



COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions

FOR SALE

Willow Creek Road (VSR 604) | Wingina, Virginia 24599



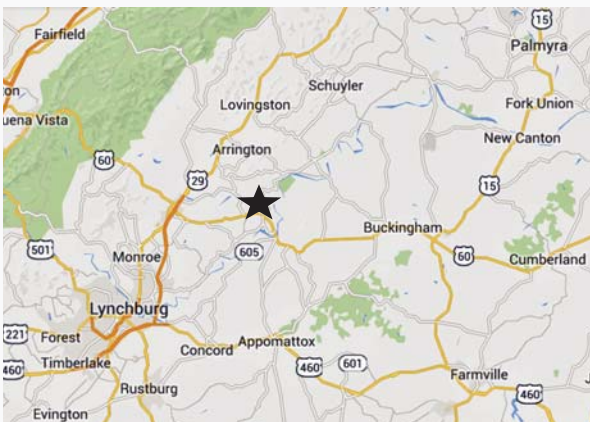
Hank Campbell

T 804-433-1818

E hcampbell@commonwealthcommercial.com

Features

- › 2,625.6± acres for sale on the James River in Buckingham County
- › Excellent long-term, large-acreage timberland investment opportunity
- › 10.7 miles west of Buckingham Courthouse
- › 1,387' of frontage along the north side of VSR 604 (Willow Creek Road)
- › Extensive frontage along Kidd Creek
- › Excellent wildlife habitat and strong populations of deer & turkeys



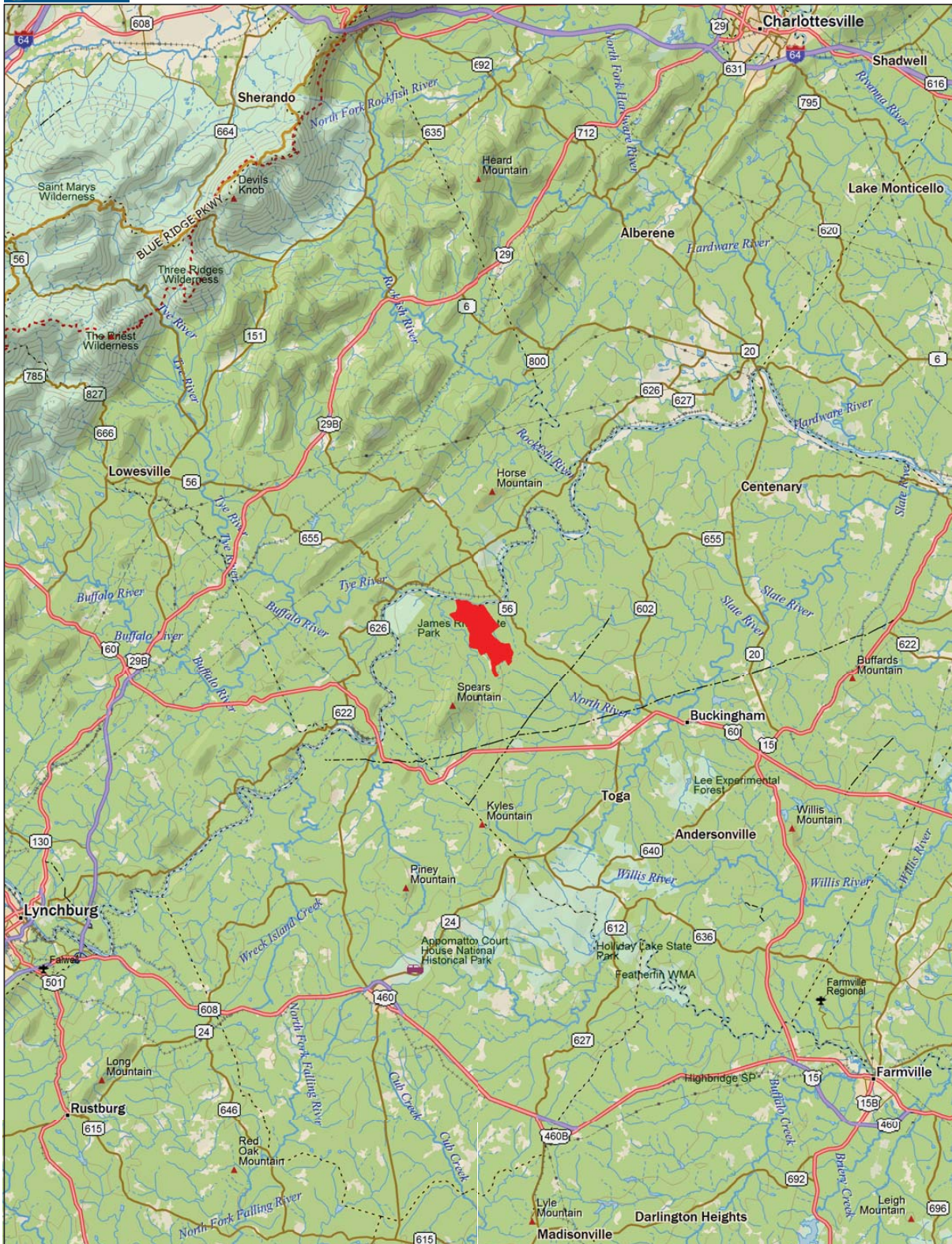
MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060 MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-346-4966 F 804-346-5901 COMMONWEALTHCOMMERCIAL.COM

