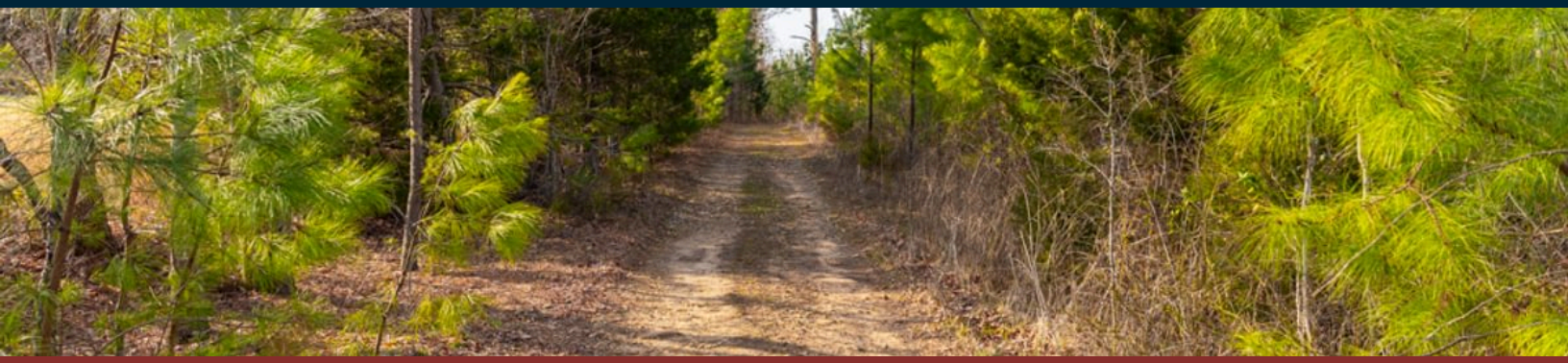


ACTIVE · SET PRICE

Dobbs Bridge Tract

± 82 Acres | Charlotte County | Virginia | Near Charlotte Court House

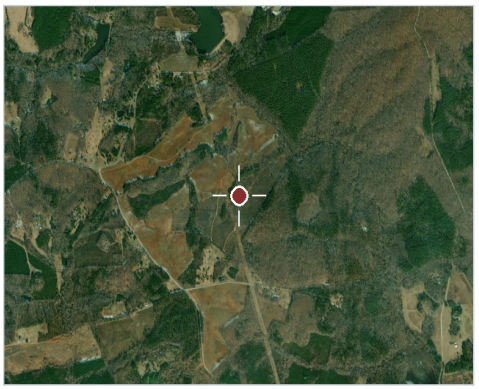
±82 Acres Charlotte County, VA

PRICE	PRICE / ACRE	ACREAGE
$216,000	$2,634	± 82

PROPERTY OVERVIEW

±82 Acres – Charlotte County, Virginia Timber • Hunting • Recreation • Investment ±82-acre property conveniently located just minutes from Charlotte Courthouse, Virginia. With a deeded access off Dobbs Bridge Road, this tract offers a perfect combination of timber value, wildlife habitat, and recreational opportunity. The property features approximately 60 acres of well-stocked 2020-planted loblolly pine, providing a strong investment for future timber income. In addition, about 15 acres of gorgeous hardwood bottomland offer natural beauty, shelter for wildlife, and a diverse landscape. A power line easement runs through the center of the property, creating ideal opportunities for food plots or a perfect long-range shooting lane — an excellent spot for a tower stand. This tract is ideal for hunting, ATV riding, camping, or future timber harvest. With convenient access, strong timber potential, and abundant wildlife, it is a great long t...

