

BLACKWATER TIMBERLANDS BID SALE
0 Sussex County
Southampton, VA 23884

8,320± Acres
Sussex County



BLACKWATER TIMBERLANDS BID SALE
Southampton, VA / Sussex County

SUMMARY

Address

0 Sussex County

City, State Zip

Southampton, VA 23884

County

Sussex County

Type

Recreational Land

Latitude / Longitude

36.914907 / -77.281547

Acreage

8,320

Property Website

<https://compasslandpartners.com/property/blackwater-timberlands-bid-sale-/sussex/virginia/102442/>



BLACKWATER TIMBERLANDS BID SALE

Southampton, VA / Sussex County

PROPERTY DESCRIPTION

Discover an exceptional timberland and recreational investment opportunity spanning approximately 8,320 acres across Isle of Wight, Southampton, Sussex, and Surrey Counties in southeastern Virginia. The Blackwater Timberlands portfolio combines institutional-quality timber management, prime hunting habitat, and strategic river frontage-all positioned within convenient proximity to major markets and transportation corridors.

Acreage

- Total: ±8,320 acres
- Fee acres: ±6,660 acres (Southampton, Surrey, and Sussex Counties)
- Timber deed acres: ±1,660 acres (Isle of Wight County)

Location

Located primarily through Southampton and Sussex Counties around the City of Franklin, VA, this portfolio offers unmatched accessibility and market reach. The tracts are strategically dispersed from Waverly, VA to the North Carolina/Virginia boundary, with all holdings within:

- 60 miles of Norfolk and Newport News
- 40 miles of Suffolk
- 65 miles of the Chesapeake Bay
- 75 miles of Richmond

Access

The portfolio features varied access across tracts, including paved road frontage, dirt road frontage, and easement accesses. Extensive internal road networks throughout the property provide excellent management flexibility and recreational access.

Features

- Frontage along Nottaway River (6 Miles), Blackwater River (3 Miles), and Meherrin River (2.5 Miles)
- Two conservation easements enhancing long-term stewardship value

Timber Management

The portfolio showcases professional timber management with a diversified mix of pine plantations, natural pine/hardwood stands, and bottomland hardwoods. This varied composition supports sustainable yield potential and ecosystem health.

Recreational & Wildlife Value

Prime deer and turkey habitat throughout the property makes this an outstanding recreational asset. The combination of diverse timber types, river frontage, and extensive road networks creates ideal conditions for quality hunting experiences and wildlife management.

Summary

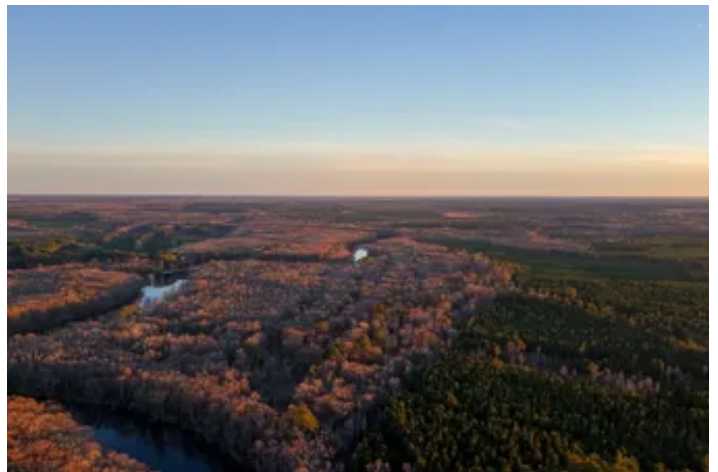
- Significant acreage with institutional timber management
- Multiple revenue streams: timber, conservation easements, and recreational potential
- Strategic location near major population centers and markets



