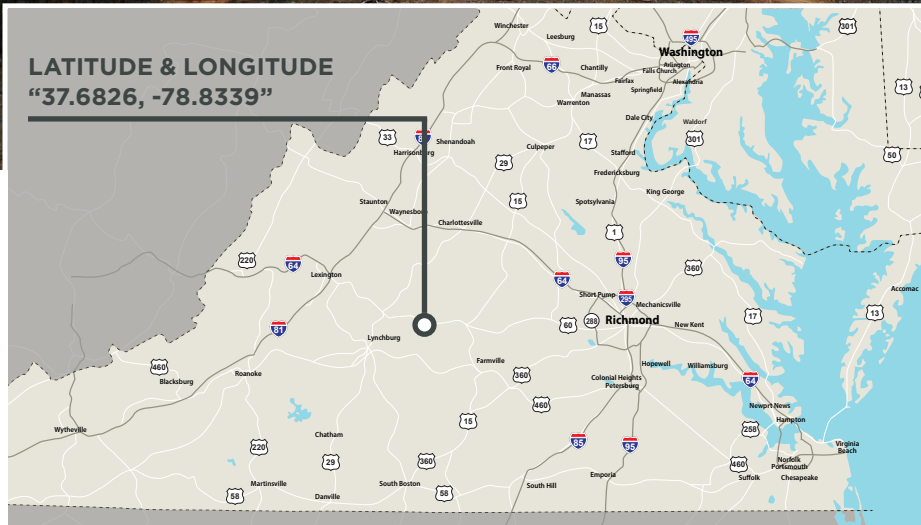




FOR SALE 654.57± ACRES NELSON, VIRGINIA

**WILLIAMSTOWN ROAD
SHIPMAN, VA 22971**

PRICE REDUCED: ~~\$844,395~~ \$752,755



Features

EXCELLENT RECREATIONAL investment opportunity located east of Arrington with frontage along Williamstown Road (VSR 722)

SOUTH SLOPE OF Findlay Mountain offers great views

WHILE A LARGE PORTION of the timber on the site has been harvested over the last couple of years, some mature hardwood remains as well as 156± acres of young planted pines

AT LEAST 4 spring fed creeks on site offering good water source for wildlife

PERFECT TRACT for implementation of a 3-5 year wildlife habitat management plan

HEALTHY POPULATIONS of deer, bear and turkeys

MUST LOOK AT IT on the ground to appreciate

TAX MAP #78-A-23

OFFERED FOR \$752,755 (\$1,150/ACRE)