LOCATION



Charlotte County, Virginia

PROPERTY DETAILS

TYPE
Recreation (ATV-UTV)

ACCESS
ATV · Legal Access

IMPROVEMENTS
Food Plots

COUNTY TAX PARCEL IDS
039-00-0A-000-000-0114

DOCUMENTS INCLUDED
Topographical Map · Property Location · Location · Soil · Timber Information



Chris Fallen
Real Estate Salesperson, VA
C: 804.921.8654
Chris.Fallen@afmforest.com
Principal Broker: Chris Manus (Virginia)

SCAN TO VIEW

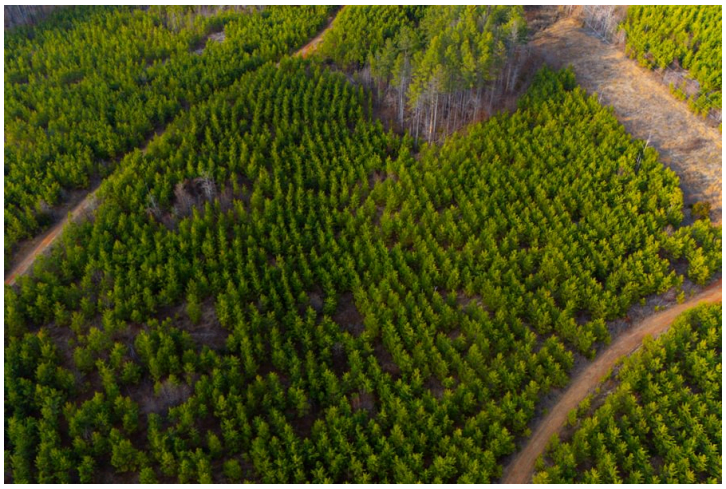
Information contained herein was obtained from sources deemed reliable, but American Forest Management, Inc. makes no warranty or guarantee as to its accuracy. Acreage is approximate and based on available records; prospective purchasers are urged to independently verify all information. Property is subject to prior sale, price change, or withdrawal without notice. Generated September 14, 2026 · https://www.afmrealestate.com/properties/82-acres-land-for-sale-in-charlotte-county-virginia/dobbs-bridge-tract

