

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-000-000-0007

DOCUMENTS INCLUDED
Timber Information · Property Location · Topographical

## LOCATION



Charlotte County, Virginia



Chris Fallen
Real Estate Salesperson, VA
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Chris.Fallen@afmforest.com
Principal Broker: Chris Manus (Virginia)

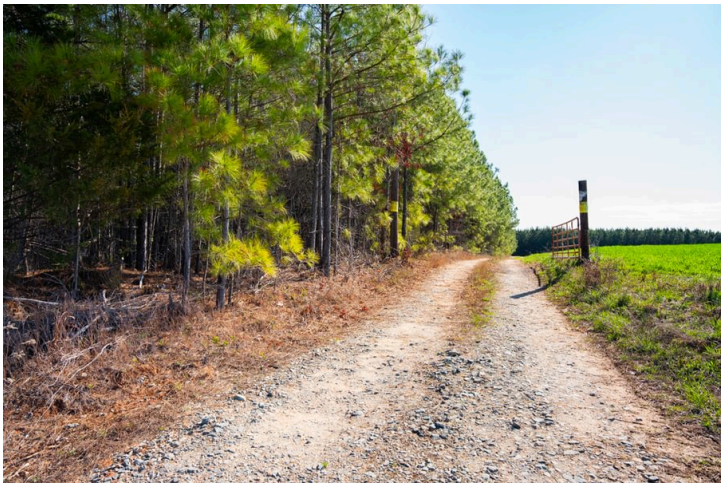
SCAN TO VIEW

Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated November 2, 2026 · https://www.afmrealestate.com/properties/267-acres-land-for-sale-in-charlotte-county-virginia/rough-creek-tract

# Property Photos

Rough Creek Tract · Charlotte County · Virginia · Near Phenix











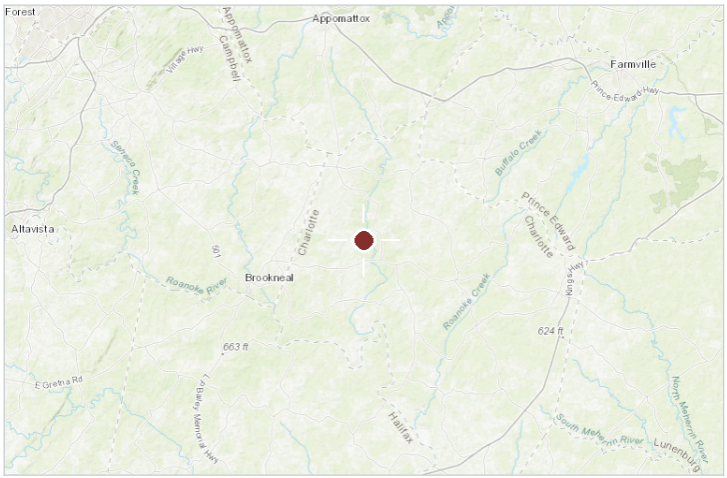


# Location & Access

Rough Creek Tract · Charlotte County · Virginia · Near Phenix



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.




