

# For Sale | 189.9 Acres



Maynards Store Road (VSR631), Carrsville, VA 23315

PRICE: \$617,435 (\$3,250/AC) ▪ ISLE OF WIGHT COUNTY



## Features

- Excellent recreational/timberland investment opportunity located north of Maynards Crossroads in Isle of Wight County.
- Extensive frontage along the Blackwater River with deeded access from Maynards Store Road (VSR631).
- Timber comprised of 62± acres of merchantable planted pines ('95), 37± acs of old growth bottomland hardwood with the remaining balance in river bottom.
- Blackwater river bottom provides excellent habitat for deer, turkeys and waterfowl.
- Tax Map #58-01-061 (PART)

For More Information:

### Hank Campbell

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com

4198 Cox Road, Suite 200  
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

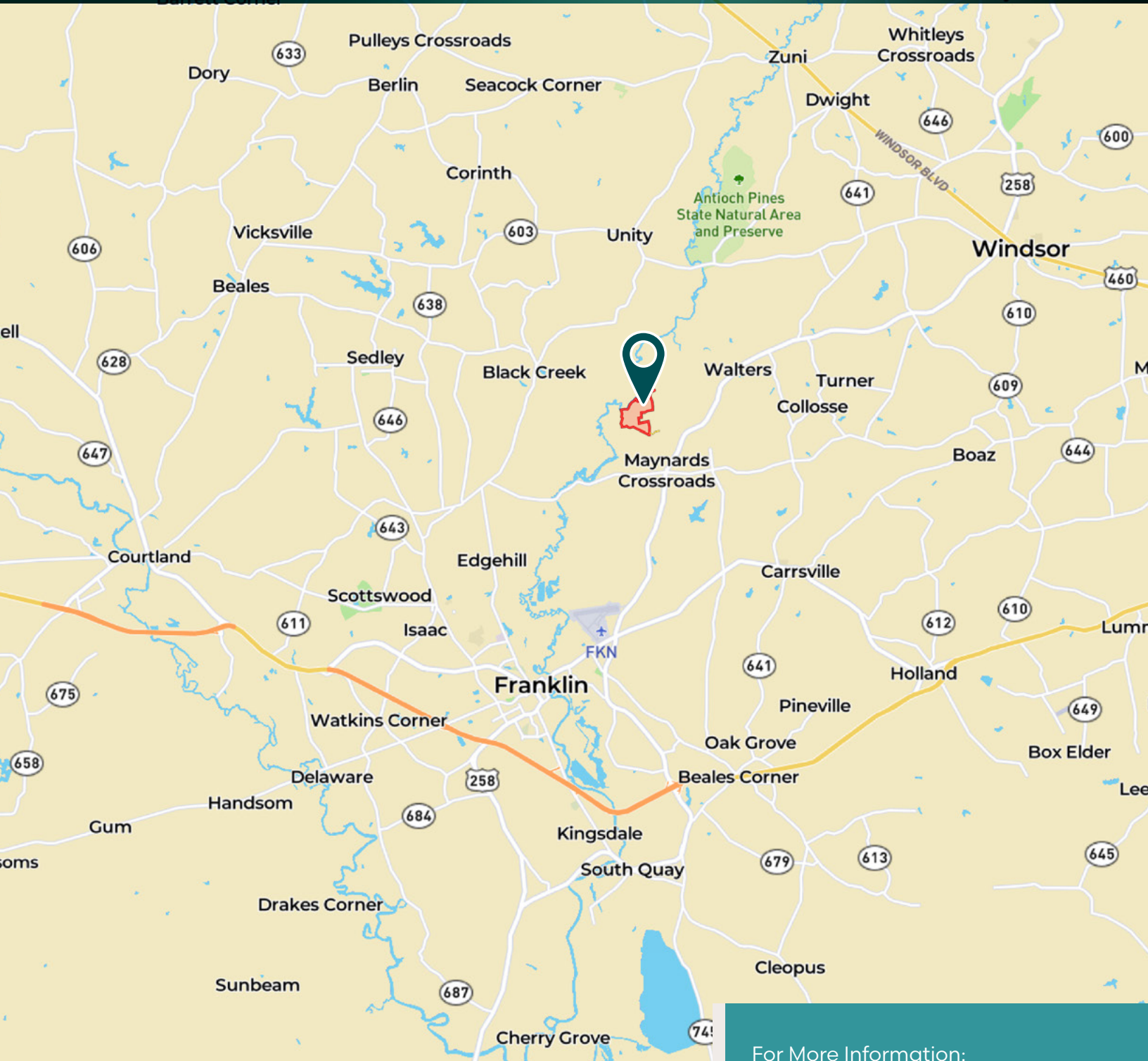
LATITUDE & LONGITUDE 36.7537, -76.8821

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

# For Sale | 189.9 Acres

Maynards Store Road (VSR631), Carrsville, VA 23315

PRICE: \$617,435 (\$3,250/AC) ▪ ISLE OF WIGHT COUNTY



For More Information:

**Hank Campbell**

Senior Vice President

o: 804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200

Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

# For Sale | 410 Acres

Elevon Road, Milford, VA 22514, Carrsville, VA 23315

PRICE: \$1,250,000 (\$388/AC) - CAROLINE COUNTY



4198 Cox Road, Suite 200  
Glen Allen, VA 23060

o: 804-346-4966

[commonwealthcommercial.com](http://commonwealthcommercial.com)

For More Information:

**Hank Campbell**

Senior Vice President

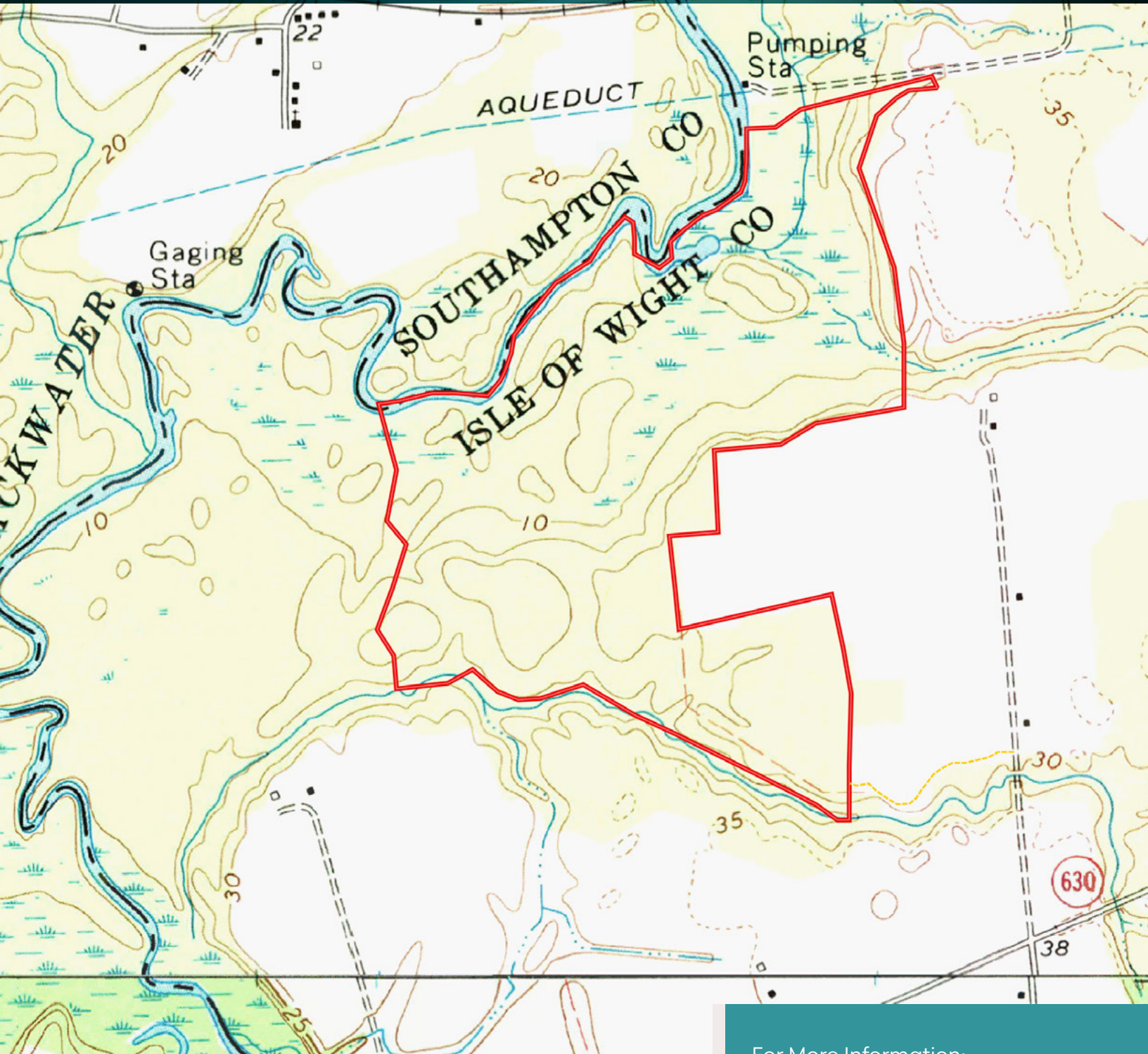
o: 804-433-1818

[hcampbell@commonwealthland.com](mailto:hcampbell@commonwealthland.com)