OFFICE LOCATIONS: Richmond | Virginia Beach | Nashville | Jacksonville | Greensboro | Tampa



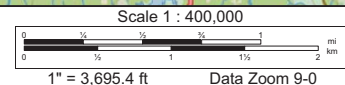
XMap® 8



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www.delorme.com





*Excellent long-term, large-acreage timberland investment opportunity offering strong recreation potential with approximately 1.4 miles of frontage along the James River and expansive views of the Blue Ridge Mountains to the northwest

*Located just south of Wingina approximately 10.7 miles west of Buckingham Courthouse with 1,387' of frontage along the north side of VSR604 (Willow Creek Road)

*Rolling site with diverse topography and extensive strong interior road system with high banks along the James River

*Converted hardwood tract comprised of 1,394+/-acres of planted Loblolly pine established from 2001-2007, 511+/-acres of natural upland hardwood from 1940, 538+/-acres of natural sloping hardwood from 1940, 71+/-acres of natural bottomland hardwood from 1940 and the remaining balance in roads

*2,625.6+/-acres by deed (D.B. 240, Page 239) Zoned A (Agricultural) and identified as Tax Map Parcels #74-6 and #90-2

*N37-34.583' W78-43.198'

* Extensive frontage along Kidd Creek on the eastern side of the tract offering excellent wildlife habitat and strong populations of deer & turkeys

Directions

From Richmond take I-64 west to 288 south to the US60 west exit and travel approximately 55 miles. Take a right on VSR56 (James River Rd.) and travel north approximately 7.8 miles, then left on VSR604 (Willow Creek Road) and travel 2.2 miles to the entrance of the western road on the right

From Charlottesville travel south on US29 to Lovingson then left on VSR56 (James River Road) south for 16.8 miles, then right on VSR604 (Willow Creek Road) and travel 2.2 miles to the western road on the right

*Contact Broker For More Details

\$4,200,000

Contact:

Hank Campbell

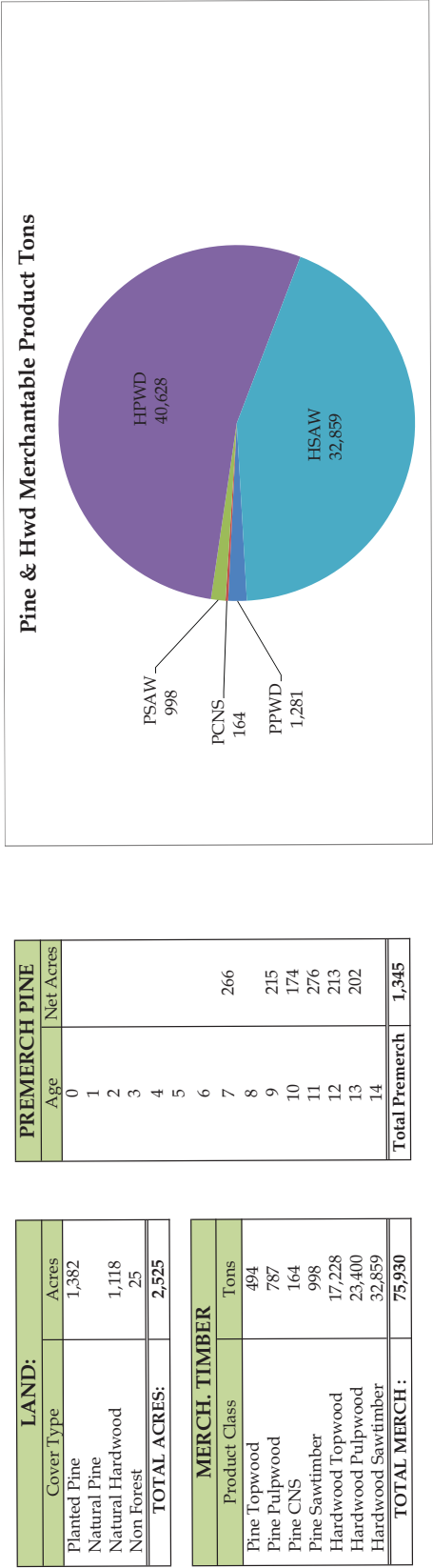
Office: 804-433-1818

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Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE RECIPIENT. SALE OFFERING IS SUBJECT TO CHANGE, AT ANY TIME OR WITHOUT NOTICE, INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALE. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. SELLER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS SELLER AND A PURCHASER SIGN AND DELIVER A