Regional locator

COUNTY & STATE

Charlotte County, Virginia

NEAREST CITY

Phenix

APPROXIMATE CENTRE

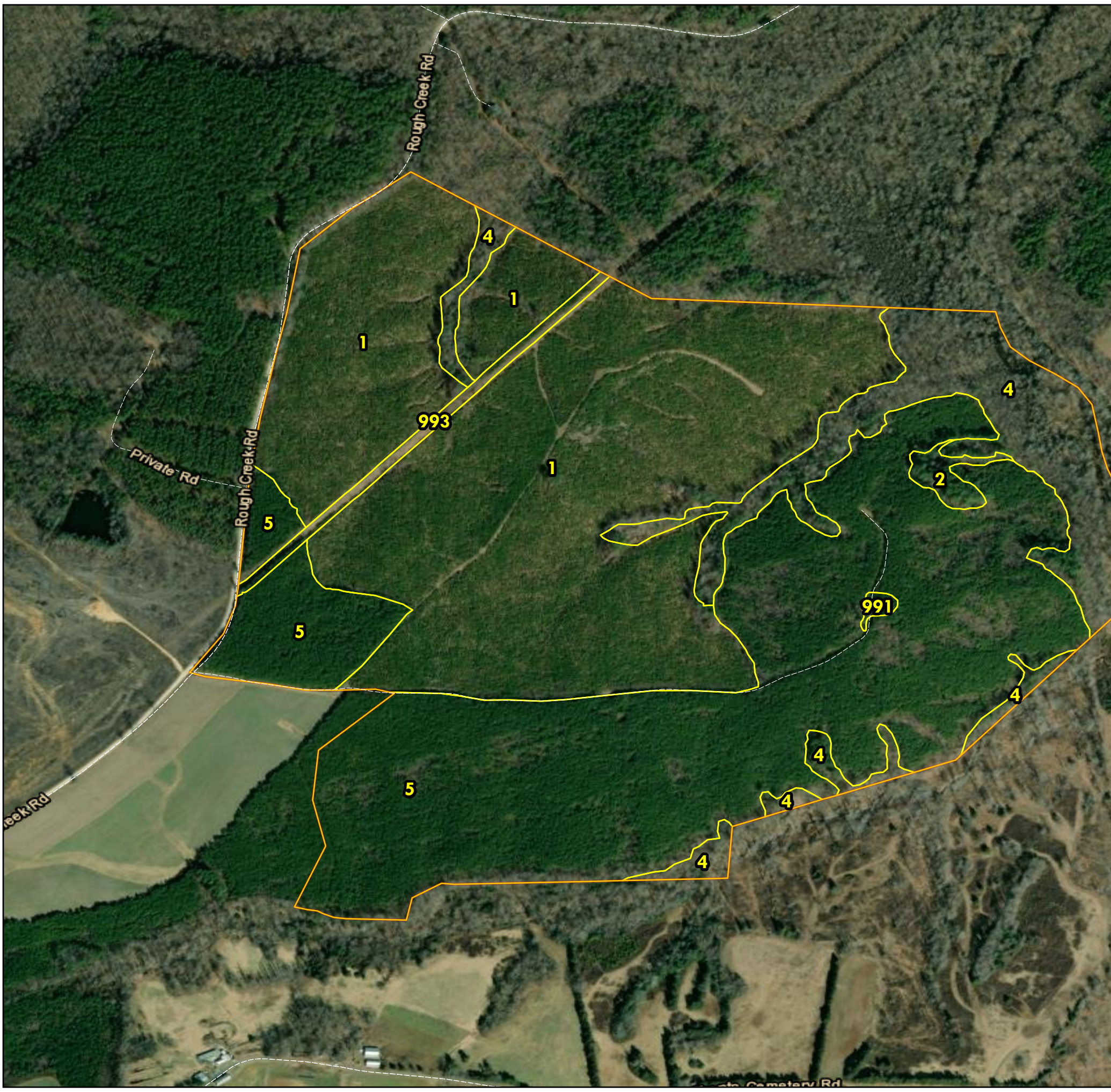
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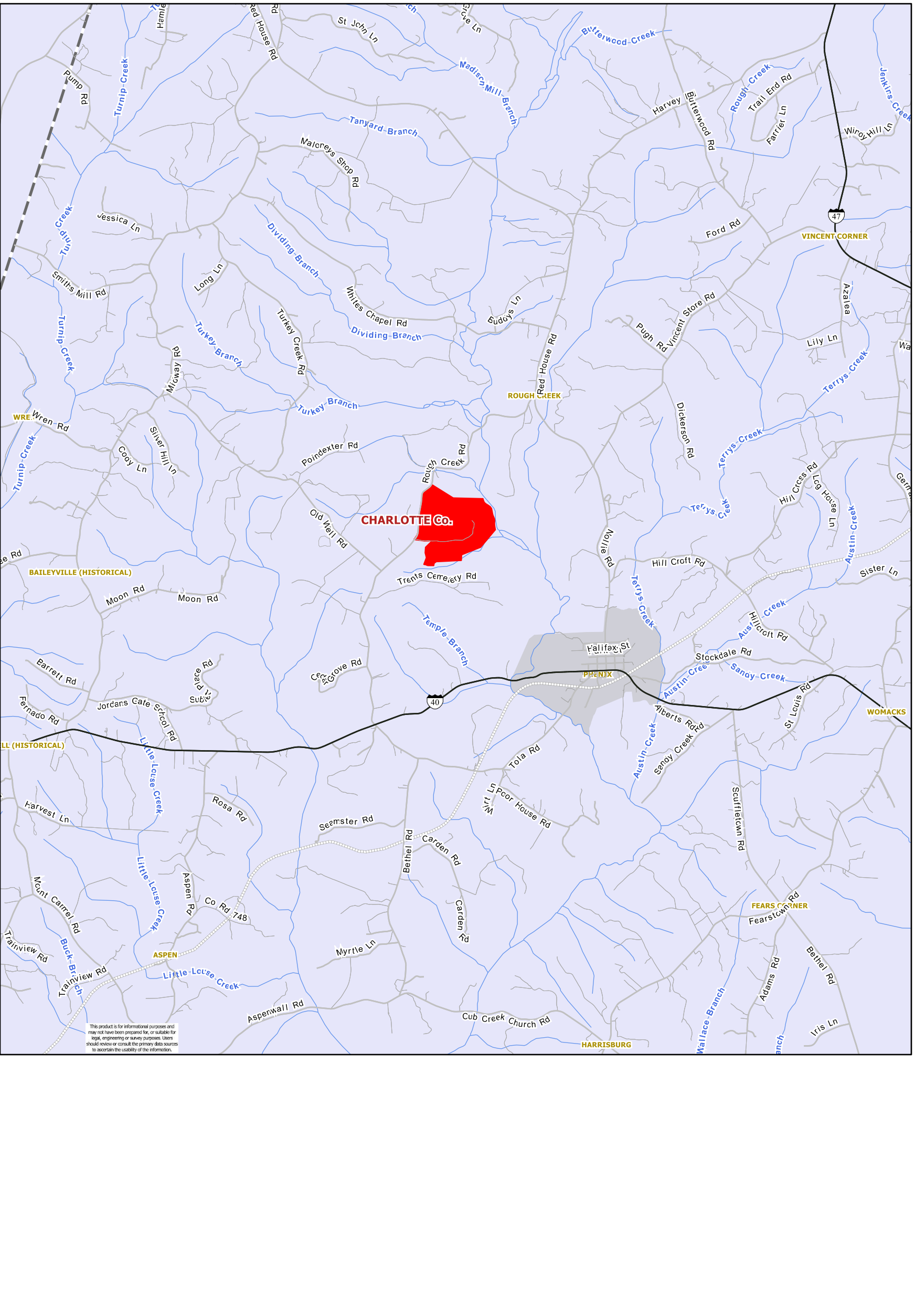
COUNTY TAX PARCEL IDS

