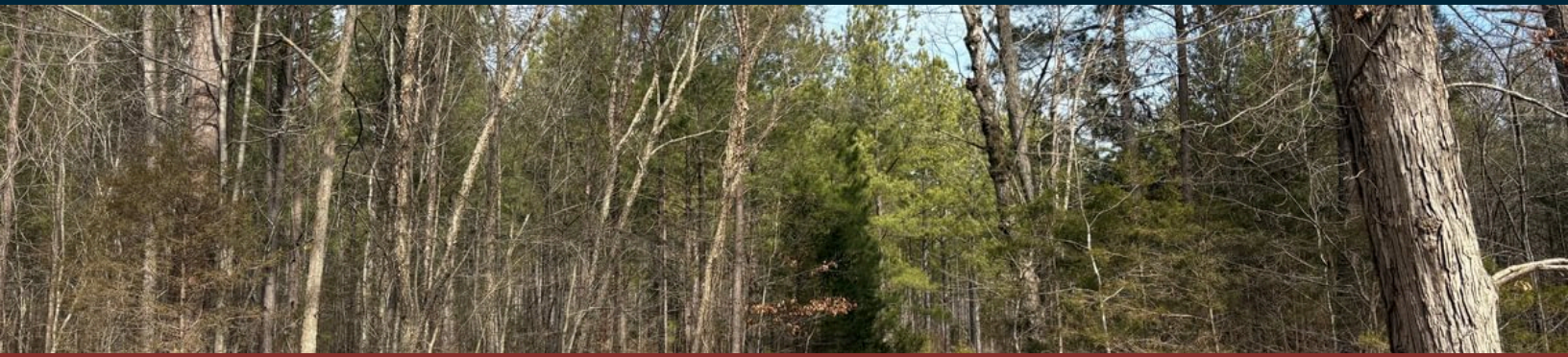




ACTIVE · SET PRICE

## Whites Chapel Road Tract

± 250 Acres | Charlotte County | Virginia | Near Phenix

±250 Acres Near Phenix, VA

| PRICE     | PRICE / ACRE | ACREAGE |
|-----------|--------------|---------|
| \$785,500 | \$3,142      | ± 250   |

### PROPERTY OVERVIEW

250± Acres – Prime Recreational & Timber Investment Property Whites Chapel Road | Near Phenix Discover 250± acres of exceptional recreational and timberland opportunity just outside Phenix, VA on Whites Chapel Road. This diverse tract offers a rare blend of investment-grade timber, outstanding wildlife habitat, and a well-maintained internal road system providing easy access throughout the property. Timber resources include approximately 51 acres of 2020 loblolly pine, ±45 acres of 2003 pine, and a balanced mix of merchantable and pre-merchantable stands—creating both immediate and long-term income potential. The thoughtful age diversity enhances habitat value while supporting future timber returns. Approximately 84 acres of beautiful hardwood bottomland provide prime wildlife habitat and natural travel corridors. Cub Creek forms the eastern boundary, delivering a year-round water source and adding both recreational appeal and ecologica...

### PROPERTY DETAILS

|                      |                  |
|----------------------|------------------|
| TYPE                 | ACCESS           |
| Recreation (ATV-UTV) | ATV · Paved Road |
| WATER FEATURES       | IMPROVEMENTS     |
| Creeks / Streams     | Food Plots       |

COUNTY TAX PARCEL IDS  
013-00-0A-000-000-0009

DOCUMENTS INCLUDED  
Timber Information · Topographical Map · Location · Soil

### 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

Whites Chapel Road Tract · Charlotte County · Virginia · Near Phenix



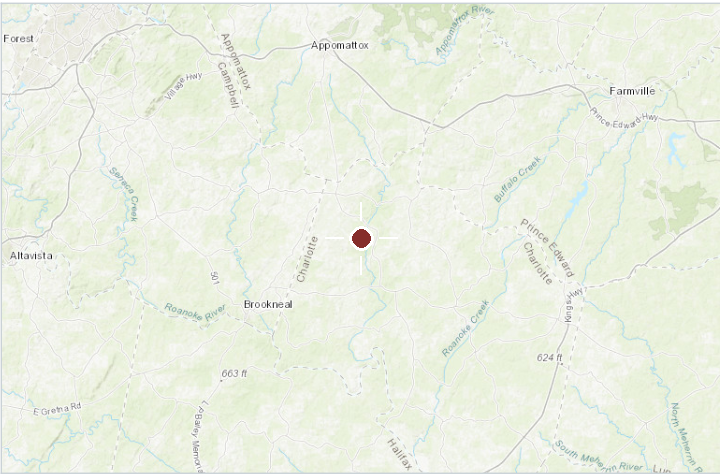


# Location & Access

Whites Chapel Road 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  
37.1362, -78.7743