Property Photos

Dobbs Bridge Tract · Charlotte County · Virginia · Near Charlotte Court House







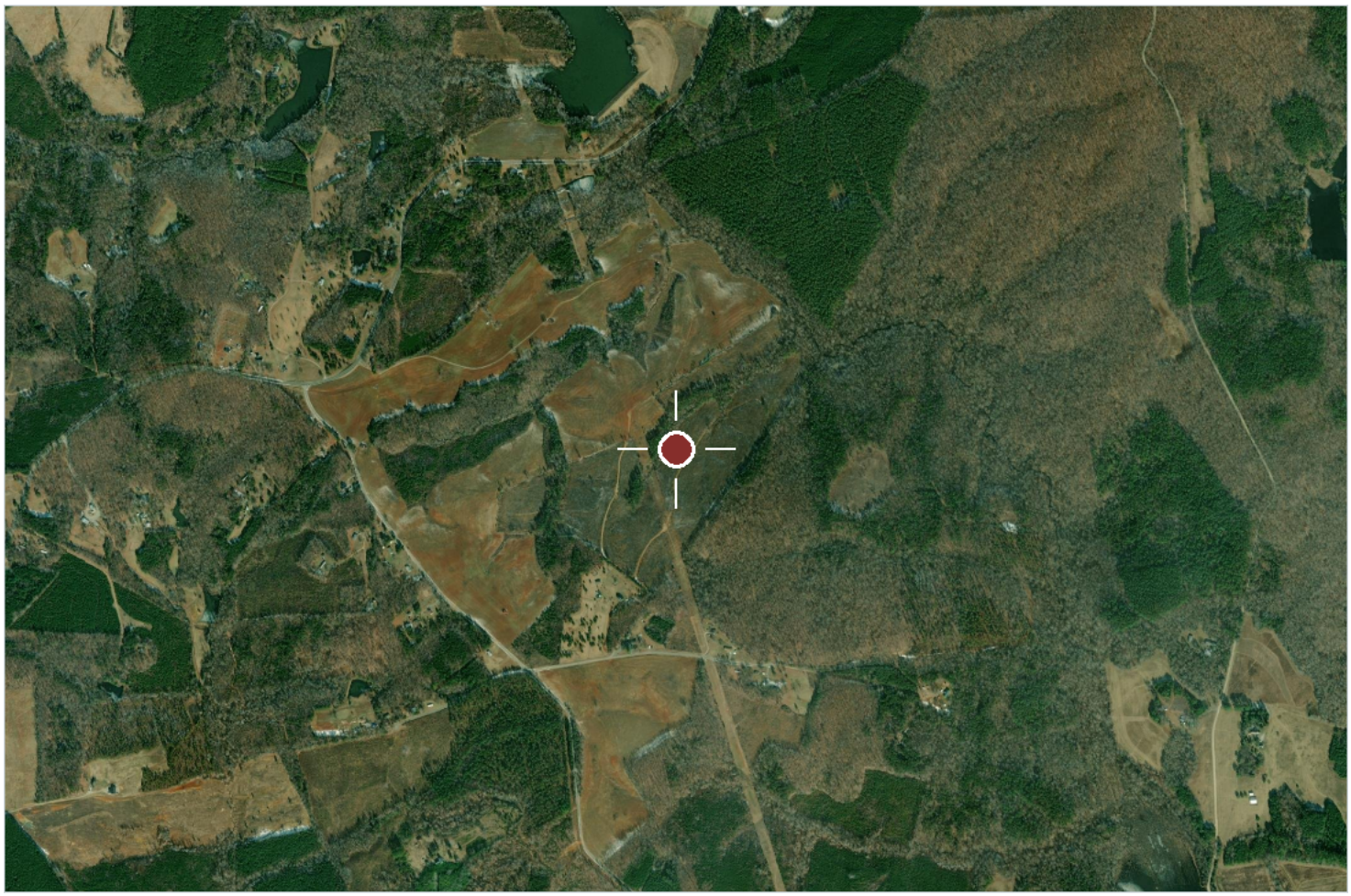




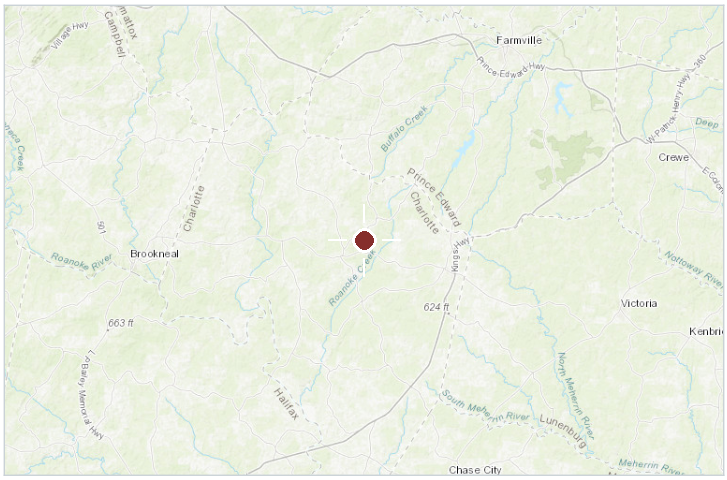


Location & Access

Dobbs Bridge Tract · Charlotte County · Virginia · Near Charlotte Court House



