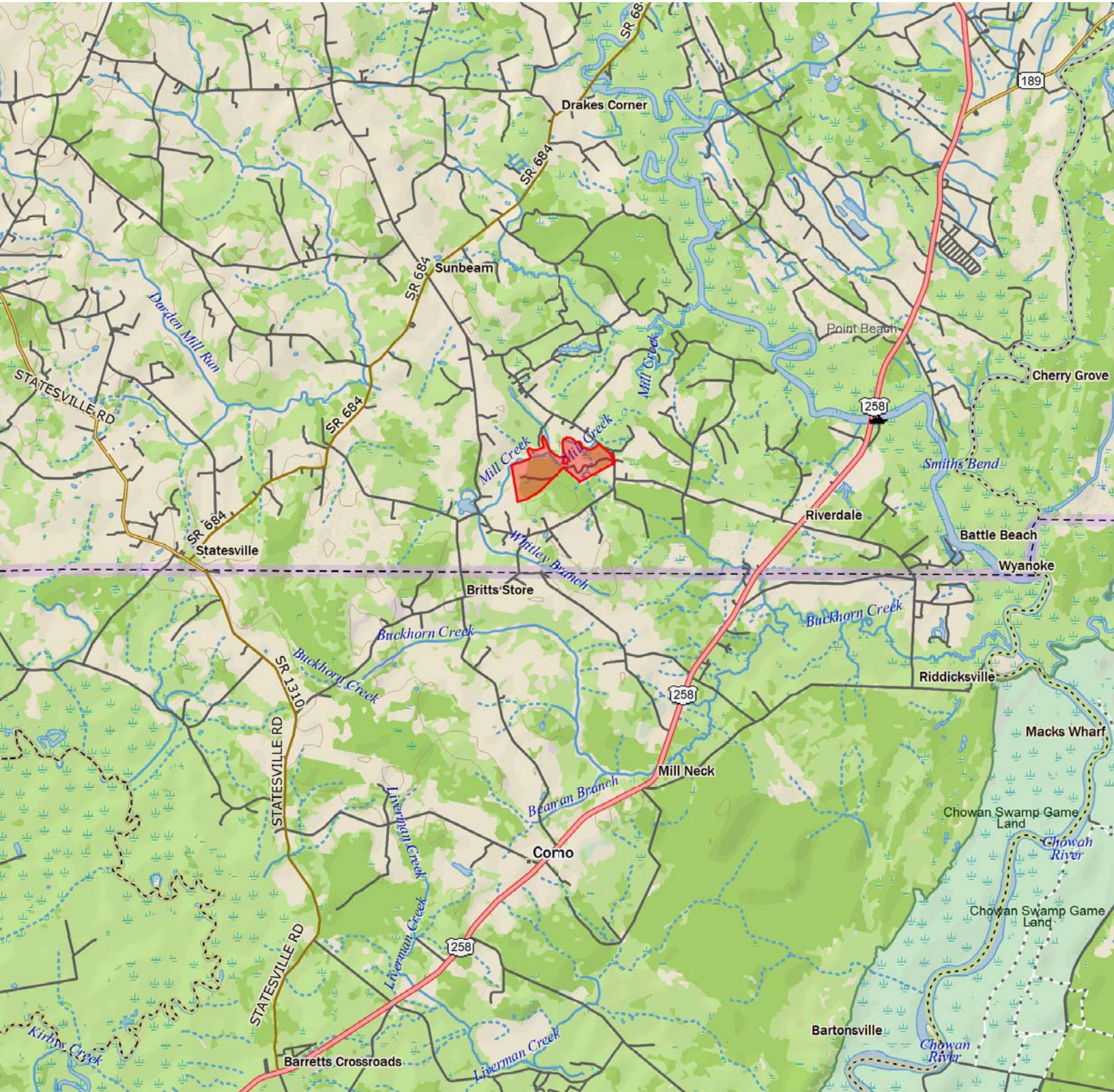
Hank Campbell

804-433-1818
hcampbell@commonwealthland.com



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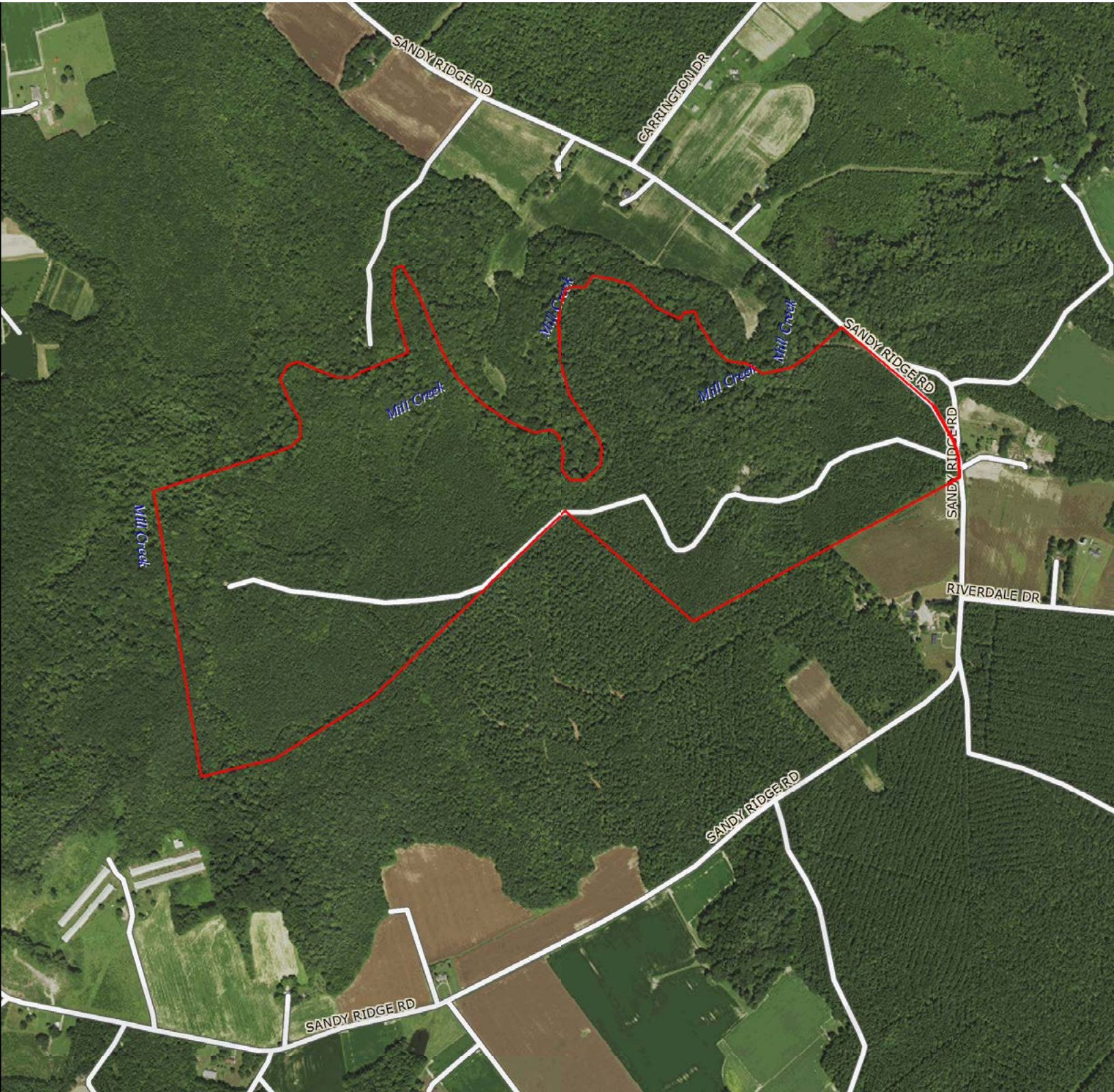