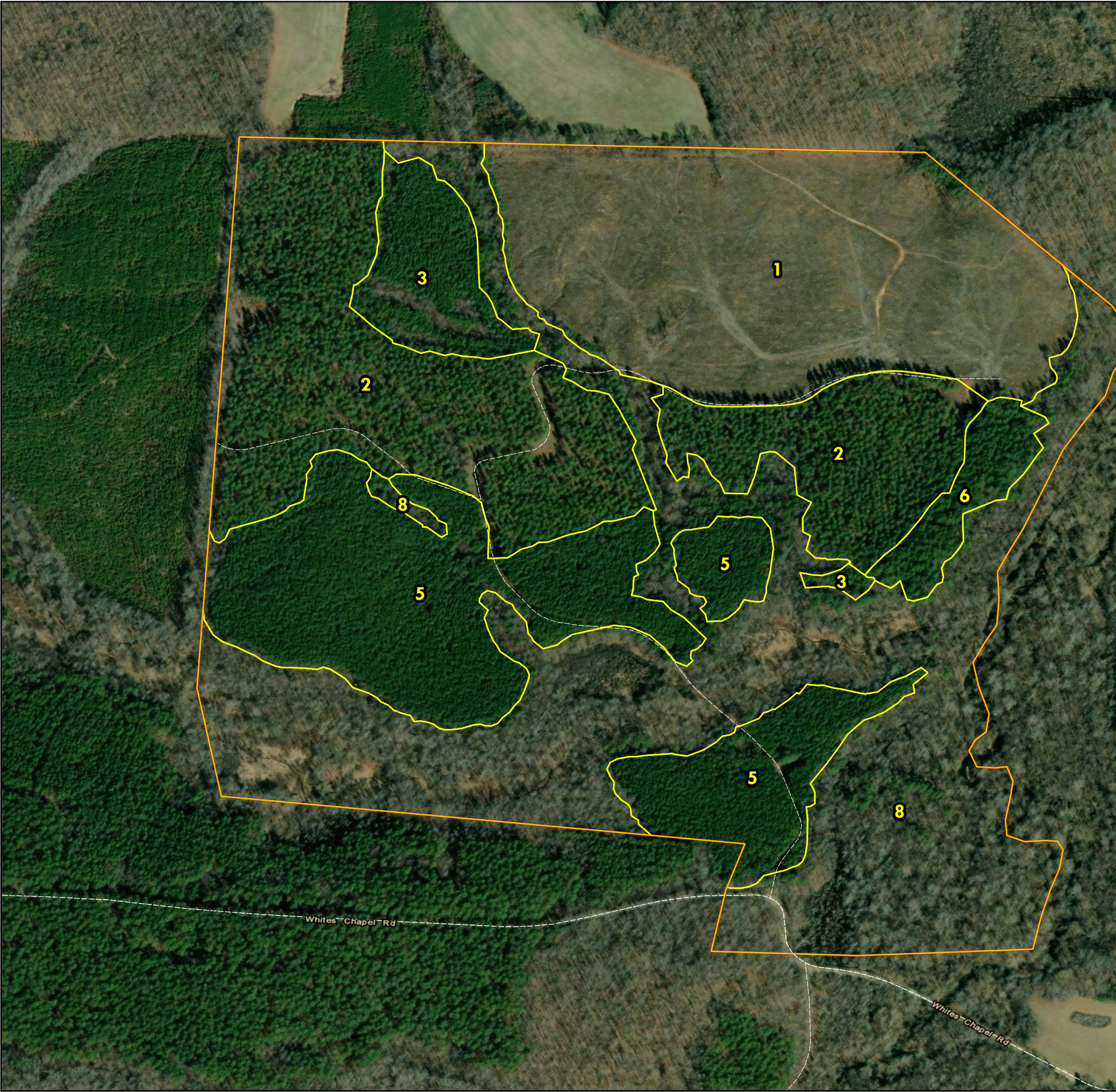
COUNTY TAX PARCEL IDS  
013-00-0A-000-000-0009