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

Charlotte Court House

APPROXIMATE CENTRE

37.07465, -78.6036

COUNTY TAX PARCEL IDS

039-00-0A-000-000-0114

INTERACTIVE MAP

https://id.land/maps/3d902a94458db06d2daac53193f37474/share

2039

COUNTY:CHARLOTTE
STATE:VA
ACRES: 78.9

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

0 825 ft 1650 ft

AFM REAL ESTATE

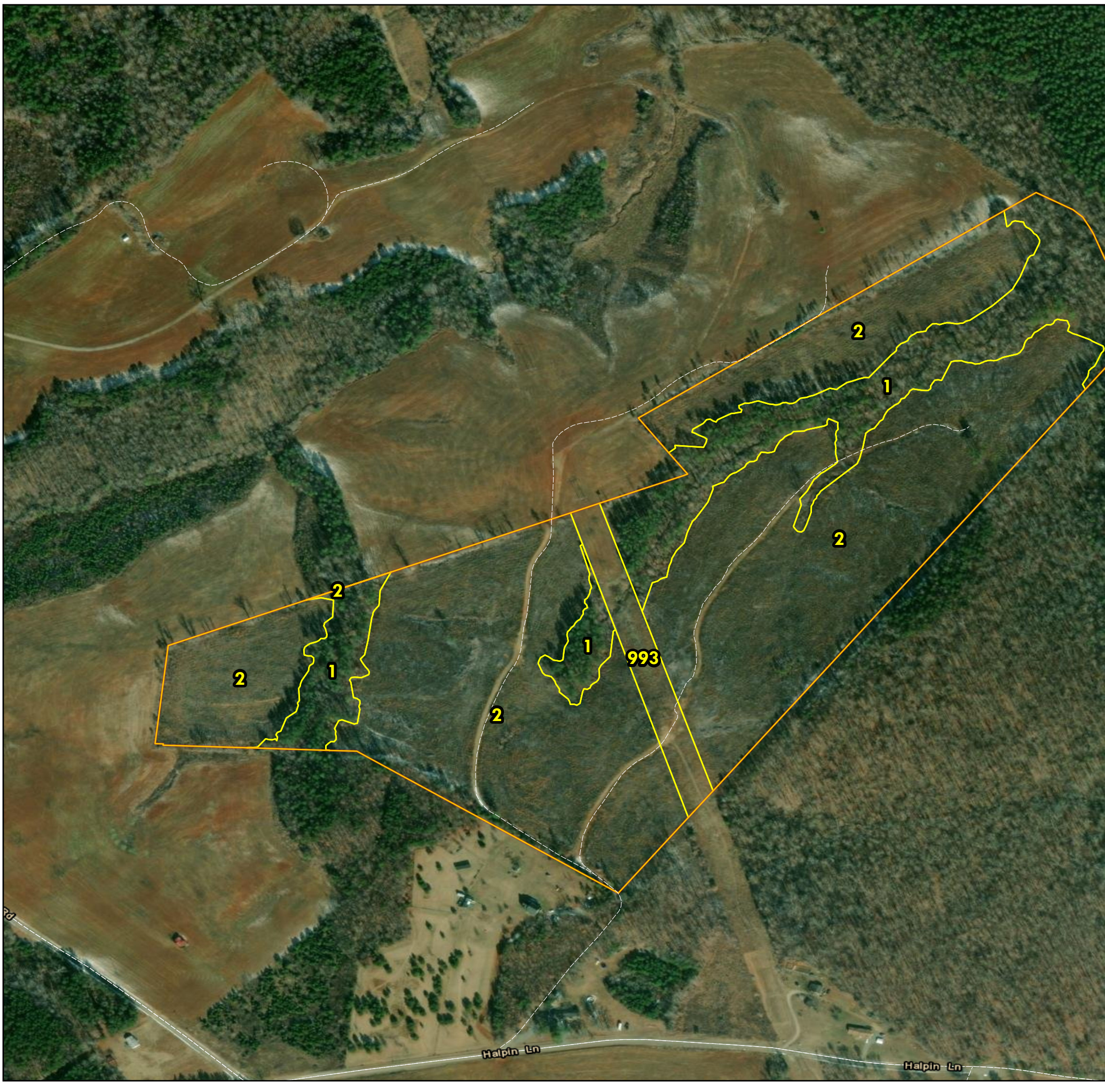
AFM Real Estate
AFMRealEstate.com

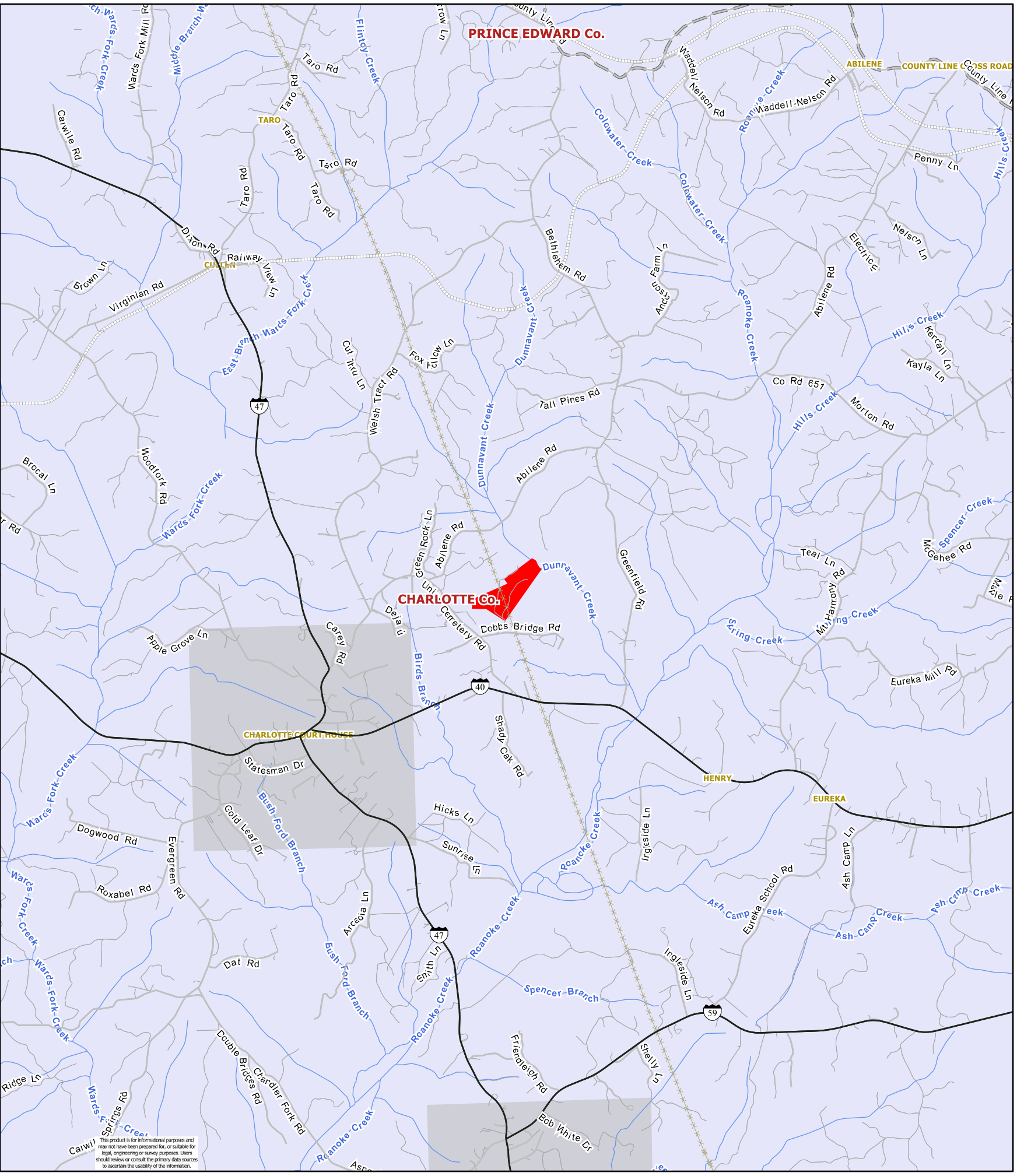
CHARLOTTE Co.

