



COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

Richmond Highway (US 360) | Tappahannock, VA 22560



Hank Campbell

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Features

- › Exceptional large acreage managed timberland investment opportunity
- › Located just east of Millers Tavern in Essex County
- › Frontage along US 360 and over 1.3 miles of frontage along VSR 620 (Dunbrooke Road)
- › 55± acres of cropland and 574± acres in timber offering substantial volumes of merchantable hardwood and loblolly pine with a strong internal road system
- › Currently in Land Use, zoned Agricultural and identified as TM #43-26
- › Excellent habitat for wildlife with frontage along Sturgeon Swamp and strong populations of deer and turkeys
- › Price: \$1,900,000



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

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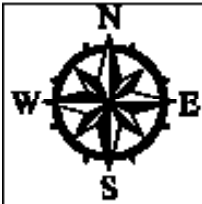
OFFICE LOCATIONS: Richmond | Hampton Roads | Nashville | Jacksonville | Greensboro | Tampa

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



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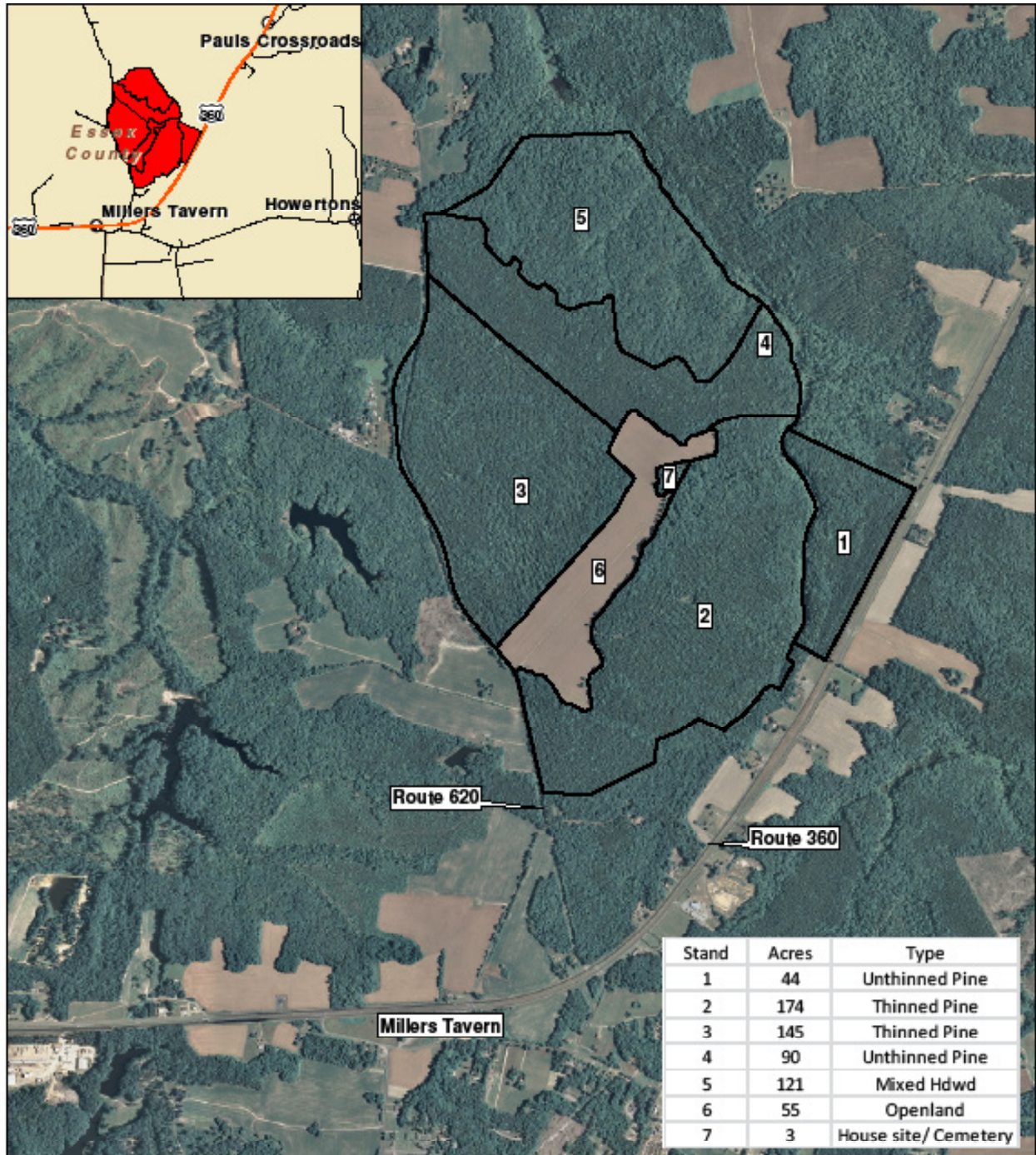


