

For Sale | 90 Acres

River Road W, Columbia, VA 23038

PRICE: \$350,000 ▪ GOOCHLAND COUNTY



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 contains a nutrient bank that was converted from crop fields which allows for timber harvest and wildlife management
- 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

LATITUDE & LONGITUDE - 37.739000, -78.124000

For More Information:

Brent Altaffer

Vice President - Land Sales

o: 804-793-0055

baltaffer@commonwealthland.com

Scott Pittman

Associate - Land Sales

o: 804-228-4925

spittman@commonwealthland.com

4198 Cox Road, Suite 200
Glen Allen, VA 23060

o: 804-346-4966

commonwealthcommercial.com

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

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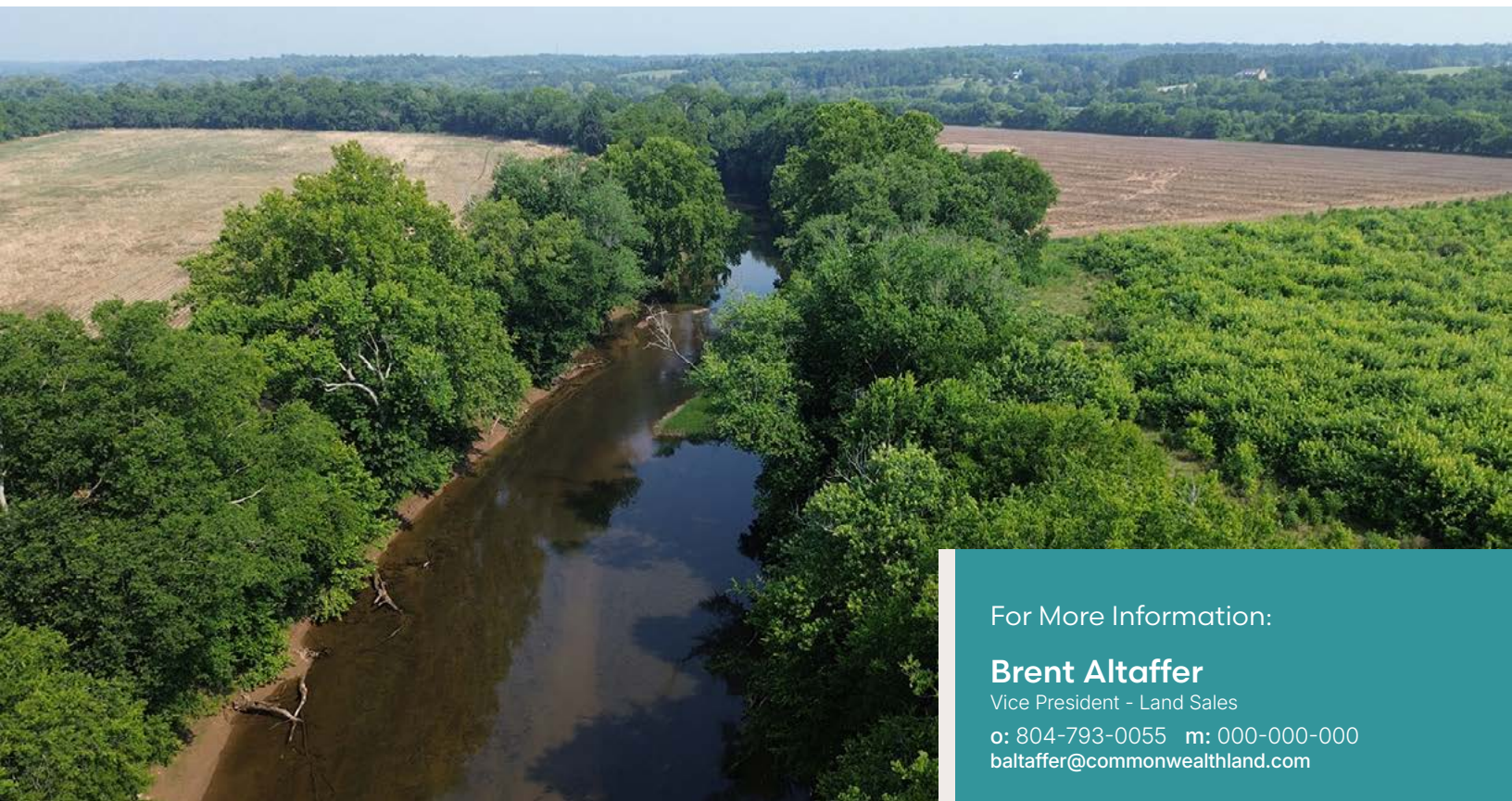
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