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Dominion Woodlands, LLC
Baucom Unit

Buckingham Co, VA

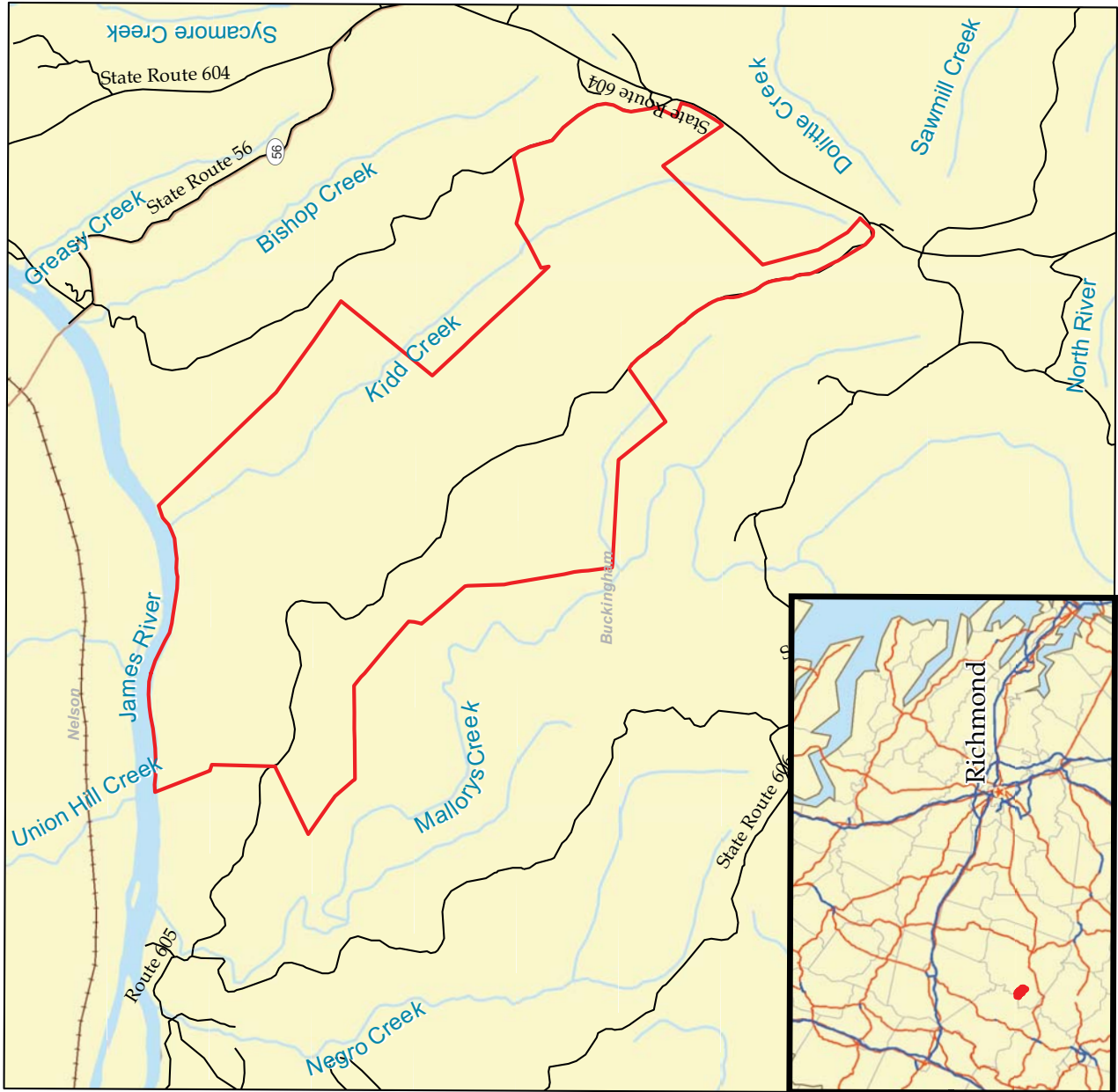