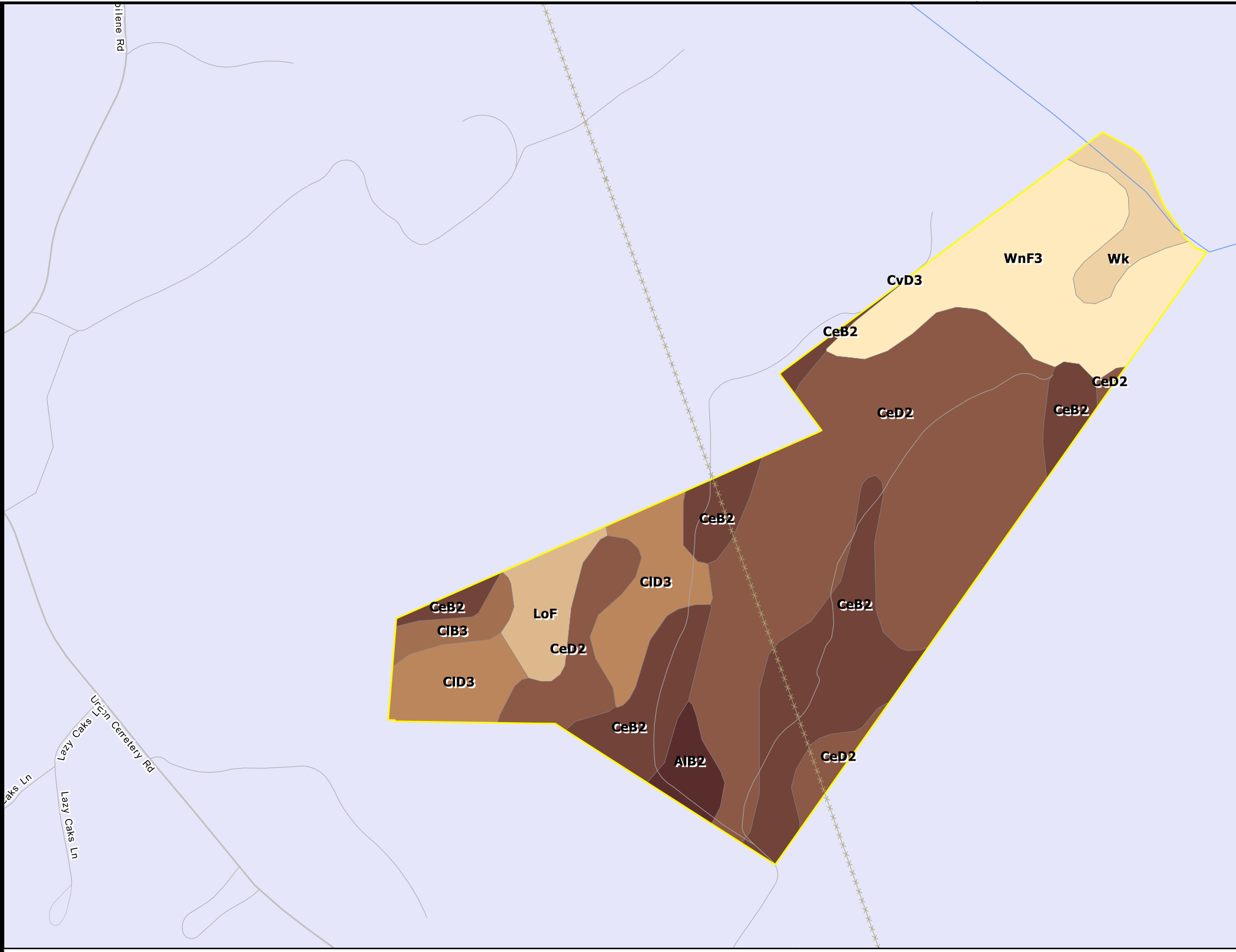
COMP 0

Reynolds Ln
Dunnavant Creek
Abilene Rd
Spraggins Ln
Welsh Tract Rd
Blue Bird Ln
Green Rock Ln
Union Cem
Rock Bottom Dejà Ln
Union Cemetery Rd
Dobbs Bridge Rd
Moldavia Rd
Woodfork Rd
Carey Rd
Morrison Grove Ch
Central High Sch
Norrison Grove Dr
Plain Ch
Moses Dr
Chestnut Ln
Cem
Mt Tirzah Ch
Charlotte Court House
Patrick Henry Ave
Maple Ln