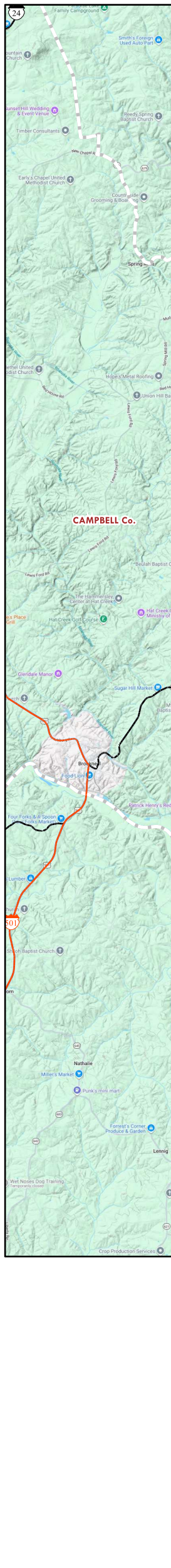
023-00-0A-000-000-0007

INTERACTIVE MAP

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


Rough Creek Rd
4
1
1
993
Private Rd
Rough Creek Rd
5
1
4
2
991
5
4
4
4
4
Rough Creek Rd


CHARLOTTE Co.
VINCENT CORNER
ROUGH CREEK
BAILEYVILLE (HISTORICAL)
PHENIX
WOMACKS
ASPEN
FEARS CORNER
HARRISBURG
Pump Rd
Turnip Creek
Red House Rd
St John Ln
Madison Mill Branch
Butterwood Creek
Tanyard Branch
Maloneys Shop Rd
Harvey Butterwood Rd
Rough Creek
Trail End Rd
Farrier Ln
Jenkins Creek
Windy Hill Ln
Ford Rd
Jessica Ln
Dividing Branch
Smiths Mill Rd
Long Ln
Whites Chapel Rd
Buddys Ln
Pugh Rd
Vincent Store Rd
Azalea
Lily Ln
Turkey Branch
Turkey Creek Rd
Midway Rd
Red House Rd
Terrys Creek
Dickerson Rd
Wren Rd
Silver Hill Ln
Cooy Ln
Poindexter Rd
Rough Creek Rd
Old Well Rd
Hill Cross Rd
Log House Ln
Austin Creek
Hill Croft Rd
Sister Ln
Trents Cemetery Rd
Moon Rd
Temple Branch
Halifax St
Stockdale Rd
Sandy Creek
Barrett Rd
Cedar Grove Rd
Jordans Gate School Rd
Fernado Rd
Alberts Rd
St Louis Rd
Tola Rd
Poor House Rd
Scuffletown Rd
Harvest Ln
Rosa Rd
Seamster Rd
Bethel Rd
Carden Rd
Little Louse Creek
Aspen Rd
Co Rd 748
Mount Carmel Rd
Trainview Rd
Buck Branch
Myrtle Ln
Aspenwall Rd
Cub Creek Church Rd
Wallace Branch
Adams Rd
Fearstown Rd
Iris Ln
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CAMPBELL Co.
Nathalie

# 2038

COUNTY:CHARLOTTE
STATE:VA
ACRES: 267.4

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

0 825 ft 1650 ft

N

AFM REAL ESTATE

AFM Real Estate
AFMRealEstate.com

CHARLOTTE Co.

COMP 0

Turkey Branch

Rough Creek

Rough Creek Rd

Poindexter Rd

Old Well Rd

Trents Cemetery Rd

Cedar Grove Rd

Temple Branch

Cub Creek

Moon Rd

Gaging Sta

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