April 2014

+/- 2,625 acres

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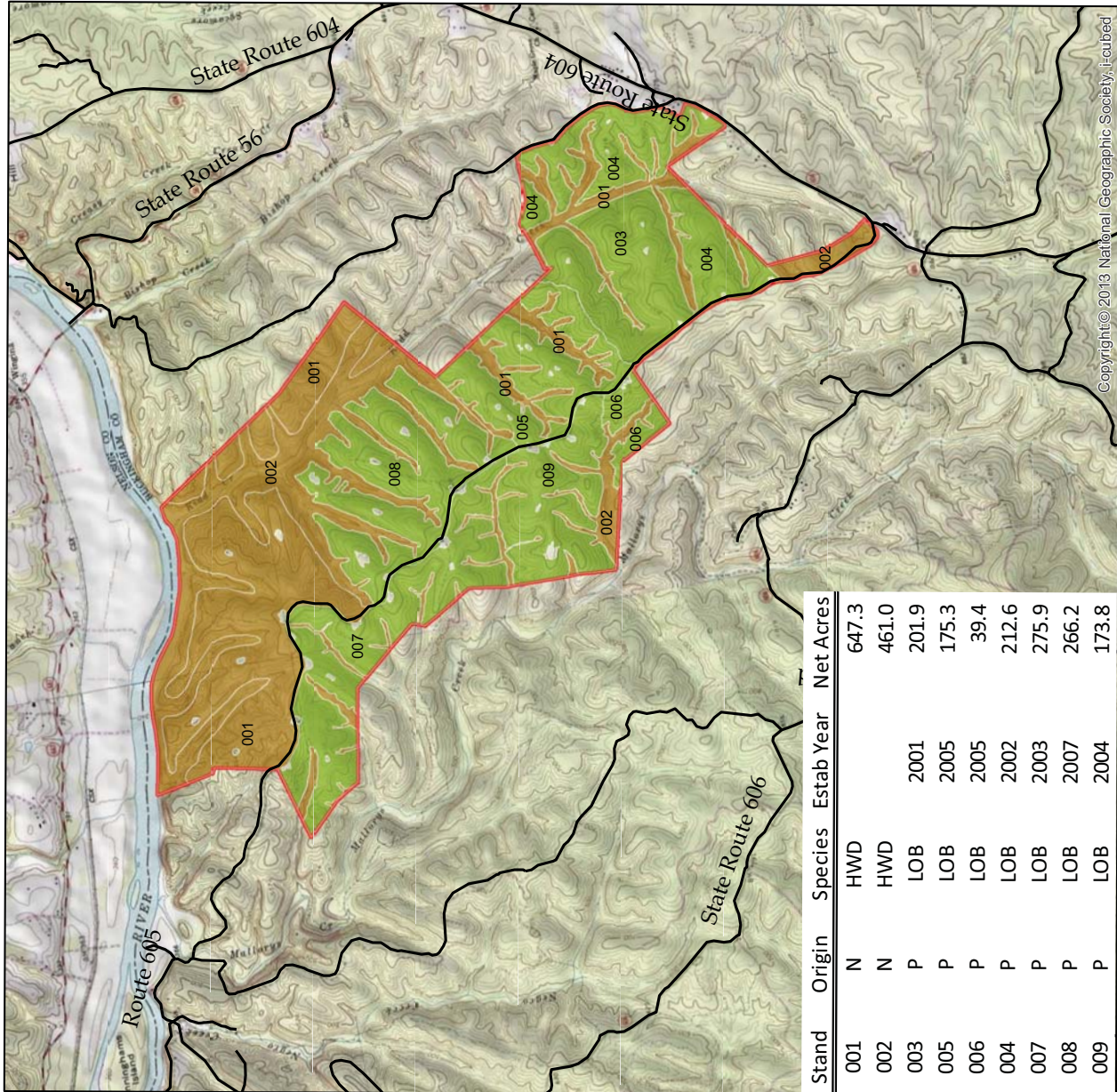