# For Sale | 189.9 Acres

Maynards Store Road (VSR631), Carrsville, VA 23315

PRICE: \$617,435 (\$3,250/AC) ▪ ISLE OF WIGHT COUNTY



4198 Cox Road, Suite 200  
Glen Allen, VA 23060  
o: 804-346-4966  
[commonwealthcommercial.com](http://commonwealthcommercial.com)

For More Information:

**Hank Campbell**

Senior Vice President

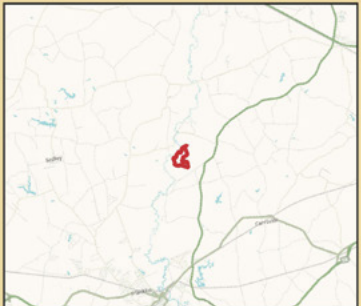
o: 804-433-1818

[hcampbell@commonwealthland.com](mailto:hcampbell@commonwealthland.com)

# For Sale | 189.9 Acres




Maynards Store Road (VSR631), Carrsville, VA 23315


PRICE: \$617,435 (\$3,250/AC) ▪ ISLE OF WIGHT COUNTY



Timberland Investment Resources Disclaimer: 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, REPRESENT OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE RECIPIENT. SALE OFFERING IS SUBJECT TO CHANGE, AT ANY TIME OR WITHOUT NOTICE, INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALES. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND A PURCHASER SIGN AND DELIVER A DEFINITIVE PURCHASE AND SALE AGREEMENT. THE TERMS OF ANY DEFINITIVE PURCHASE AND SALE AGREEMENT SHALL CONTROL AND GOVERN ALL MATTERS BETWEEN OWNER AND A PURCHASER.

**Map Legend**

-  Tract Boundary
-  Stand Boundary
-  Roads

 4198 Cox Road, Suite 200  
Glen Allen, VA 23060  
o: 804-346-4966  
[commonwealthcommercial.com](http://commonwealthcommercial.com)

For More Information:

**Hank Campbell**  
Senior Vice President  
o: 804-433-1818  
[hcampbell@commonwealthland.com](mailto:hcampbell@commonwealthland.com)

# For Sale | 189.9 Acres

Maynards Store Road (VSR631), Carrsville, VA 23315

PRICE: \$617,435 (\$3,250/AC) ▪ ISLE OF WIGHT COUNTY

Stand	Species	Productive Ac	Age	Trees/Ac	Tons/Ac	Total Trees	Total Tons
3013 - 11	Loblolly Pine	62.1	31	177.43	148.79	11018.4	9239.86
3013 - 5	Soft Hardwood	37.86	119	150.61	33.32	5702.09	1261.5
		<b>Total 99.96</b>		<b>Wtd Avg 167.27</b>	<b>Wtd Avg 105.06</b>	<b>Total 16,720.49</b>	<b>Total 10,501.36</b>



4198 Cox Road, Suite 200  
Glen Allen, VA 23060

o: 804-346-4966

[commonwealthcommercial.com](http://commonwealthcommercial.com)

For More Information:

**Hank Campbell**

Senior Vice President

o: 804-433-1818

[hcampbell@commonwealthland.com](mailto:hcampbell@commonwealthland.com)

# For Sale | 189.9 Acres

Maynards Store Road (VSR631), Carrsville, VA 23315

PRICE: \$617,435 (\$3,250/AC) ▪ ISLE OF WIGHT COUNTY



4198 Cox Road, Suite 200  
Glen Allen, VA 23060

o: 804-346-4966

[commonwealthcommercial.com](http://commonwealthcommercial.com)

For More Information:

**Hank Campbell**

Senior Vice President

o: 804-433-1818

[hcampbell@commonwealthland.com](mailto:hcampbell@commonwealthland.com)

# For Sale | 189.9 Acres

Maynards Store Road (VSR631), Carrsville, VA 23315

PRICE: \$617,435 (\$3,250/AC) ▪ ISLE OF WIGHT COUNTY



4198 Cox Road, Suite 200  
Glen Allen, VA 23060

o: 804-346-4966

[commonwealthcommercial.com](http://commonwealthcommercial.com)

For More Information:

**Hank Campbell**

Senior Vice President

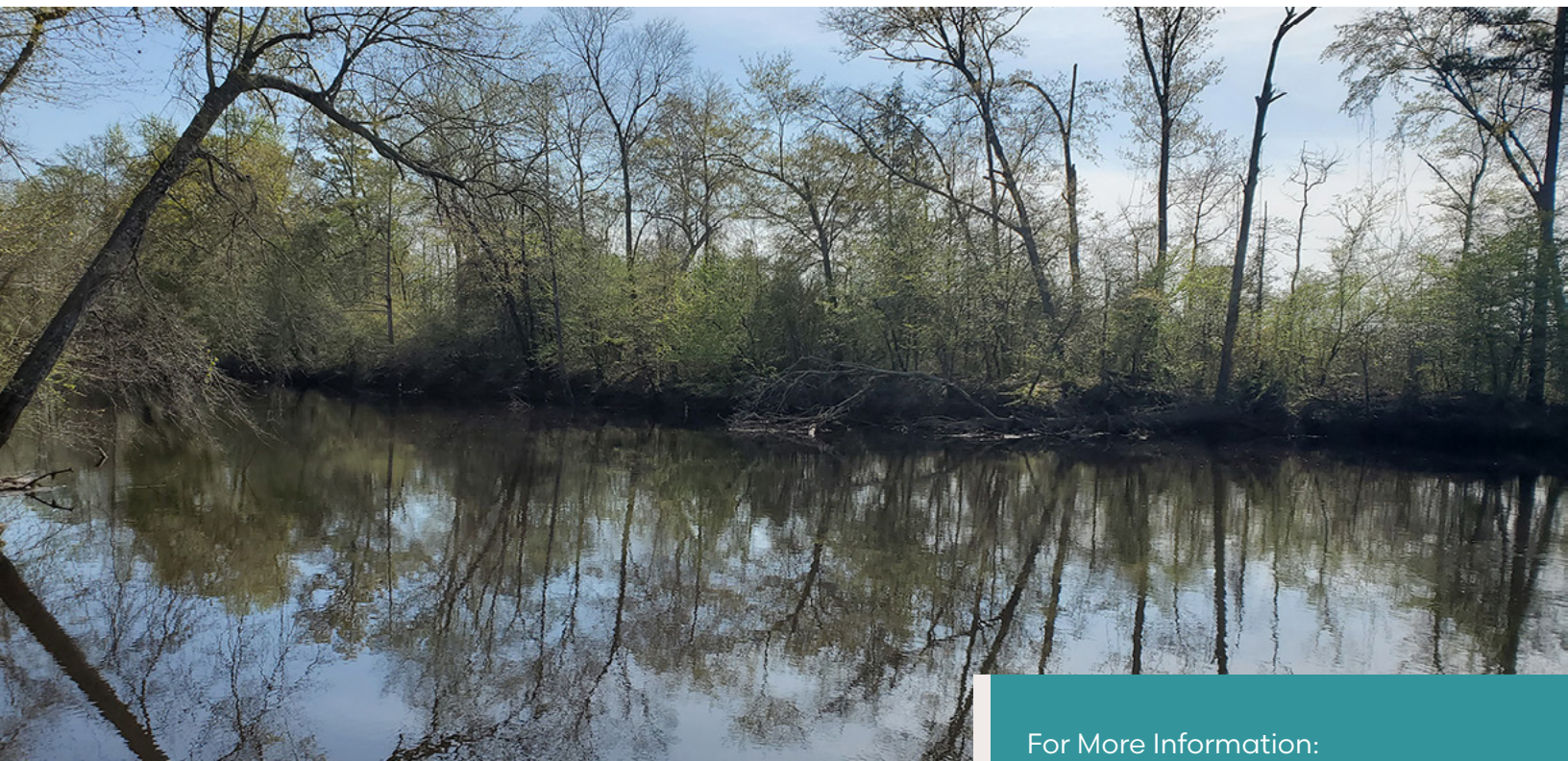
o: 804-433-1818

[hcampbell@commonwealthland.com](mailto:hcampbell@commonwealthland.com)

# For Sale | 189.9 Acres

Maynards Store Road (VSR631), Carrsville, VA 23315

PRICE: \$617,435 (\$3,250/AC) ▪ ISLE OF WIGHT COUNTY



4198 Cox Road, Suite 200  
Glen Allen, VA 23060

o: 804-346-4966

[commonwealthcommercial.com](http://commonwealthcommercial.com)

For More Information:

**Hank Campbell**

Senior Vice President

o: 804-433-1818

[hcampbell@commonwealthland.com](mailto:hcampbell@commonwealthland.com)