Dixie Youth Dr
Village Ch
Cem
Randolph-Henry Sch
BM 530
BM 583
BM 596
BM 537
Birds Branch
Dews Dr
Shady Ln
Shady Oak Rd

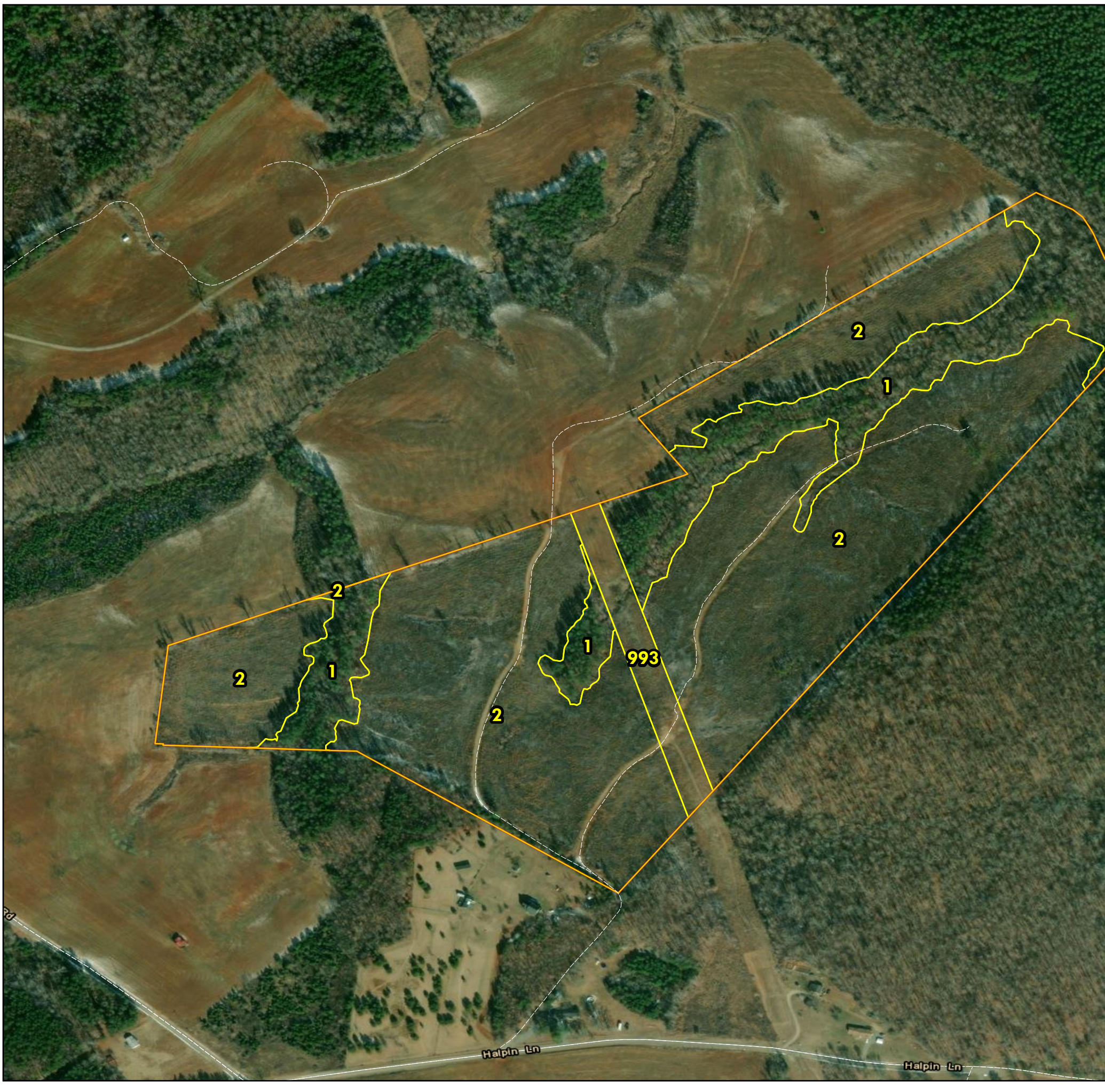
This product is for informational purposes and may not have been prepared for, or suitable for legal, engineering or survey purposes. Users should review or consult the primary data sources to ascertain the usability of the information.