Contacts

Randy Cosby

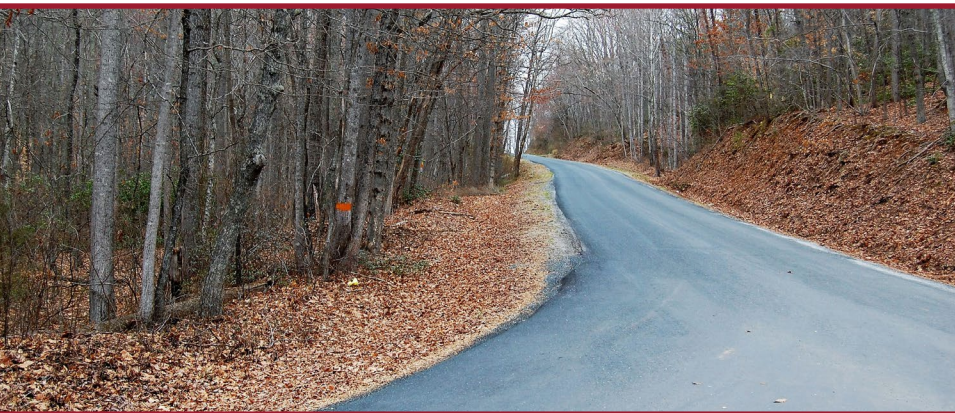
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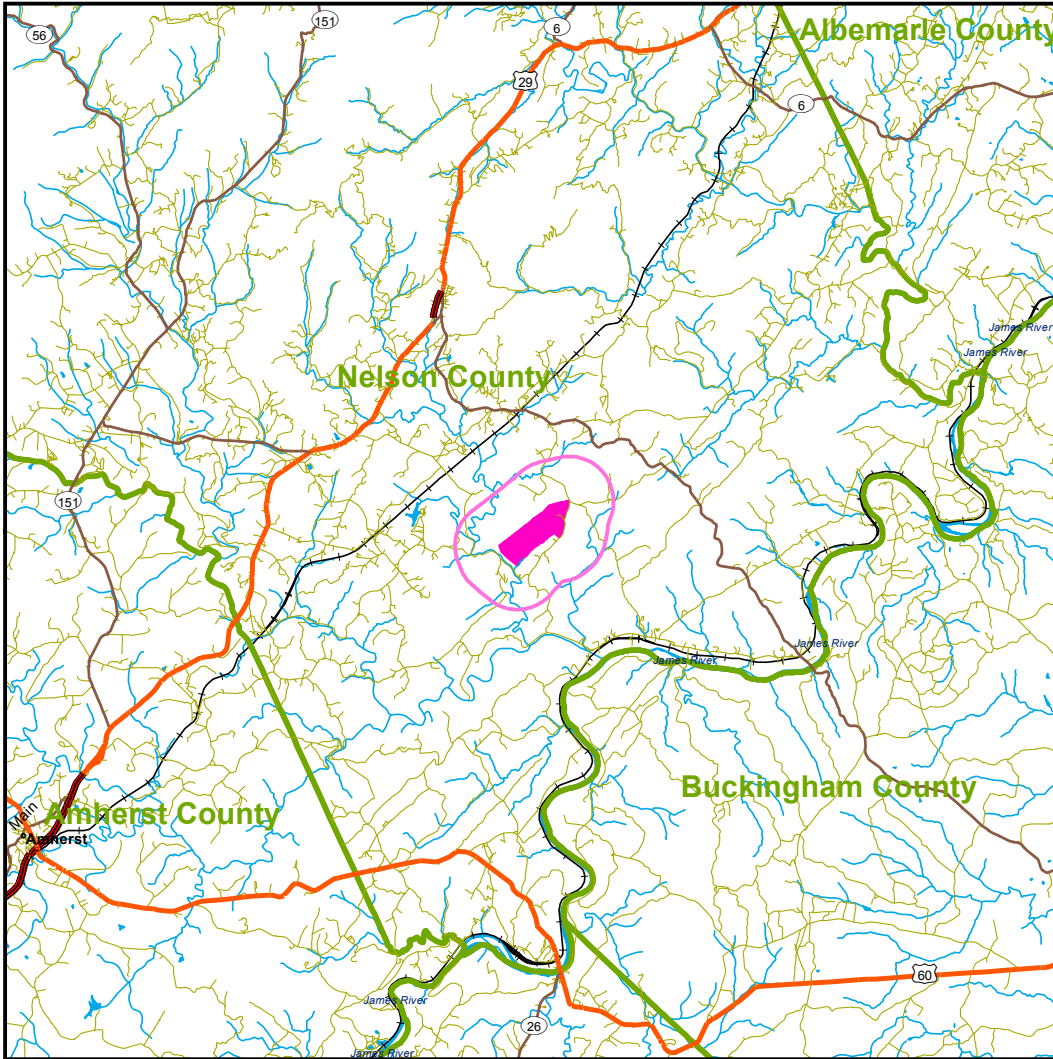
MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-326-LAND (5263) | F 804-346-5901

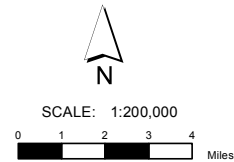
COMMONWEALTHLAND.COM

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



Williams Store - Location Map
Parcel # 51125Hb008
Nelson County, VA - approx. 655 acres +/-

Property Listing	Interstate	USFS	BIA/Tribal
County	Primary Highway	NPS	Other Federal
Urban Area	Secondary Highway	USFWS	State
Lake/Reservoir	Other Road	BLM	County/Local
Perennial River/Stream	Railroad		



The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability. 2/16/2017

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**WILLIAMSTOWN ROAD (VSR 733)
SHIPMAN, VA 22971**