INTERACTIVE MAP



<https://id.land/maps/e6c31e47ed5e323c2ccc833679ada7c4/share>







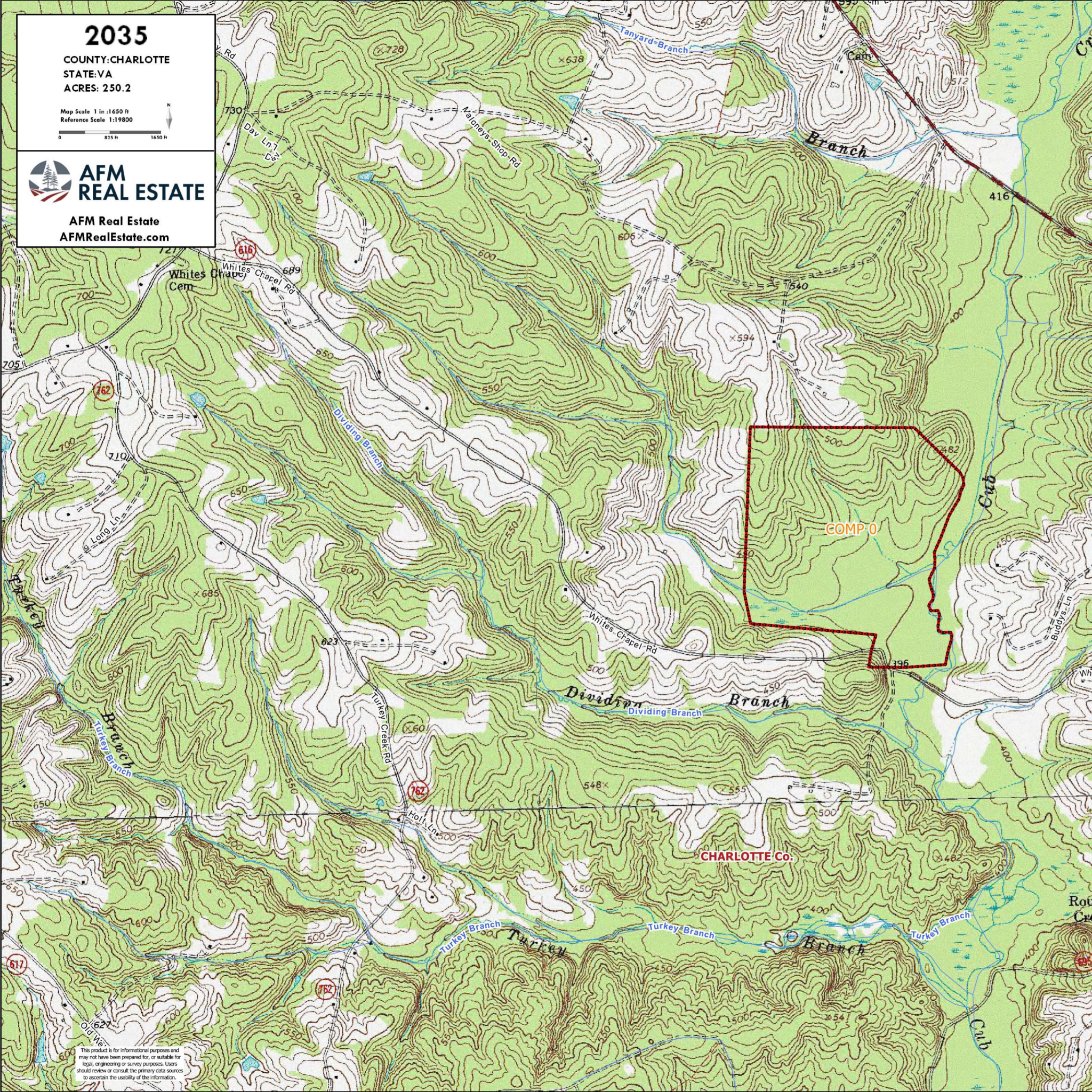
2035

COUNTY:CHARLOTTE  