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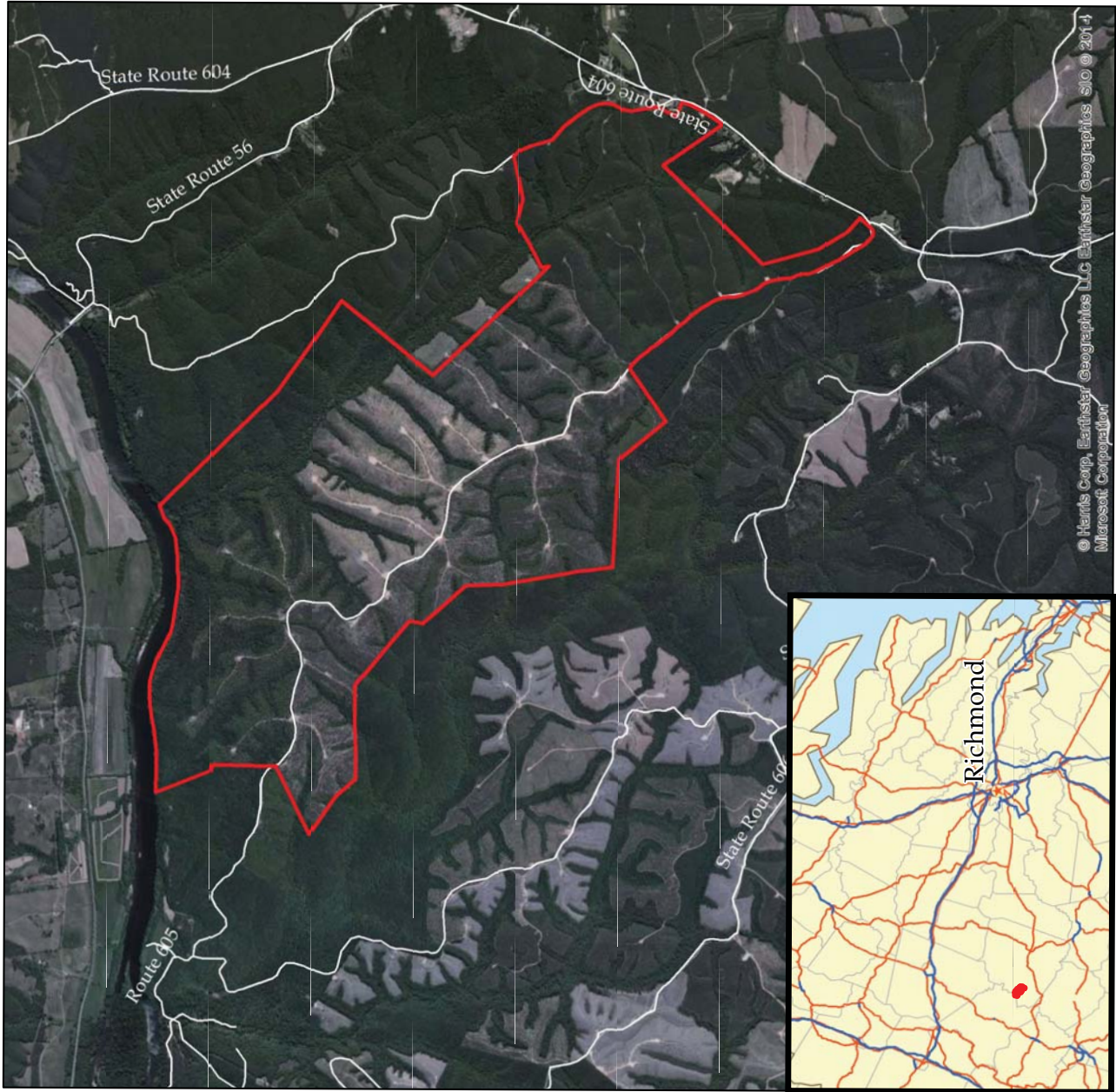