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Halpin Ln
Halpin Ln


PRINCE EDWARD Co.
CHARLOTTE Co.
HALIFAX Co.
ABILENE
COUNTY LINE CROSS ROAD
TARO
CLIFTON
CHARLOTTE COURT HOUSE
HENRY
EUREKA
Taro Rd
Waddell-Nelson Rd
Penny Ln
Dixon Rd
Railway View Ln
Brown Ln
Virginian Rd
Caiwile Rd
Bethlehem Rd
Farm Ln
Nelson Ln
Electric
Abilene Rd
Co Rd 651
Kercall Ln
Kayla Ln
Norton Rd
Tall Pines Rd
Welsh Tract Rd
Cut Thru Ln
Fox Trl
Brocal Ln
Woodfork Rd
Green Rock Ln
Greenfield Rd
Teal Ln
McGehee Rd
Mt Harmony Rd
Eureka Mill Rd
Dobbs Bridge Rd
Cemetery Rd
Carey Rd
Apple Grove Ln
Statesman Dr
Shady Oak Rd
Hicks Ln
Sunrise Ln
Irgeside Ln
Ash Camp Ln
Eureka School Rd
Dogwood Rd
Evergreen Rd
Roxabel Rd
Cold Leaf Dr
Bush Ford Branch
Arcola Ln
Dat Rd
Smith Ln
Ingleside Ln
Friendleigh Rd
Shelly Ln
Bob White Dr
Double Bridges Rd
Chandler Fork Rd
Springs Rd
Ridge Ln
Spencer Branch
Colewater Creek
Roanoke Creek
Dunnavant Creek
Hills Creek
Spencer Creek
Wards Fork Creek
East Branch Wards Fork Creek
Middle Branch Wards Fork Creek
Flintcy Creek
Birds Branch
Ash Camp Creek
47
40
59
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.



SOIL SYMBOL	SOIL NAME	FARMLAND	ACRES
AlB2	Appling fine sandy loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	1.64
CeB2	Cecil fine sandy loam, 2 to 6 percent slopes, eroded	All areas are prime farmland	16.22
CeD2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	Farmland of statewide importance	34.12
ClB3	Cecil clay loam, 2 to 6 percent slopes, severely eroded	Not prime farmland	1.39
ClD3	Cecil clay loam, 6 to 15 percent slopes, severely eroded	Not prime farmland	7.40
CvD3	Cullen clay loam, 6 to 15 percent slopes, severely eroded	Not prime farmland	0.00
LoF	Louisa fine sandy loam, 15 to 35 percent slopes	Not prime farmland	2.87
Wk	Wehadkee-Chewacla complex	Not prime farmland	2.82
WnF3	Wilkes soils, 10 to 35 percent slopes, severely eroded	Not prime farmland	12.49


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