STATE:VA  
ACRES: 250.2

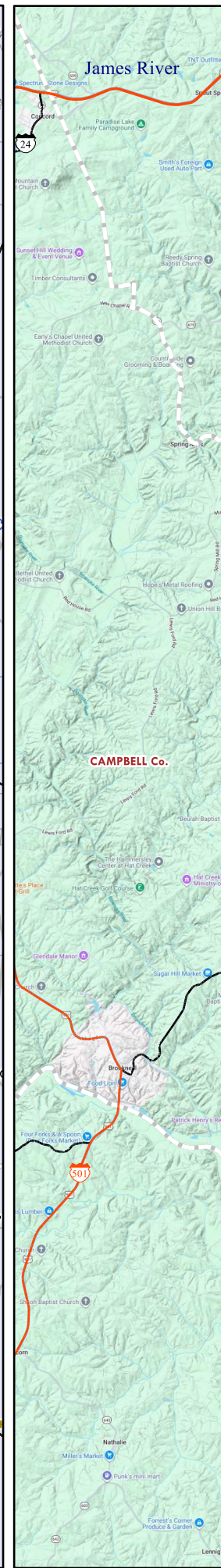
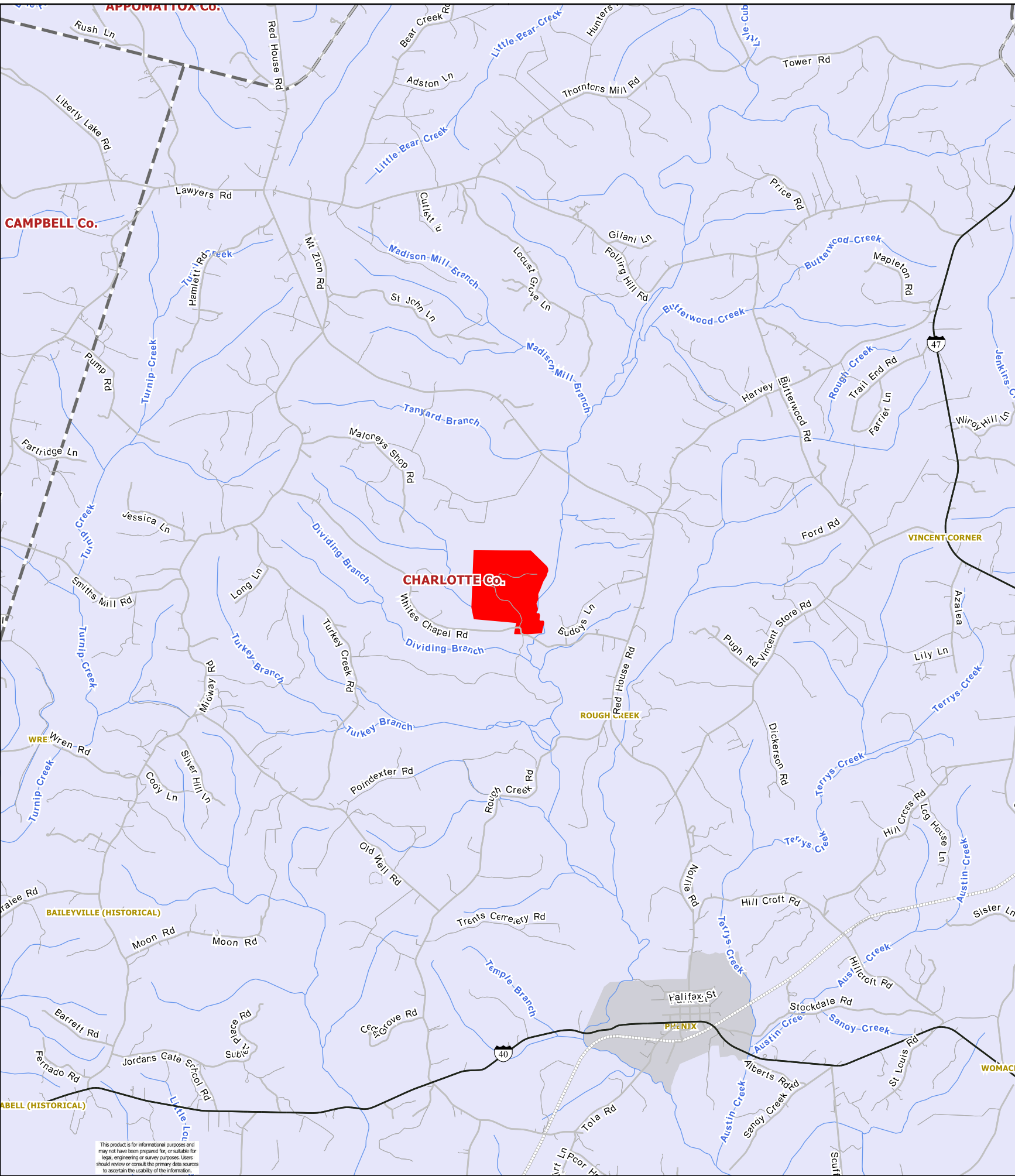
Map Scale 1 in :1650 ft  
Reference Scale 1:19800