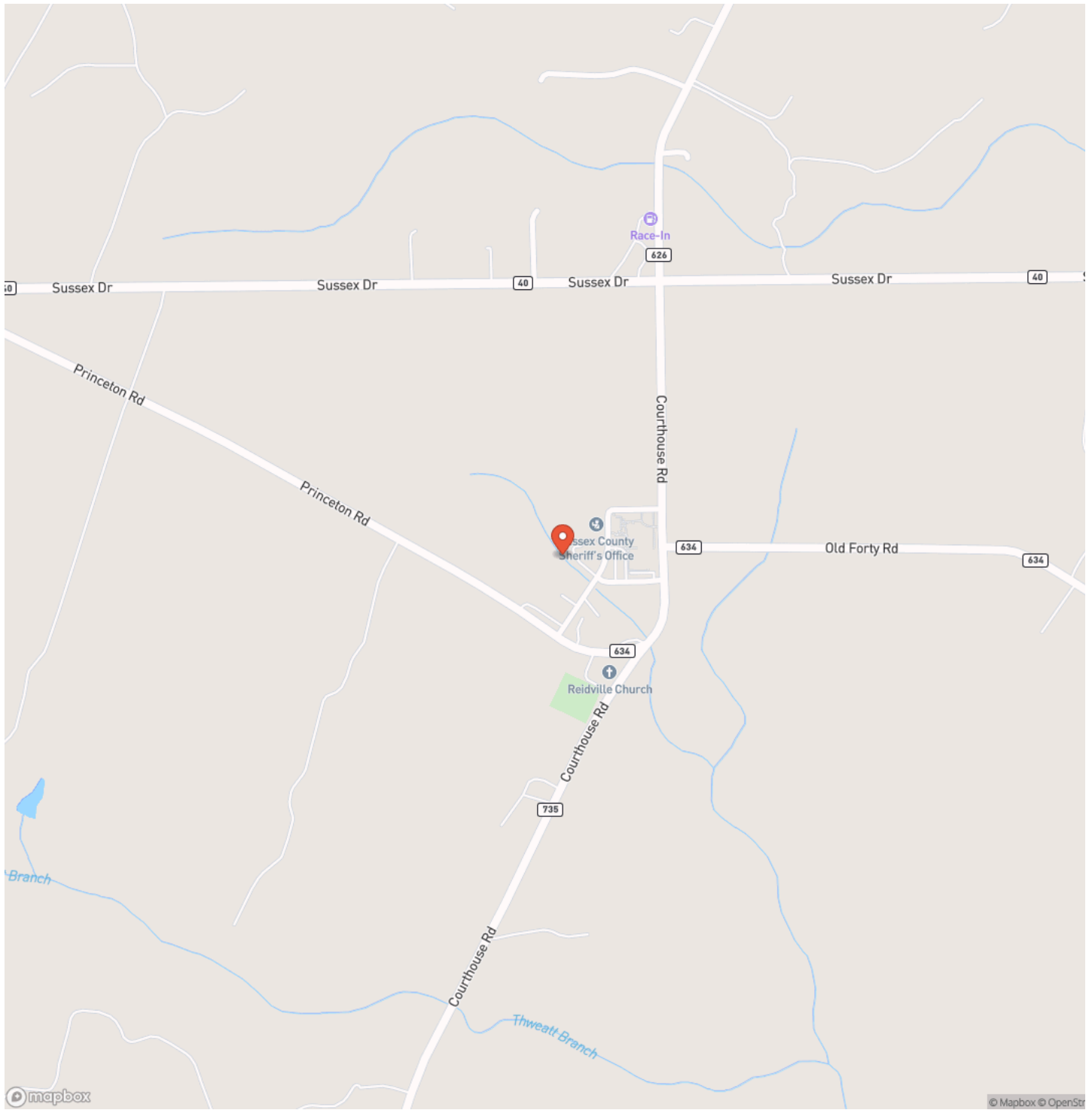
- Diverse property composition supporting long-term sustainability
- Excellent internal infrastructure and access
- Prime wildlife habitat for recreational use and management