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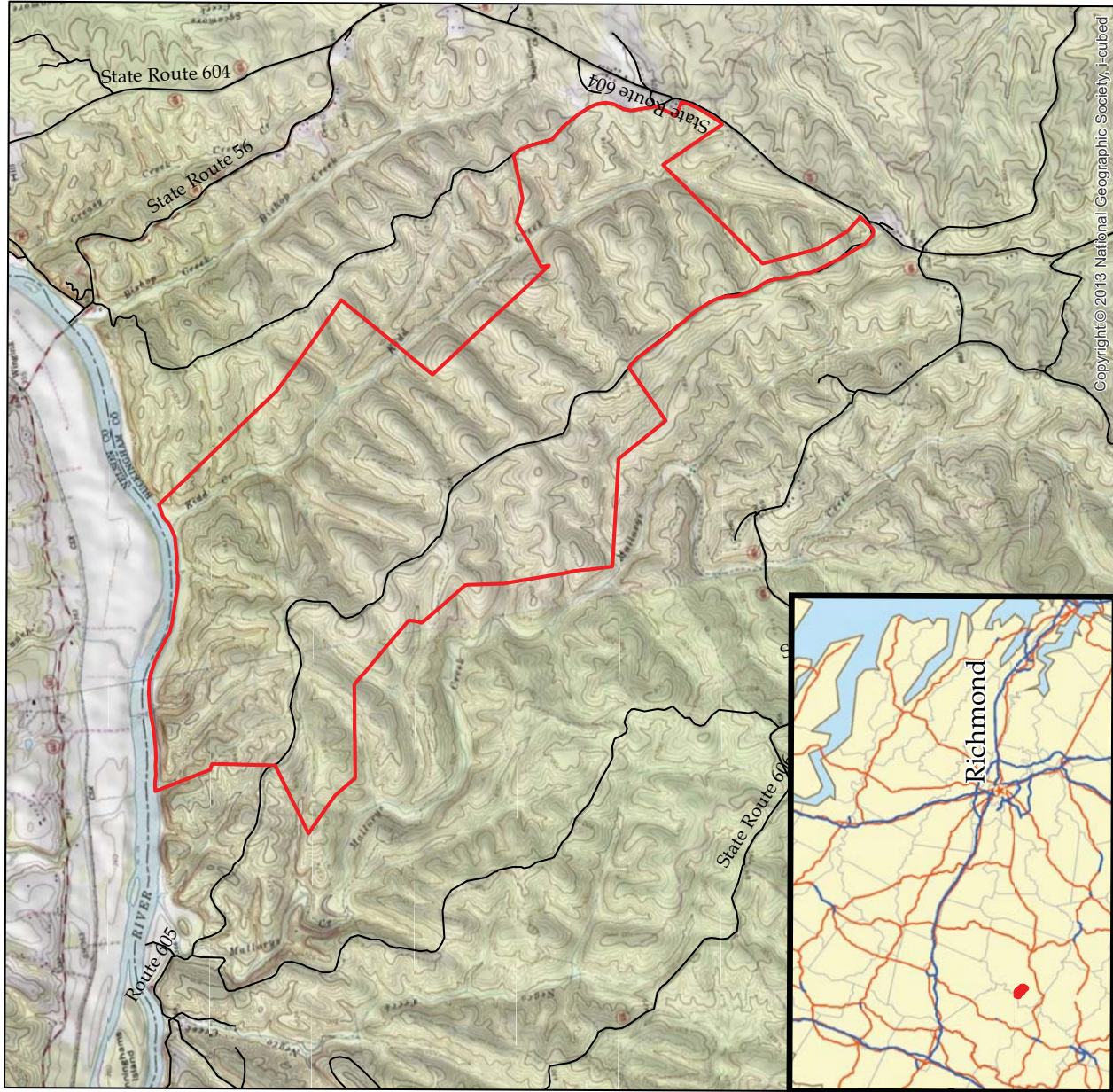
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