



ACTIVE · SET PRICE

Rough Creek Tract

± 267 Acres | Charlotte County | Virginia | Near Phenix

Rough Creek Tract

PRICE	PRICE / ACRE	ACREAGE
\$840,750	\$3,149	± 267

PROPERTY OVERVIEW

±267 Acres - Premier Timber & Recreational Tract Charlotte County This exceptional 267-acre tract in Charlotte County, Virginia offers a rare blend of investment-grade timberland, premium water frontage, and outstanding recreational appeal. Water & Road Frontage The eastern boundary is defined by approximately 2,000 feet of frontage along Cub Creek, providing a year-round water source and prime wildlife habitat. The property also boasts roughly 2/3 of a mile of frontage on Rough Creek Road, offering excellent accessibility and multiple potential entry points. Timber Investment This tract is well-established with professionally managed pine plantations: • 116 acres of 2017 loblolly pine • 109 acres of 2012 loblolly pine • 30 acres of mature hardwood bottomland The diverse age classes provid...

PROPERTY DETAILS

ACCESS

ATV · Legal Access

WATER FEATURES

Creeks / Streams · Marsh

VIEWS

Timber

IMPROVEMENTS

Gate

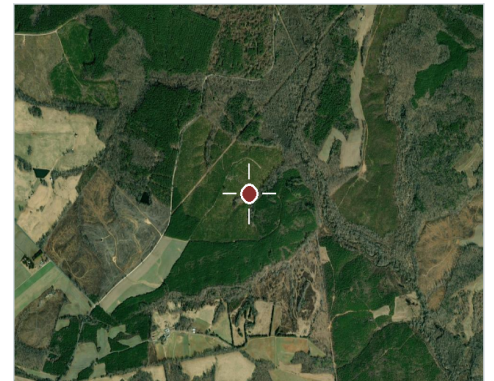
COUNTY TAX PARCEL IDS

023-00-0A-000-0007

DOCUMENTS INCLUDED

Timber Information · Property Location · Topographical

LOCATION



Charlotte County, Virginia


Chris Fallen

Real Estate Salesperson, VA

C: 804.921.8654

Chris.Fallen@afmforest.com

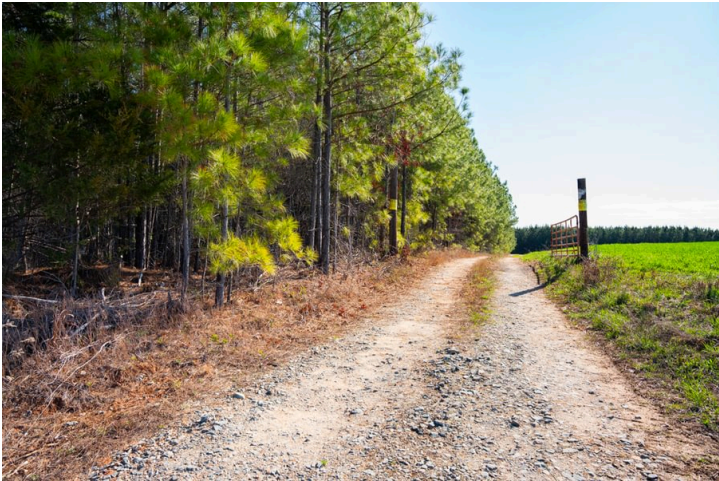
Principal Broker: Chris Manus (Virginia)