AFM  
REAL ESTATE

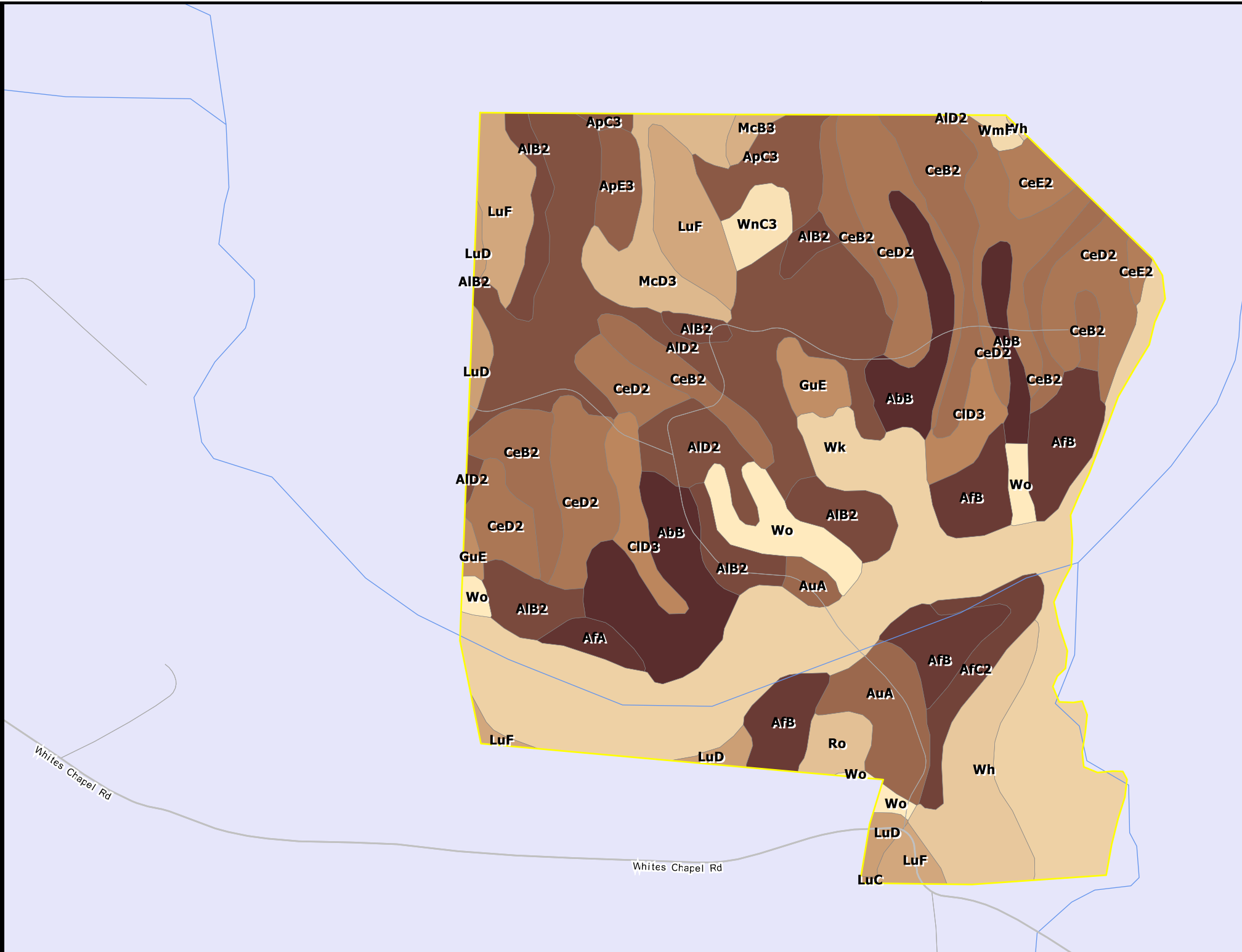
AFM Real Estate  
AFMRealEstate.com











| SOIL SYMBOL | SOIL NAME                                                   | FARMLAND                         | ACRES |
|-------------|-------------------------------------------------------------|----------------------------------|-------|
| AbB         | Abell soils, 2 to 6 percent slopes                          | All areas are prime farmland     | 17.18 |
| AfA         | Altavista fine sandy loam, 0 to 2 percent slopes            | All areas are prime farmland     | 1.58  |
| AfB         | Altavista fine sandy loam, 2 to 6 percent slopes            | All areas are prime farmland     | 14.56 |
| AfC2        | Altavista fine sandy loam, 6 to 10 percent slopes, eroded   | Farmland of statewide importance | 4.15  |
| AIB2        | Appling fine sandy loam, 2 to 6 percent slopes, eroded      | All areas are prime farmland     | 12.92 |
| AID2        | Appling fine sandy loam, 6 to 15 percent slopes, eroded     | Farmland of statewide importance | 31.63 |
| ApC3        | Appling clay loam, 4 to 10 percent slopes, severely eroded  | Not prime farmland               | 5.08  |
| ApE3        | Appling clay loam, 10 to 20 percent slopes, severely eroded | Not prime farmland               | 2.63  |
| AuA         | Augusta fine sandy loam, 0 to 2 percent slopes              | Prime farmland if drained        | 6.97  |
| CeB2        | Cecil fine sandy loam, 2 to 6 percent slopes, eroded        | All areas are prime farmland     | 19.75 |
| CeD2        | Cecil fine sandy loam, 6 to 15 percent slopes, eroded       | Farmland of statewide importance | 30.78 |