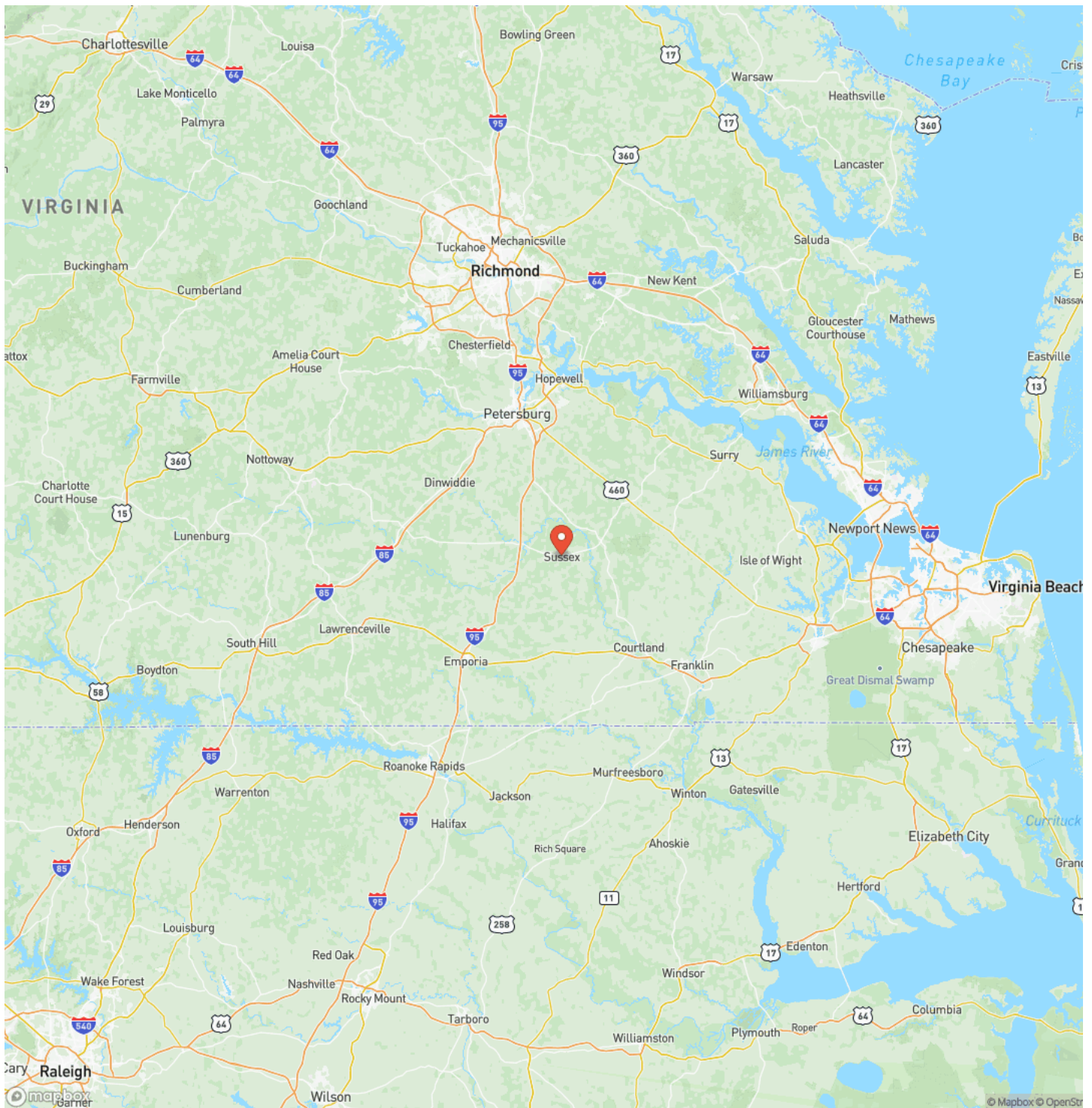
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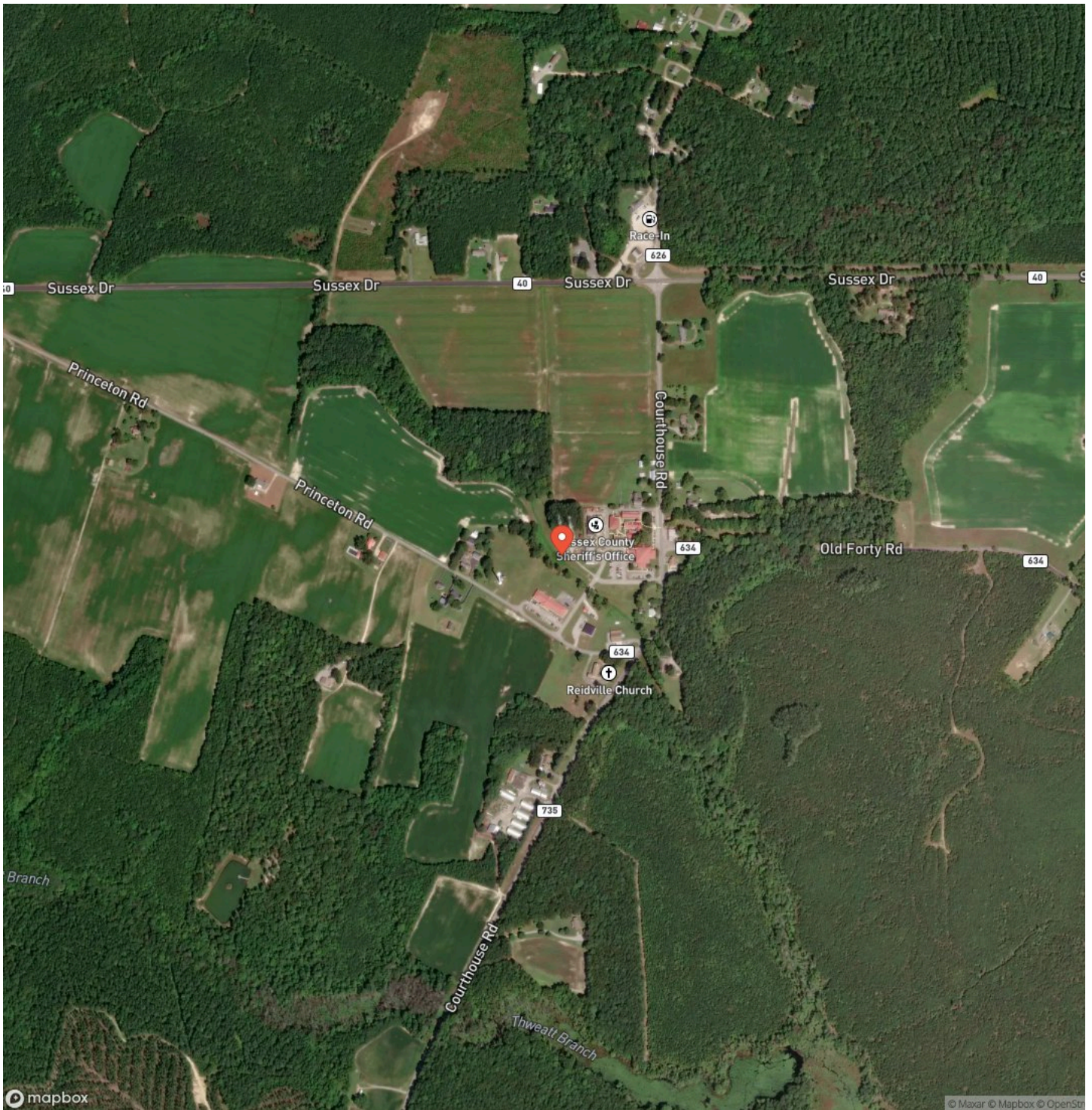
Locator Map



Locator Map



Satellite Map



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