SCAN TO VIEW



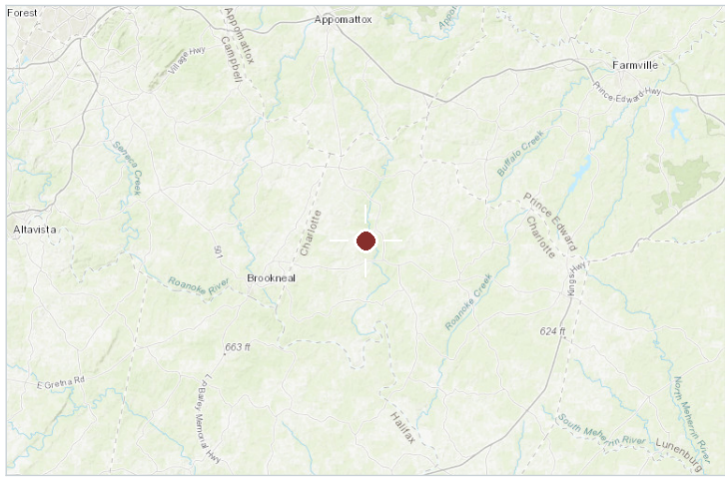
Property Photos

Rough Creek Tract · Charlotte County · Virginia · Near Phenix



Location & Access

Rough Creek Tract · Charlotte County · Virginia · Near Phenix



Regional locator

COUNTY & STATE