**FOR SALE 654.57± ACRES
NELSON, VIRGINIA**

PRICE REDUCED: ~~\$844,395~~ \$752,755

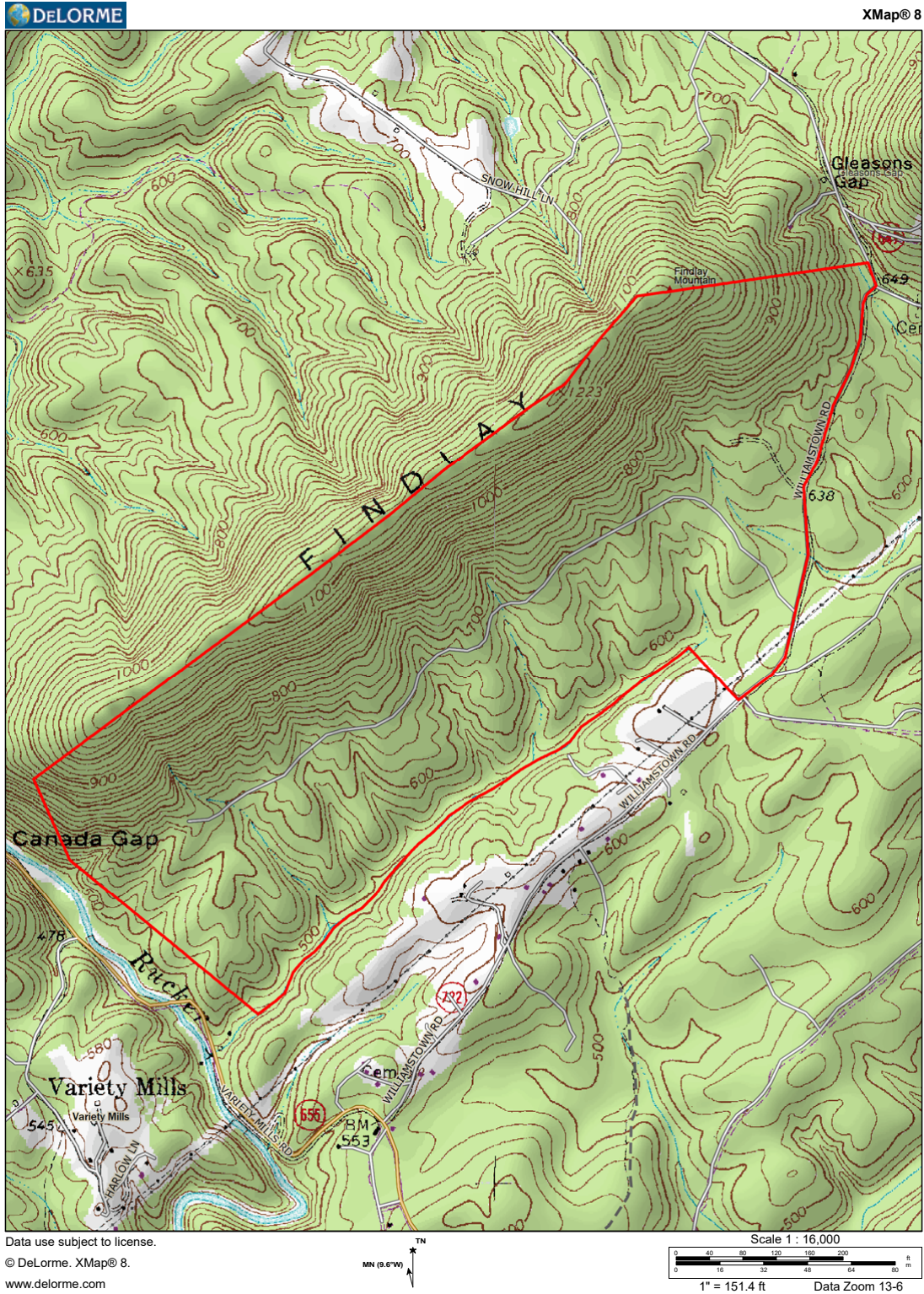


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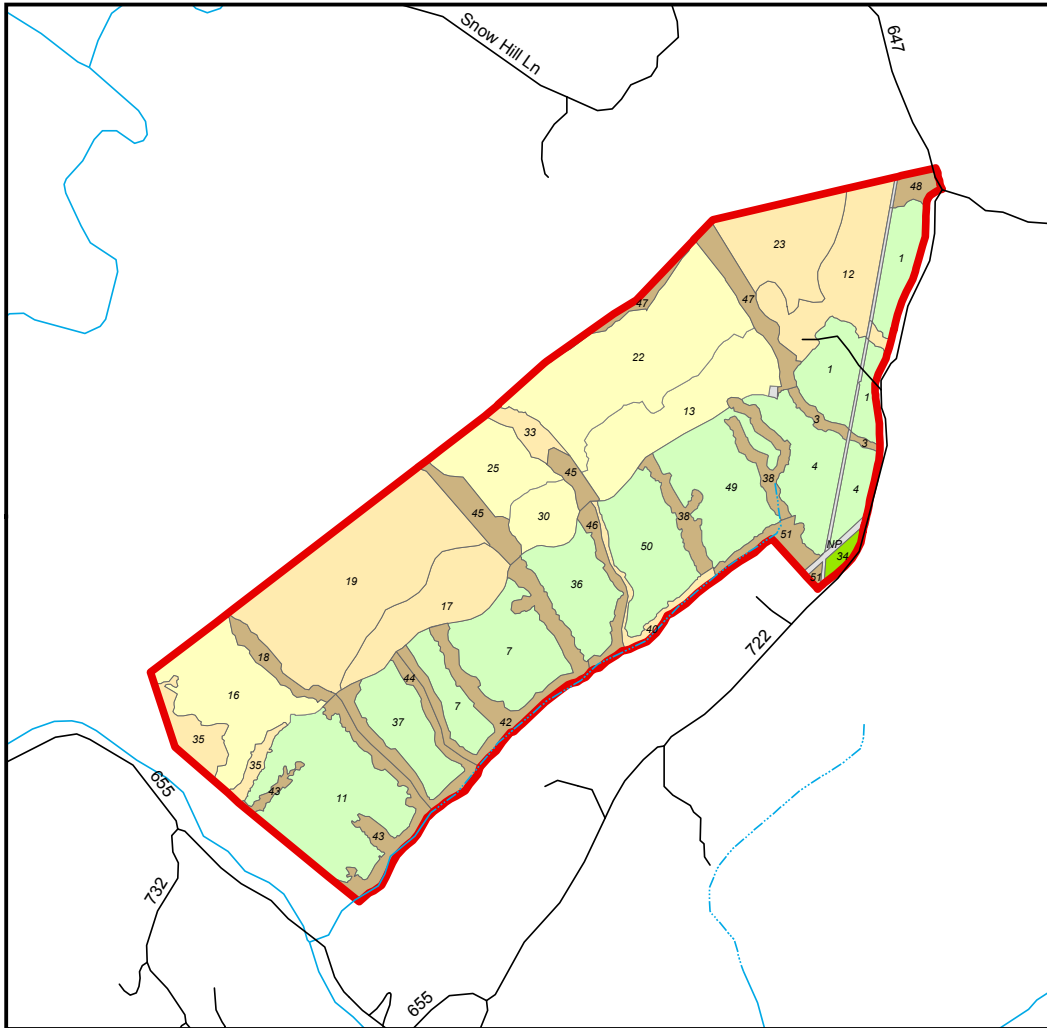
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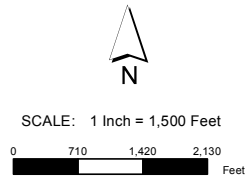
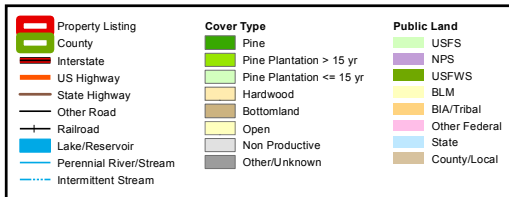


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Stand Map
Williams Store
Parcel # 51125Hb008
Nelson County, VA - approx. 655 acres +/-



Stand #	Cover Type	Age	Acres
NP	Non Productive	NA	1.7
1	Pine Plantation <= 15 yr	8	30.6
4	Pine Plantation <= 15 yr	2	28.1
7	Pine Plantation <= 15 yr	1	34.7
11	Pine Plantation <= 15 yr	2	45.2
12	Hardwood	41	27.6
13	Open		32.0
16	Open	1	31.9
17	Hardwood	41	23.7
19	Hardwood	84	66.8
22	Open		57.7
23	Hardwood	84	25.4
42	Bottomland	84	20.1
49	Pine Plantation <= 15 yr	2	29.1
50	Pine Plantation <= 15 yr	2	25.1

Smaller stands have been excluded to fit in the allowable space

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