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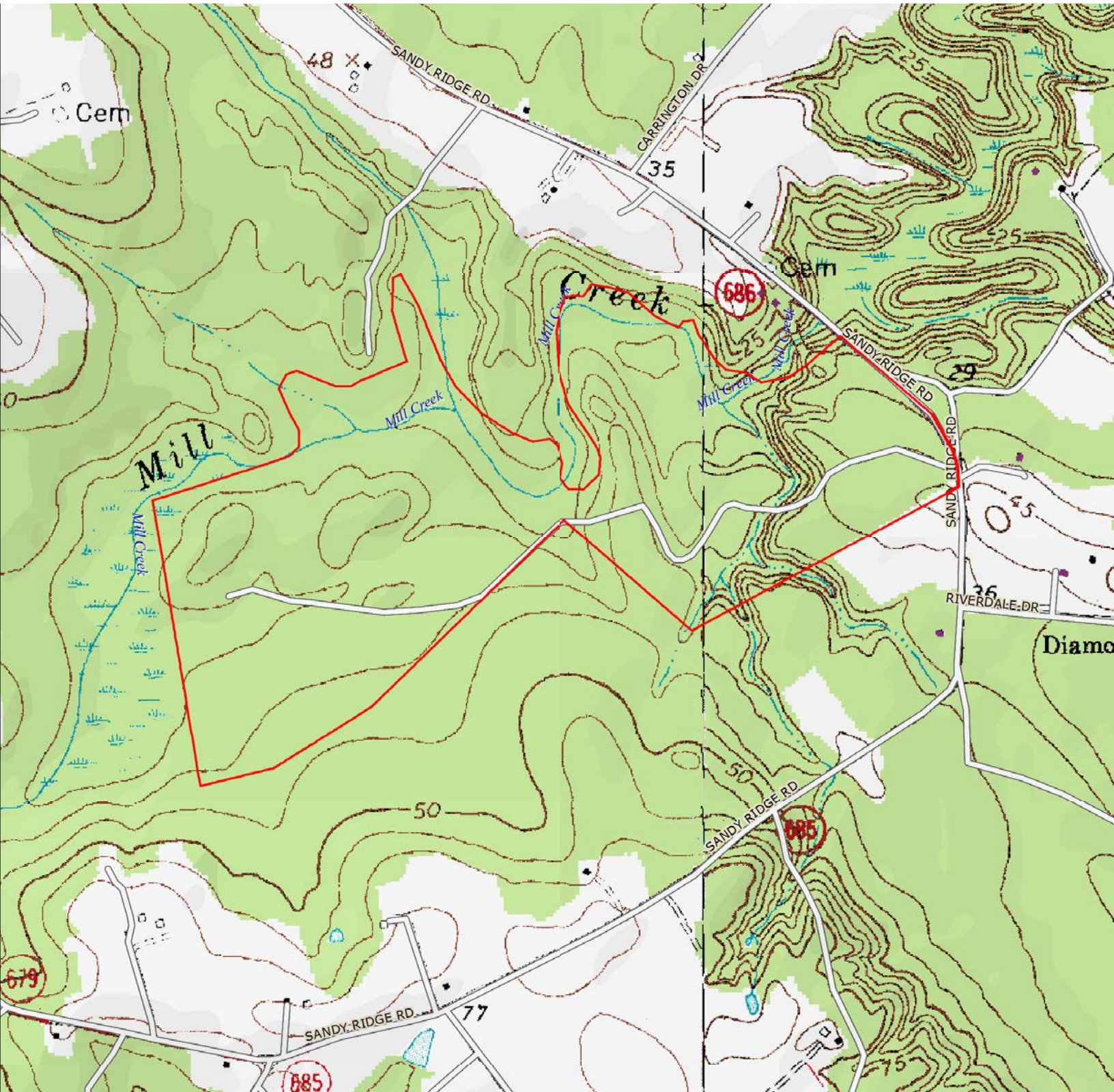
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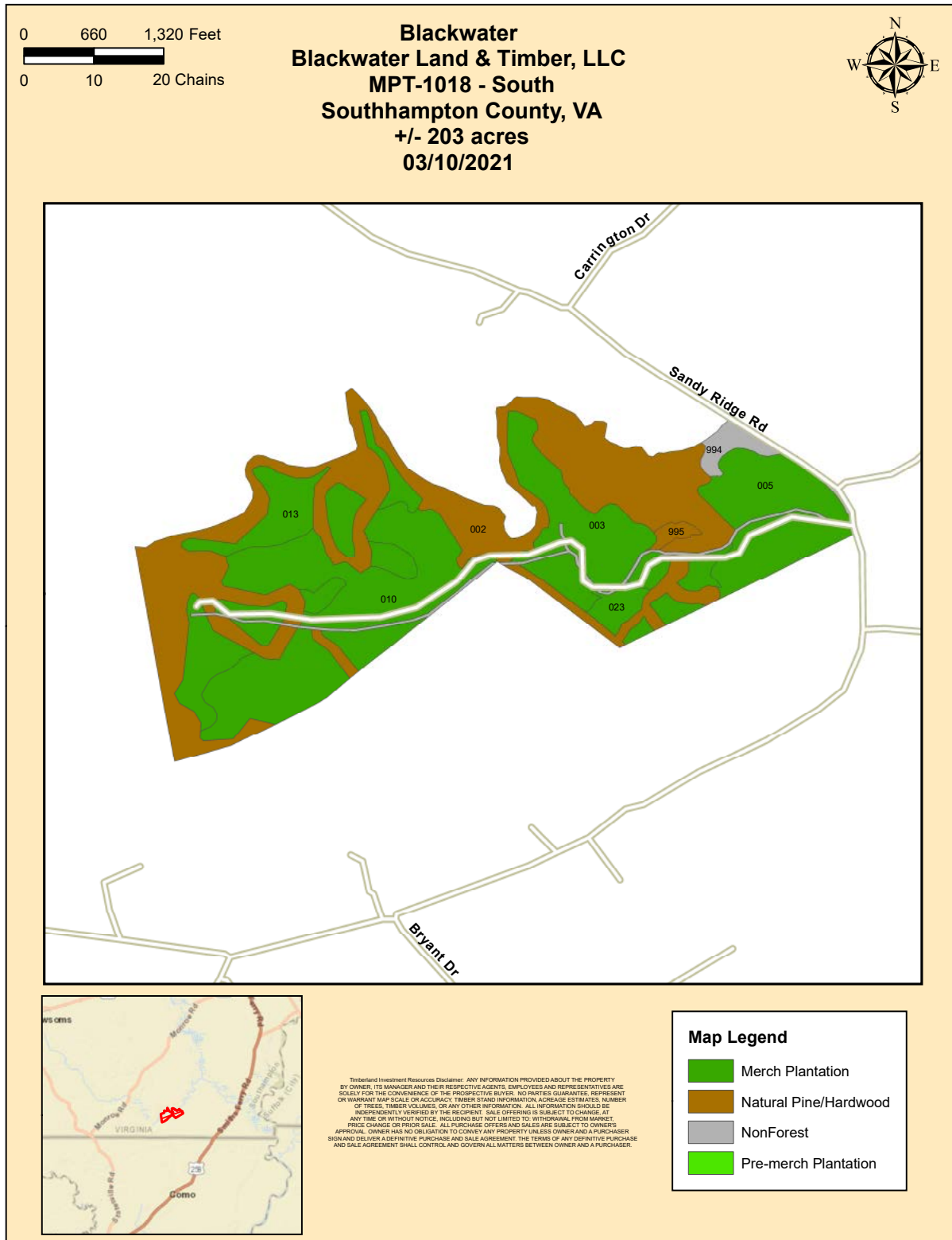
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**Blackwater
Blackwater Land and Timber, LLC
MPT-1018 - South
Southampton County, VA
+/- 203 acres
3/10/2022**

Tract Name	Stand	Gross Acres	Established Year	Cover Type
MPT-1018	002	76.25	1910	Natural Pine Non-Convertible
MPT-1018	003	22.90	1993	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	1993	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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