



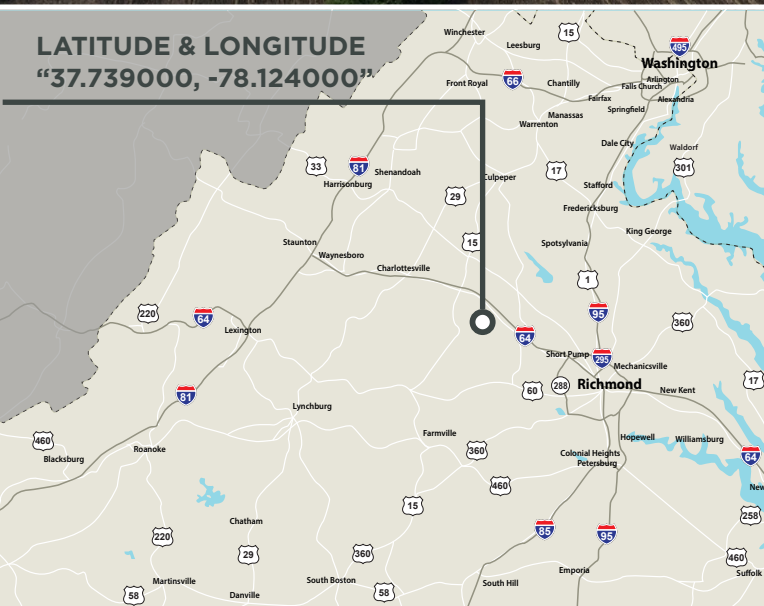
**FOR SALE | 90± ACRES  
GOOCHLAND COUNTY**

**RIVER ROAD W  
COLUMBIA, VA 23038**

**Price: \$350,000 (\$3,888/acre)**



**LATITUDE & LONGITUDE**  
"37.739000, -78.124000"



## Features

**90± ACRES** of young planted pine along the James River and Elk Island

**THIS PROPERTY** is level in the old riverbed floodplain bordered by crop fields. The neighboring fields provide food for wildlife and a view to the river

**YOUNG PINES** and early successional growth provide great deer bedding and fawning cover, as well as quail habitat. The river creates a corridor for deer travel as well as a safe border from hunting pressure

**THE PROPERTY** is under an easement with Department of Forestry which allows for timber harvest and food plots for wildlife

**DEEDED** access comes from River Road as well as ownership on both sides of the train tracks which allows for crossing onto the property

**LOCATED** 30 minutes from the suburbs of Richmond and 45 minutes from Charlottesville



**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](http://COMMONWEALTHLAND.COM)

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

## Contact

**Brent Altaffer**

804-793-0055  
baltaffer@commonwealthland.com

**Scott Pittman**

804-228-4925  
spittman@commonwealthland.com



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