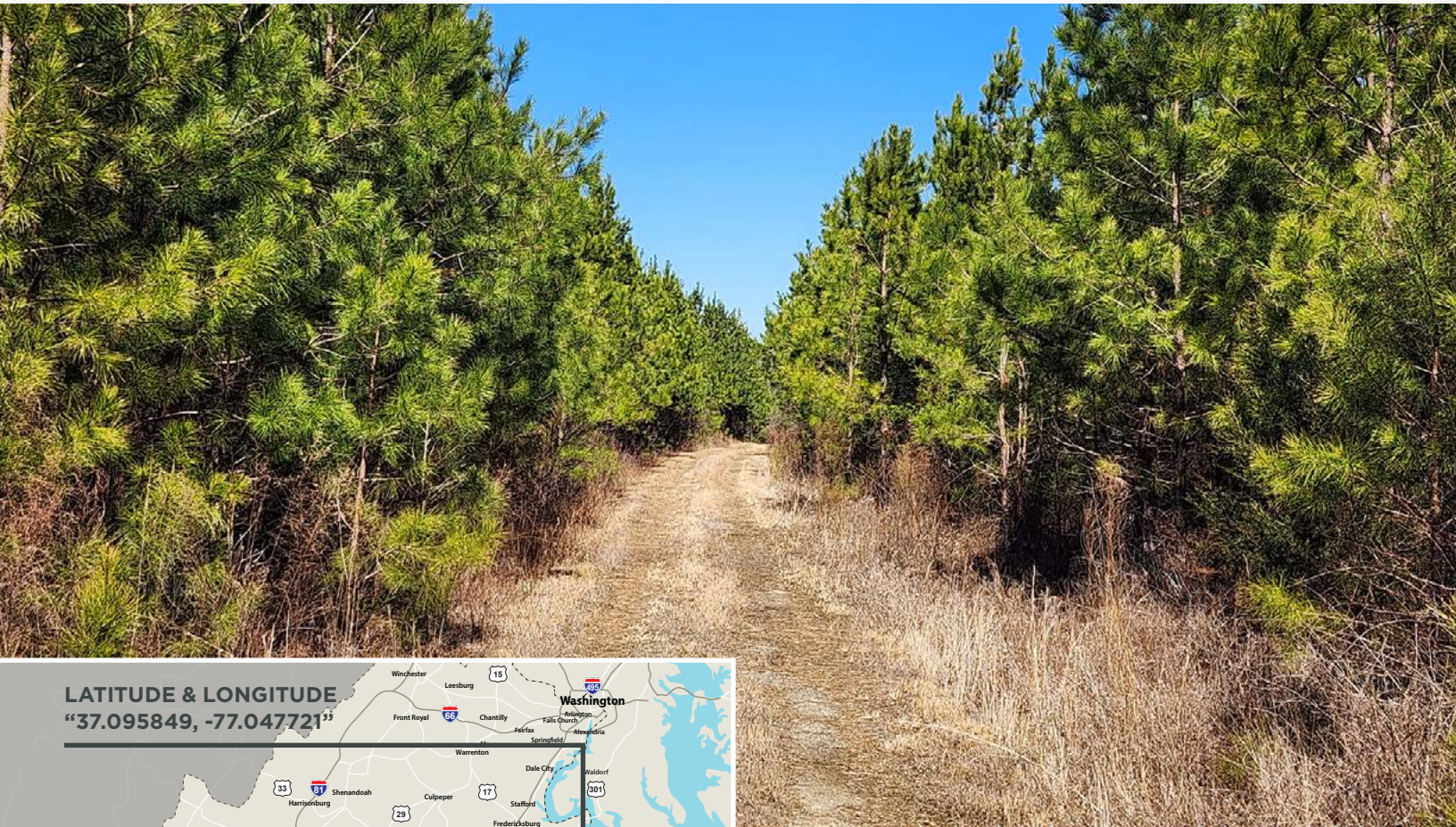


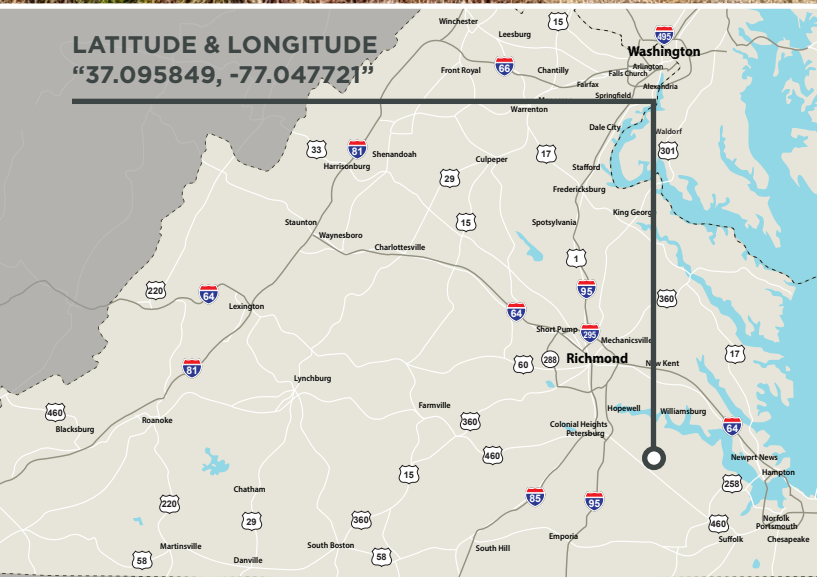


**Martin Luther King Highway (VSR40)
& Otterdam Road (VSR612)
Waverly, VA 23890**

**FOR SALE | 230± ACRES
SURRY COUNTY
Price: \$724,500 (\$3,150/acre)**



LATITUDE & LONGITUDE
"37.095849, -77.047721"



Features

TIMBERLAND/RECREATIONAL INVESTMENT

opportunity located north of Waverly in Surry County with frontage along Martin Luther King Highway (VSR40) and Otterdam Road (VSR612).

TIMBER is comprised of 44± acres of merchantable planted pines ('06) 138± acres of premerchantable planted pines ('17) with the remaining balance in hardwood bottoms.

GOOD internal road system.

FRONTAGE along Otterdam Swamp providing ideal habitat for deer and turkeys.

5 MILES north of Waverly.

TAX MAP #35-26(PART), 32 & 33.