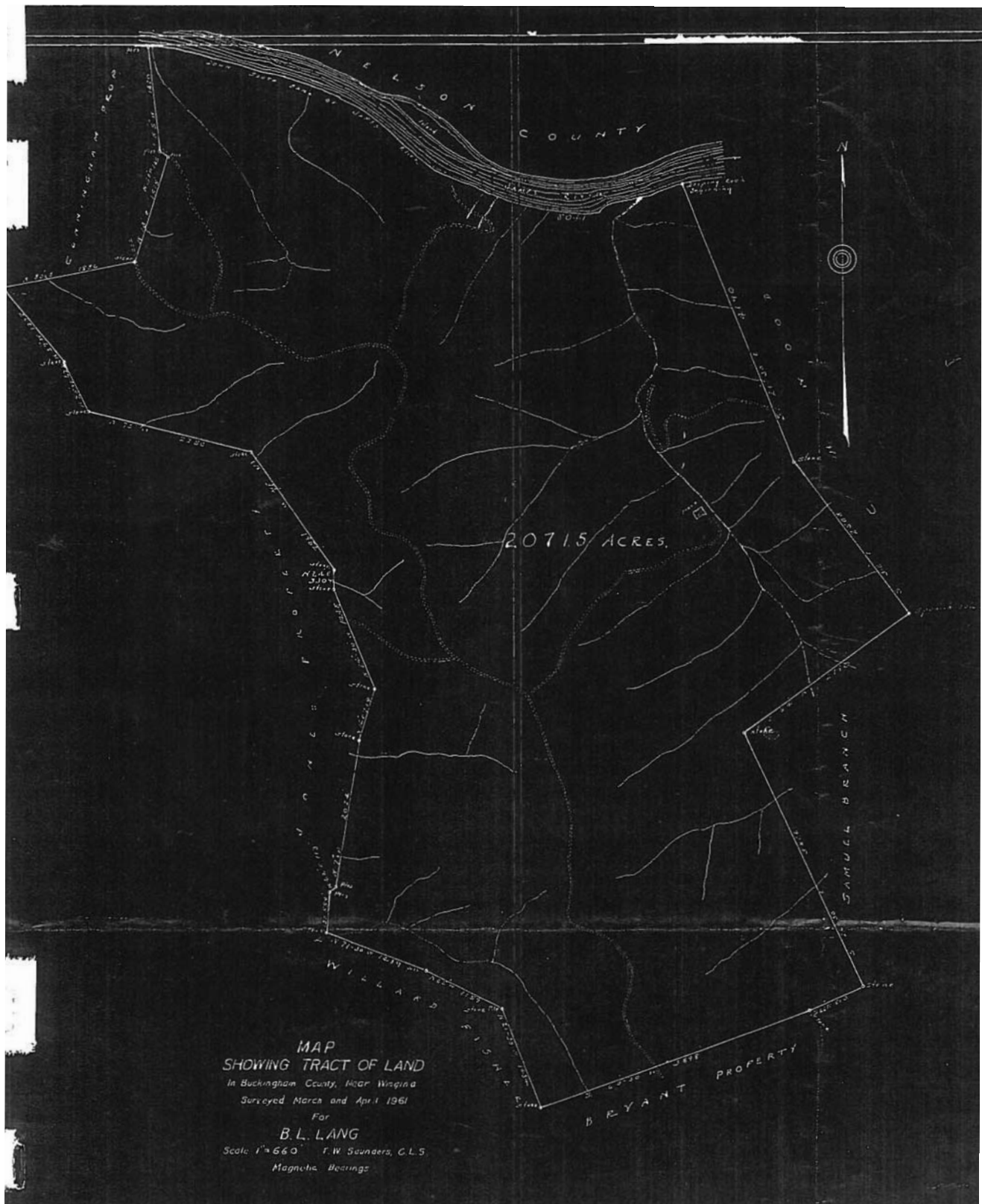
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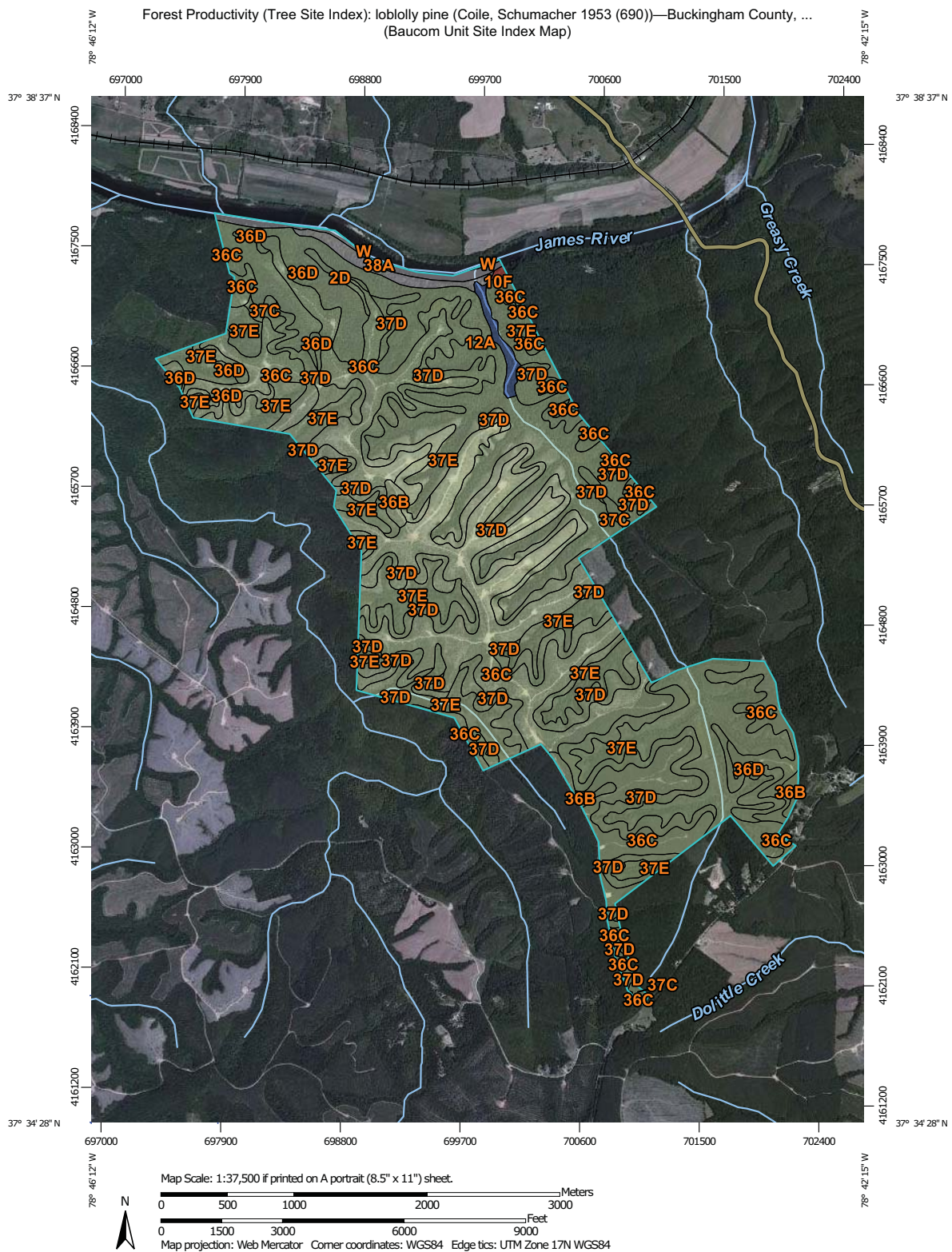