Charlotte County, Virginia

NEAREST CITY
Phenix

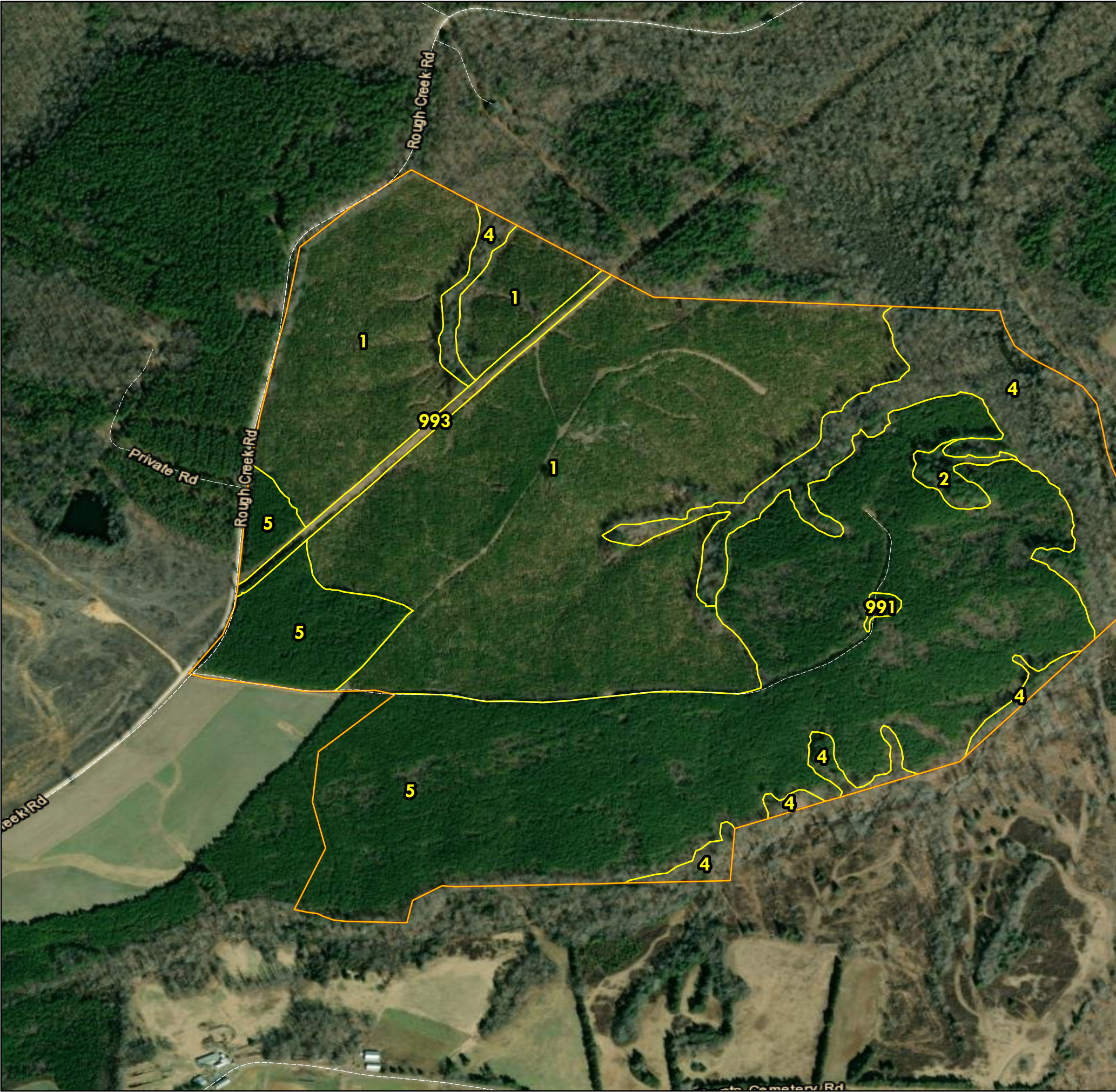
APPROXIMATE CENTRE
37.10265, -78.7724

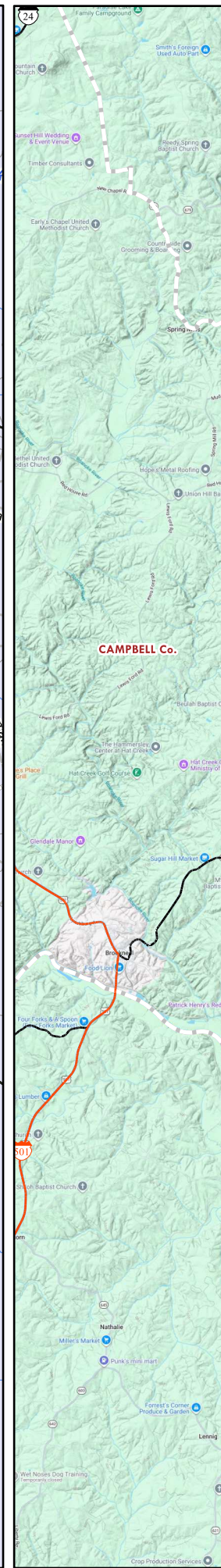
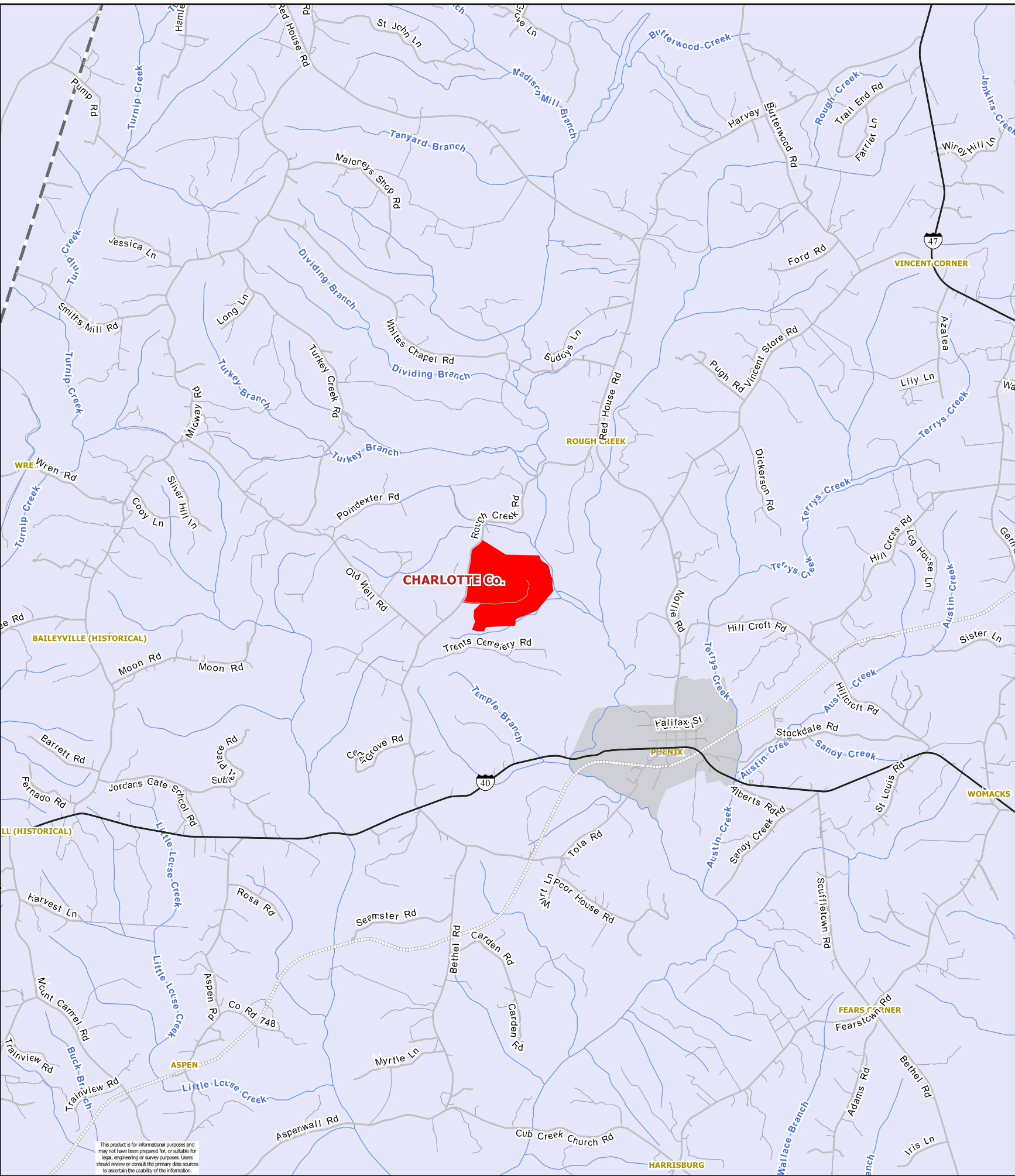
COUNTY TAX PARCEL IDS
023-00-0A-000-000-0007