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



**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

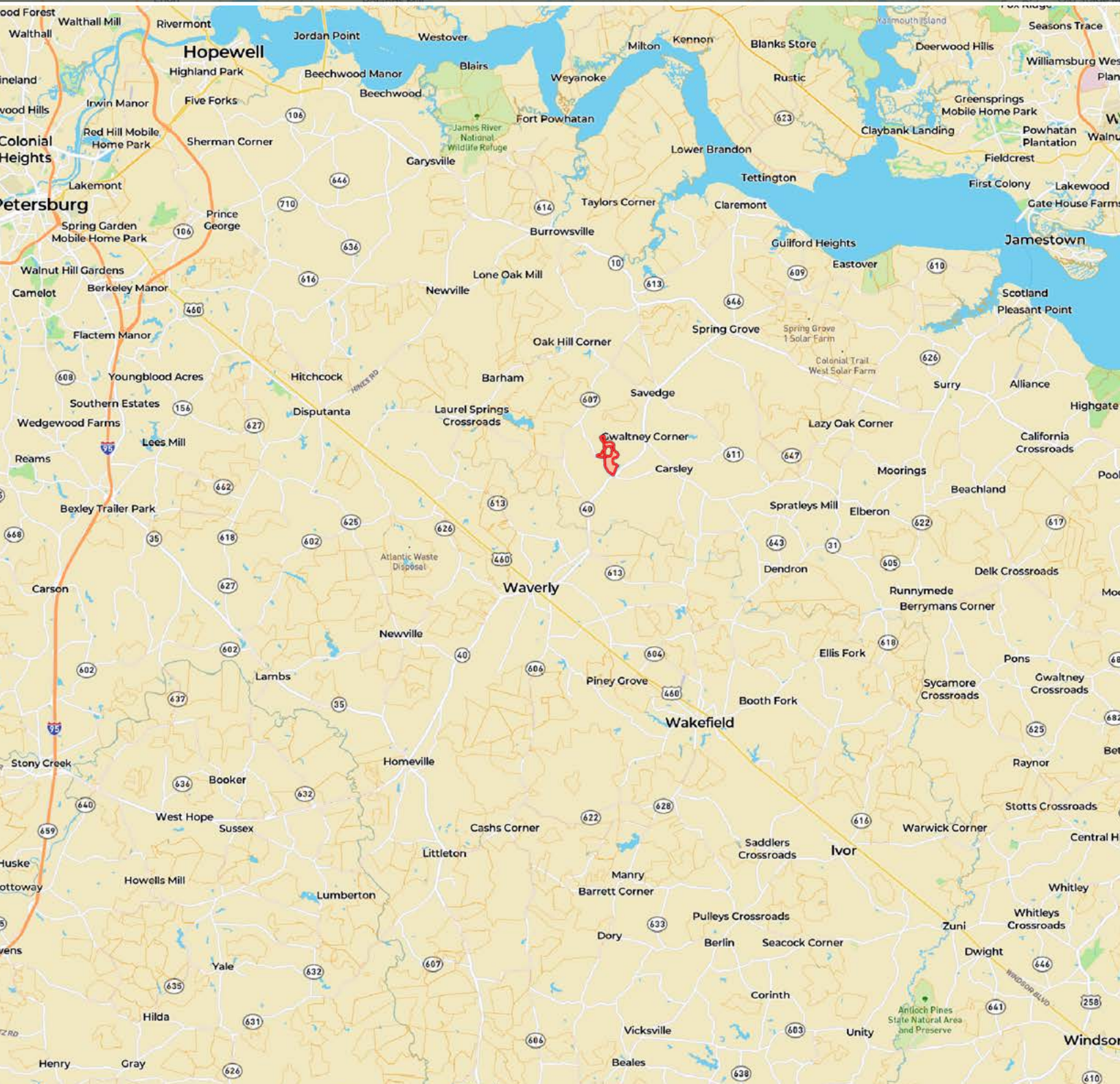
COMMONWEALTHLAND.COM

*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*



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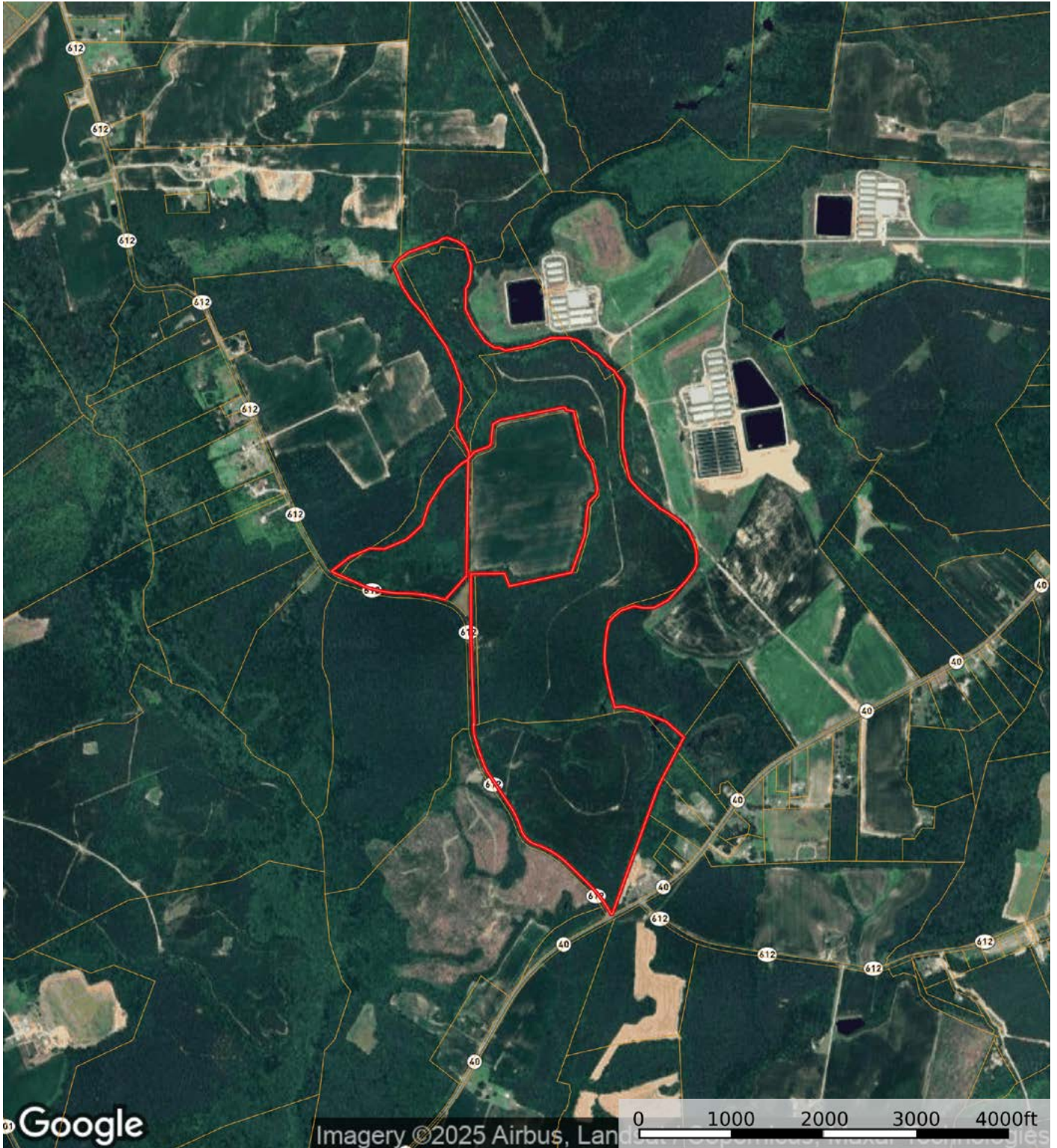