Laurel Grove Tract

Essex County, VA

632 +/- Acres

Forest Resources Management, Inc.
7840 Richmond-Tappahannock Highway
Aylett, Virginia 23009
(804)763-3948 Office
(804)763-0853 Fax
(804)693-7081 Mobile
John@FRMVa.com
*Consulting Foresters
and
Timberland Appraisers*



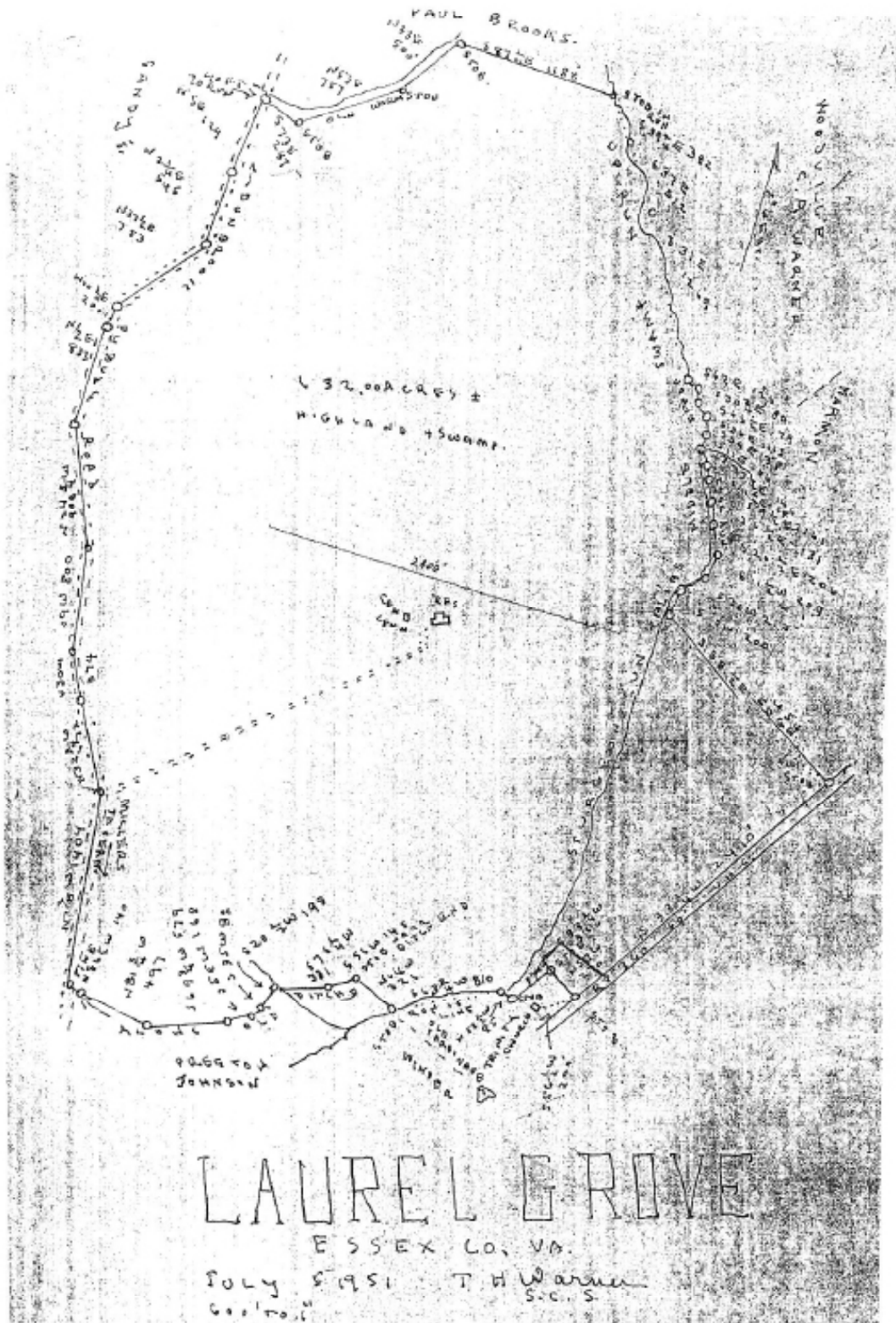
1 inch = 1,500 feet

JR 9/18/2015



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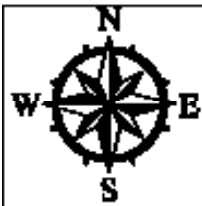
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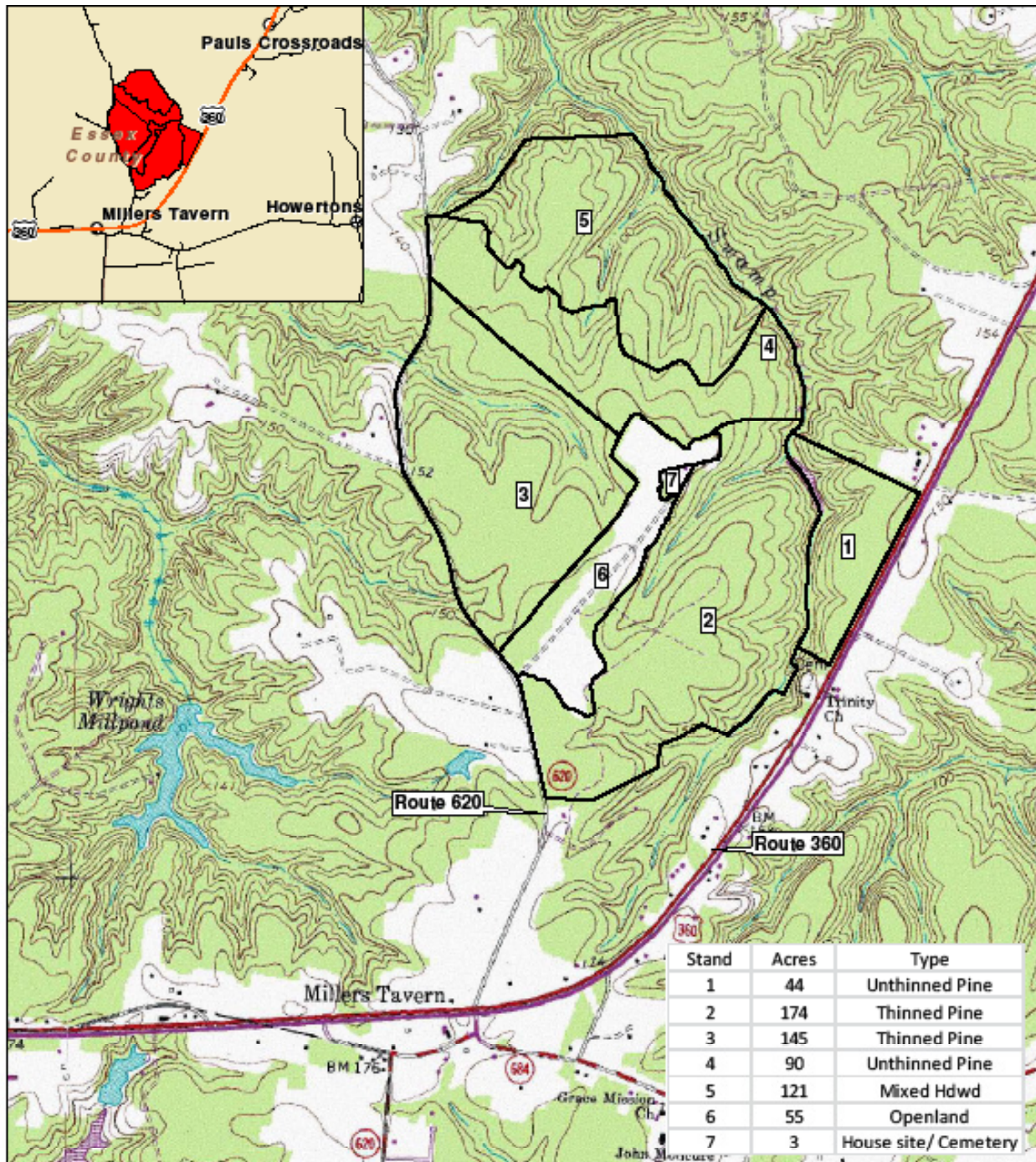


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Timber Volume Data