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**Natural Resources
Conservation Service**

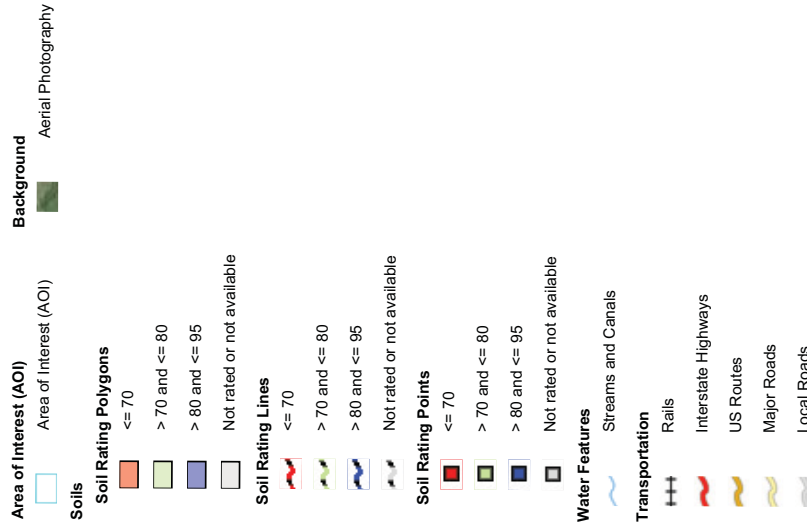
Web Soil Survey
National Cooperative Soil Survey

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Forest Productivity (Tree Site Index): loblolly pine (Colle, Schumacher 1953 (690))—Buckingham County, Virginia, and Nelson County, Virginia (Baucom Unit Site Index Map)

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Buckingham County, Virginia
Survey Area Data: Version 2, Dec 11, 2013

Soil Survey Area: Nelson County, Virginia
Survey Area Data: Version 10, Dec 13, 2013

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 10, 2010—Jul 4, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Buckingham County, Virginia, and Nelson County, Virginia

Baucom Unit Site Index Map

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Buckingham County, Virginia (VA029)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
2D	Appomattox-Littlejoe complex, 15 to 25 percent slopes	80	8.0	0.3%
10F	Bugley-Rock outcrop complex, 35 to 60 percent slopes	70	1.8	0.1%
12A	Codorus-Hatboro complex, 0 to 3 percent slopes, frequently flooded	95	15.5	0.6%
36B	Spears Mountain silt loam, 2 to 7 percent slopes	80	24.6	1.0%
36C	Spears Mountain silt loam, 7 to 15 percent slopes	80	787.3	31.1%
36D	Spears Mountain silt loam, 15 to 25 percent slopes	80	61.8	2.4%
37C	Spears Mountain-Bugley complex, 7 to 15 percent slopes	80	16.3	0.6%
37D	Spears Mountain-Bugley complex, 15 to 25 percent slopes	80	557.6	22.0%
37E	Spears Mountain-Bugley complex, 25 to 50 percent slopes	80	1,011.4	39.9%
38A	Speedwell loam, 0 to 3 percent slopes, occasionally flooded		26.0	1.0%
W	Water		23.9	0.9%
Subtotals for Soil Survey Area			2,534.2	100.0%
Totals for Area of Interest			2,534.9	100.0%

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Nelson County, Virginia (VA125)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
W	Water		0.7	0.0%
Subtotals for Soil Survey Area			0.7	0.0%
Totals for Area of Interest			2,534.9	100.0%



Natural Resources
Conservation Service

Web Soil Survey
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Description

The "site index" is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Component" returns the attribute value associated with the component with the highest percent composition in the map unit. If more than one component shares the highest percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher attribute value should be returned in the case of a percent composition tie. The result returned by this aggregation method may or may not represent the dominant condition throughout the map unit.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher





Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Buckingham County, Virginia, and Nelson County, Virginia

Baucom Unit Site Index Map

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Interpret Nulls as Zero: No

This option indicates if a null value for a component should be converted to zero before aggregation occurs. This will be done only if a map unit has at least one component where this value is not null.





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