INTERACTIVE MAP



<https://id.land/maps/38cf7d1a6b837263add54c21d15c2282/share>





2038

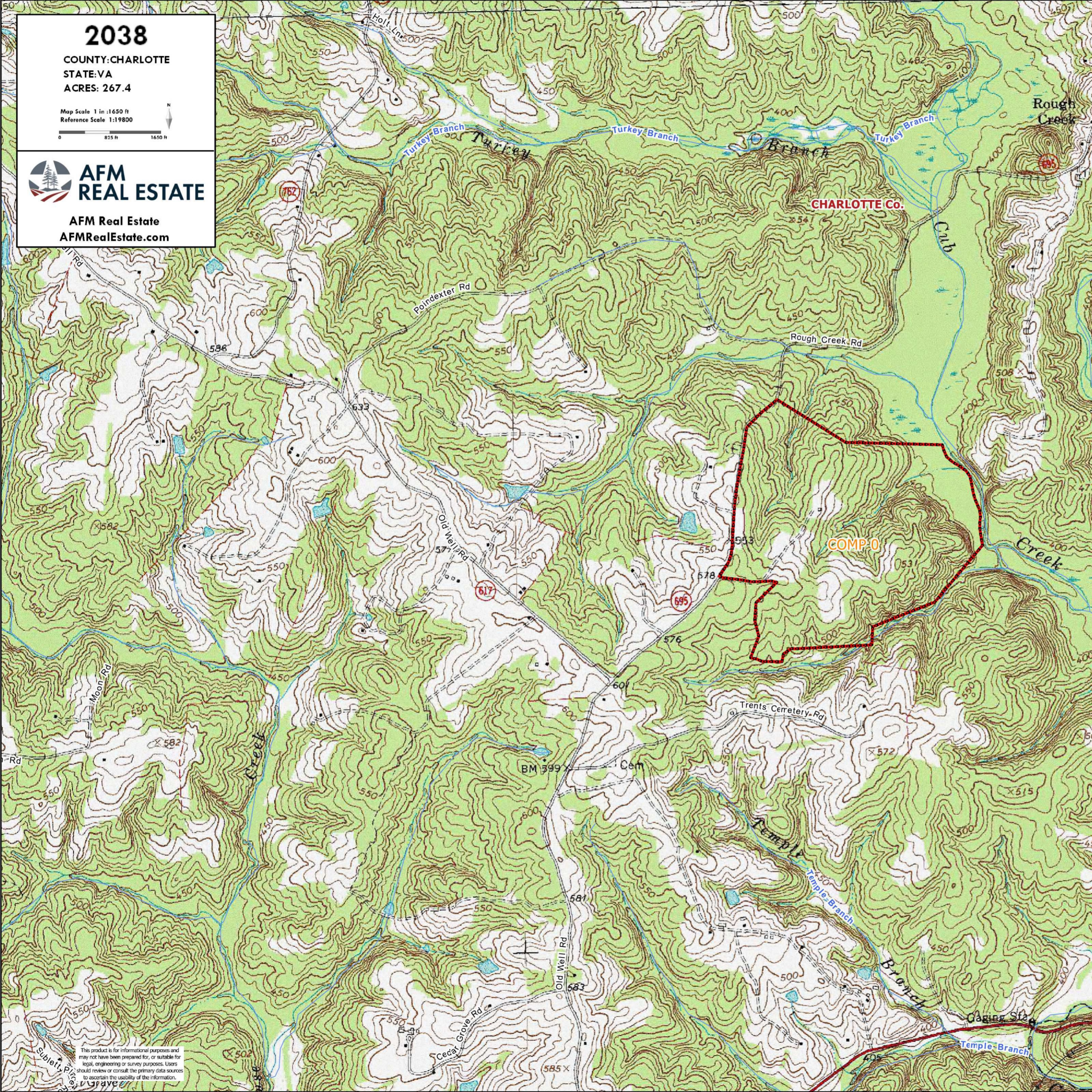
COUNTY:CHARLOTTE
STATE:VA
ACRES: 267.4

Map Scale 1 in :1650 ft
Reference Scale 1:19800



AFM
REAL ESTATE

AFM Real Estate
AFMRealEstate.com



This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.