Timber Volume Estimates for the Laurel Grove Tract located along the east side of Route 620 and north side of Route 360 near Millers Tavern in Essex County, as shown on the attached sketch.

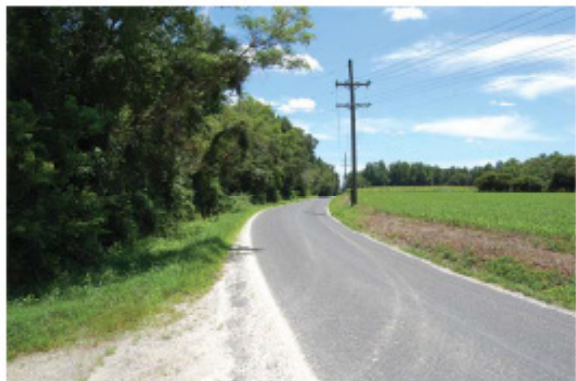
Tract Area: 632 +/- Acres

Timber Cruise Area: 574 Acres +/-

Total Volumes

<u>Species/Product</u>	<u>Volume</u>	<u>Units</u>
Poplar Sawtimber	918	MBF
Red Oak Sawtimber	381	MBF
White Oak Sawtimber	222	MBF
Hickory Sawtimber	127	MBF
Misc Hdwd Sawtimber	181	MBF
Pine Sawtimber	2,154	MBF
Pine CNS	1,650	MBF
Pine Pulpwood	5,927	Tons
Hdwd Pulpwood	5,372	Tons

MBF equals one thousand board feet, International 1/4 inch tree scale.





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