

# ALBEMARLE LAND & TIMBER SERVICES

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## Introduction

Albemarle Land & Timber Services is pleased to offer for sale the following tract of timber and land: **The Burwells Bay Tract** is located primarily in Isle of Wight County and a small portion to the north in Surry County, Virginia.

## Location & Description

The Burwells Bay Tract is a beautiful and well-maintained timber tract located approx. 8 miles North of Smithfield, Virginia. The total deeded acreage is approximately 1441 acres. This includes paths, ditches, utility acres and a small pond. The tract touches two state maintained roads. Burwells Bay Road (road no. 621) divides the acreage into two parcels, a North and a South tract. There is also a fair amount of state road frontage on both sides of Burwells Bay Road. On the West side of the North tract, a portion of the tract touches Moonlight Road (road no. 627).

The timber on this tract ranges from 2 years old to 43 years old. The majority of the timber is in the age range from 20 to 30 years old. This is a good age for a timber investment tract because most of the timber is half grown or better. The roads going through the tracts provide excellent access for timber management and wildlife management.

All boundaries on the entire tract have been painted with "Red Boundary Paint". There are three entrance gates to the tracts, Two on the North tract and One on the South tract. ( see the enclosed tract maps and aerial photos)

Please see the enclosed timber inventory pages for timber volumes and ages of the timber stands on the entire acreage. The Tract has been broken into two tracts divided by Burwells Bay Road, north and south.

The two tracts have acreages prospectively.

The Burwells Bay North Tract – 788+/- acres

The Burwells Bay Tract South – 653+/- acres

## Wildlife

Whitetail Deer, Quail, and Wild Turkey are at home anywhere on this property. Hunting is a great possibility on this tract either for recreation or for leasing the hunting rights for an annual income with any timber proceeds.

## Price

The Burwells Bay Tract is being offered for **\$3,500,000.00 US Dollars.**

The tracts can also be purchased separately.

North Tract.....**\$2,350,000.00 US Dollars**

South Tract .....**\$1,150,000.00 US Dollars**

## Contact

For any further information or questions regarding this property, please contact Mark Williams at our office: Albemarle Land & Timber Services at **252-264-2209** or at our website at [www.nclandandtimber.com](http://www.nclandandtimber.com).  
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