| CeE2        | Cecil fine sandy loam, 15 to 25 percent slopes, eroded      | Farmland of statewide importance | 2.68  |
| CID3        | Cecil clay loam, 6 to 15 percent slopes, severely eroded    | Not prime farmland               | 5.80  |
| GuE         | Gullied land-Cecil complex, moderately steep                | Not prime farmland               | 2.80  |
| LuC         | Louisburg sandy loam, 4 to 10 percent slopes                | Not prime farmland               | 0.07  |
| LuD         | Louisburg sandy loam, 10 to 15 percent slopes               | Not prime farmland               | 2.99  |
| LuF         | Louisburg sandy loam, 15 to 35 percent slopes               | Not prime farmland               | 11.60 |
| McB3        | Madison clay loam, 2 to 6 percent slopes, severely eroded   | Not prime farmland               | 0.83  |
| McD3        | Madison clay loam, 6 to 15 percent slopes, severely eroded  | Not prime farmland               | 6.65  |
| Ro          | Roanoke silt loam                                           | Not prime farmland               | 2.15  |
| Wh          | Wehadkee silt loam                                          | Not prime farmland               | 9.18  |
| Wk          | Wehadkee-Chewacla complex                                   | Not prime farmland               | 48.70 |
| WmF         | Wilkes fine sandy loam, 15 to 35 percent slopes             | Not prime farmland               | 0.60  |
| WnC3        | Wilkes soils, 4 to 10 percent slopes, severely eroded       | Not prime farmland               | 2.31  |
| Wo          | Worsham soils                                               | Not prime farmland               | 6.59  |