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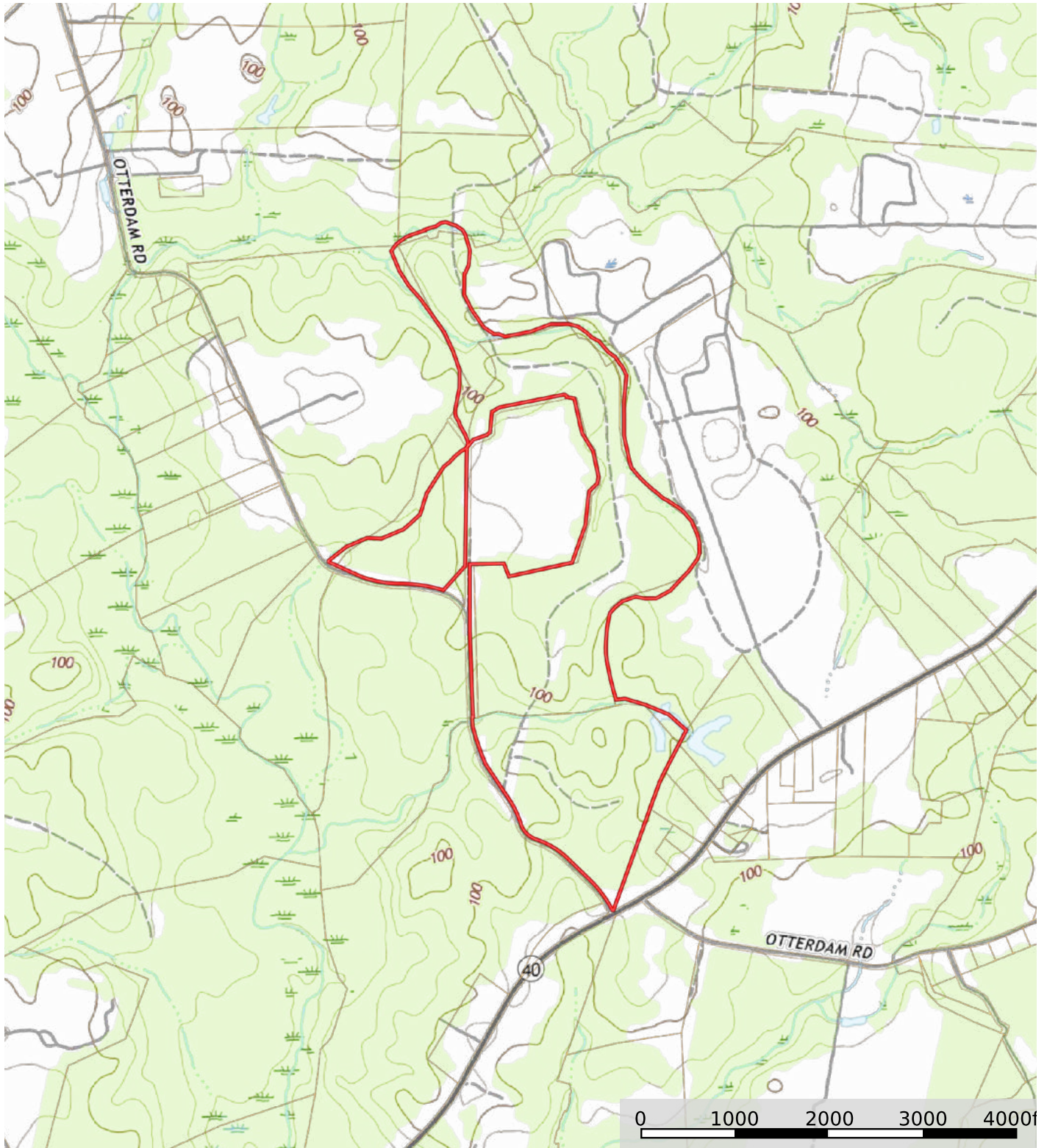
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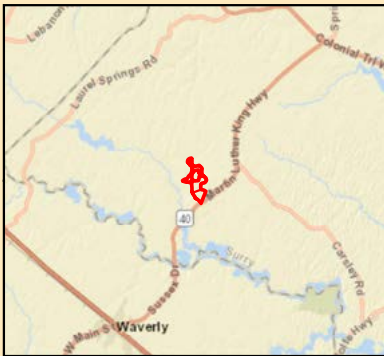
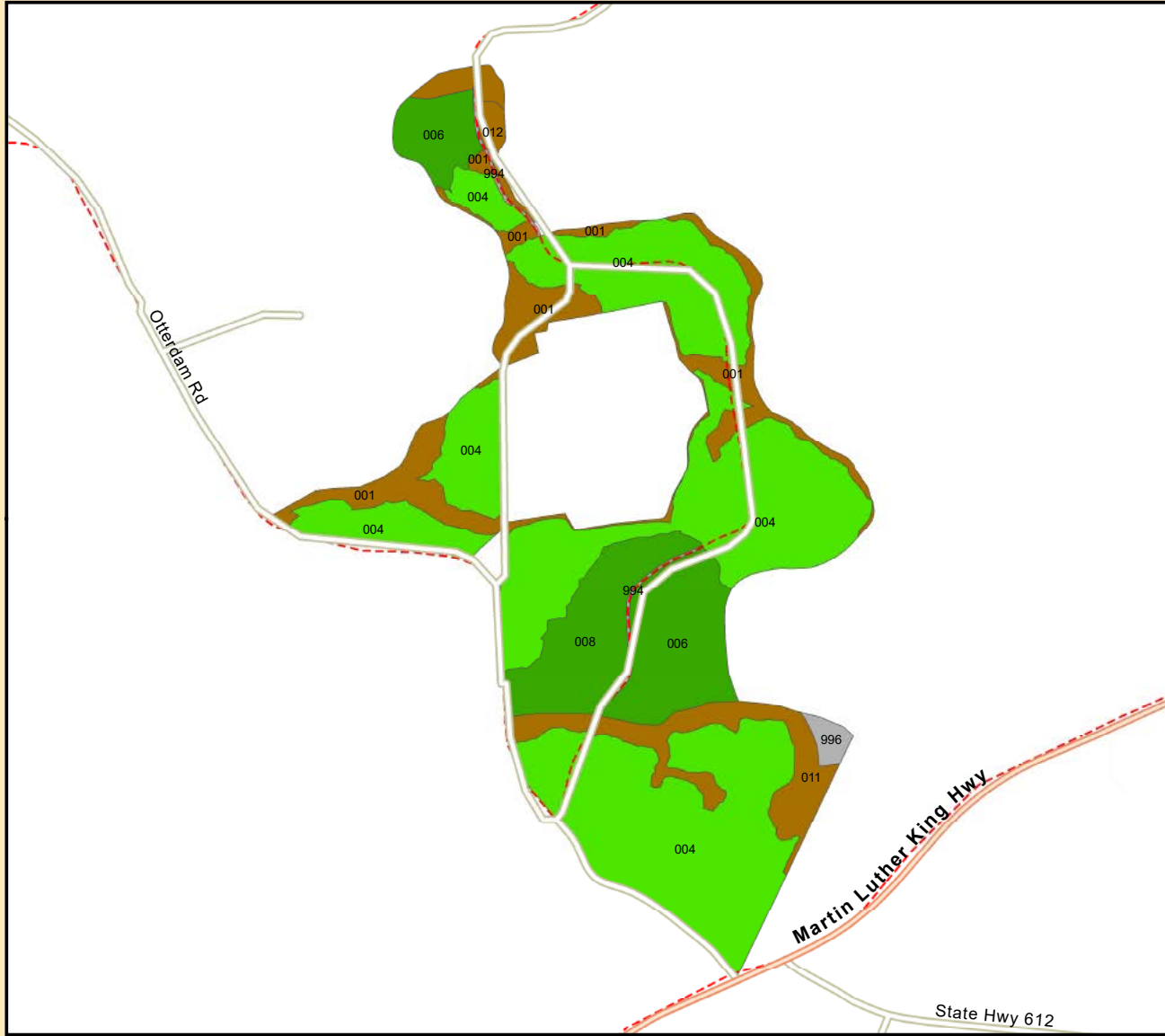
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Map Legend

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





FOR SALE | 230± ACRES
SURRY COUNTY
Price: \$724,500 (\$3,150/acre)

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 & Otterdam Road (VSR612)
 Waverly, VA 23890**

**Jefferson
 Twain Timber, LLC
 GAT-9872 East
 Surry County, VA
 +/- 230 acres
 3/17/2022**

Tract Name	Stand	Gross Acres	Established Year	Cover Type
GAT-9872	001	25.39	1965	Hardwood Non-Convertible
GAT-9872	004	138.18	2017	Pine Plantation
GAT-9872	006	25.90	2006	Pine Plantation
GAT-9872	008	18.26	2006	Pine Plantation
GAT-9872	009	4.63	1950	Hardwood Non-Convertible
GAT-9872	011	12.28	1950	Hardwood Non-Convertible
GAT-9872	012	2.07	1973	Natural Pine Convertible
GAT-9872	994	1.53	9998	NP - Right Of Way
GAT-9872	996	1.83	9998	NP - Water



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