



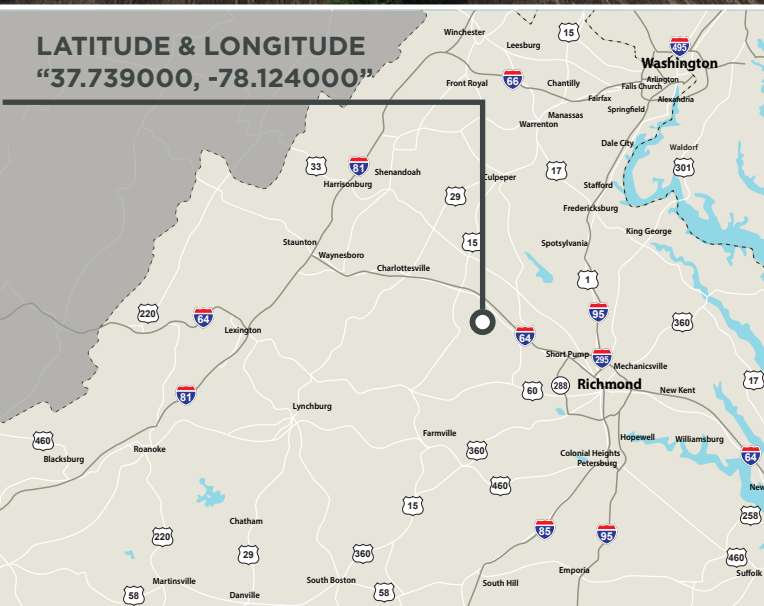
**FOR SALE | 90± ACRES
GOOCHLAND COUNTY**

**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 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



**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.*

Contact

Brent Altaffer

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Scott Pittman

804-228-4925
spittman@commonwealthland.com



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