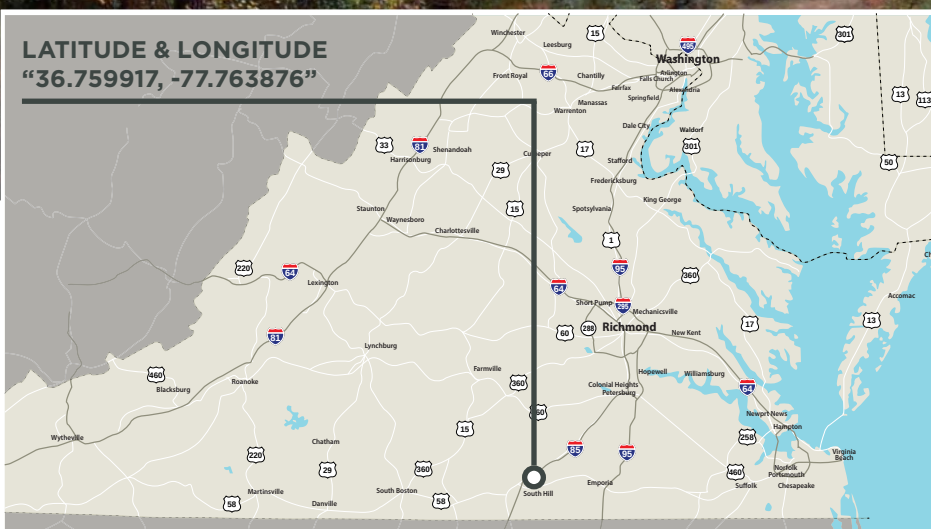


Thomasburg Lane (SR 731) Western Mill Road (SR 670)

**FOR SALE 174± ACRES
FREEMAN, VIRGINIA
Price: \$310,000**

LATITUDE & LONGITUDE
"36.759917, -77.763876"



Features

174± ACRE TIMBERLAND INVESTMENT play located east of Lawrenceville in Brunswick County with deeded access from Western Mill Road (SR 670) to the west and Thomasburg Lane (SR731) to the northeast.

71± ACRES PLANTED in Loblolly in '95 (commercially thinned in '11) and 57± acres of Loblolly pine planted in '03 (pre-commercially thinned in '10) as well as nice hardwood buffers offering merchantable oak and poplar.

CREEK SPLITS the eastern half of the property providing a favorable wildlife corridor.

TAX ID #54-34A & #53-(103-104)

Contacts

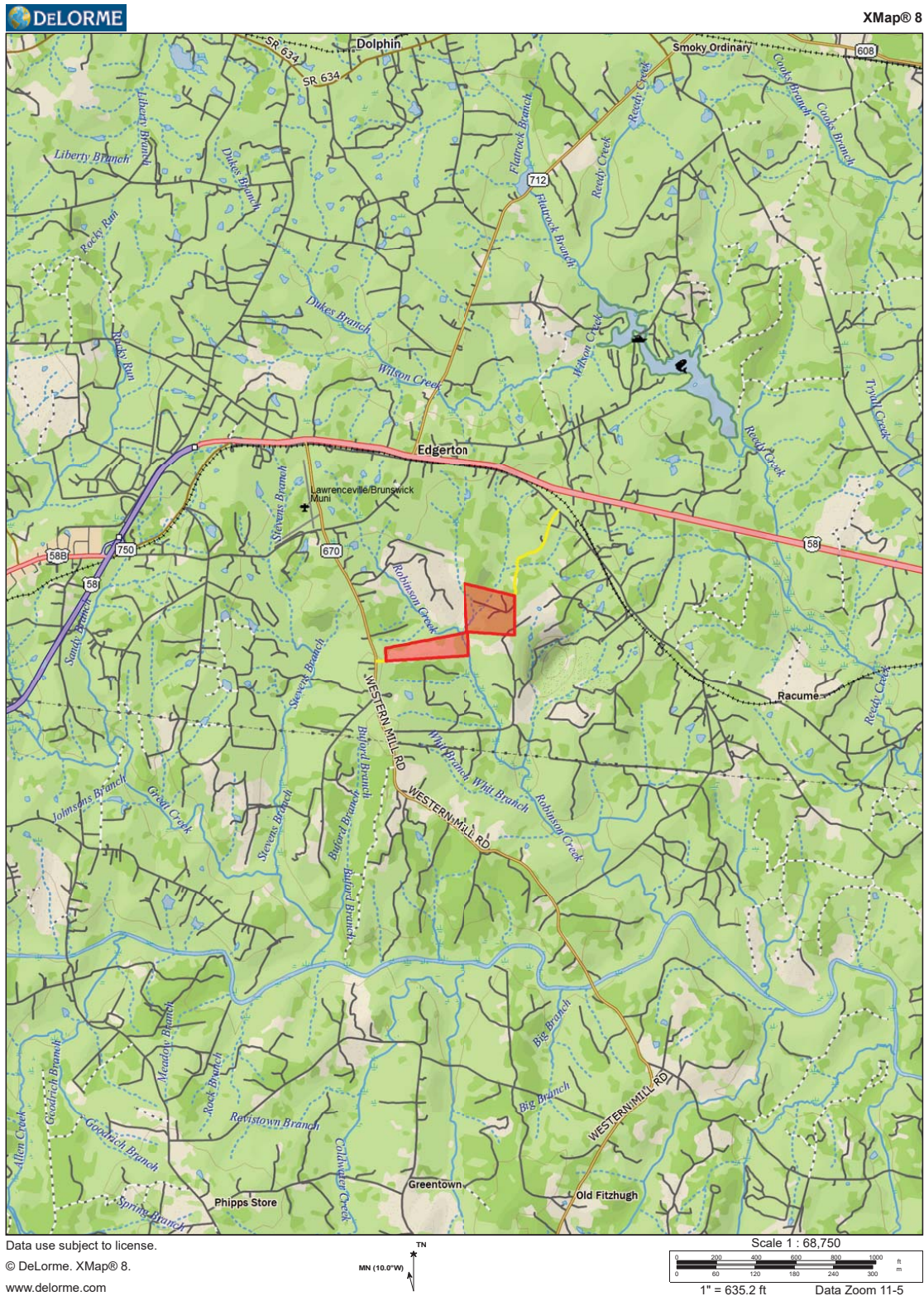
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

**Thomasburg Lane (SR 731)
Western Mill Road (SR 70)**

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FREEMAN, VIRGINIA
Price: \$310,000**

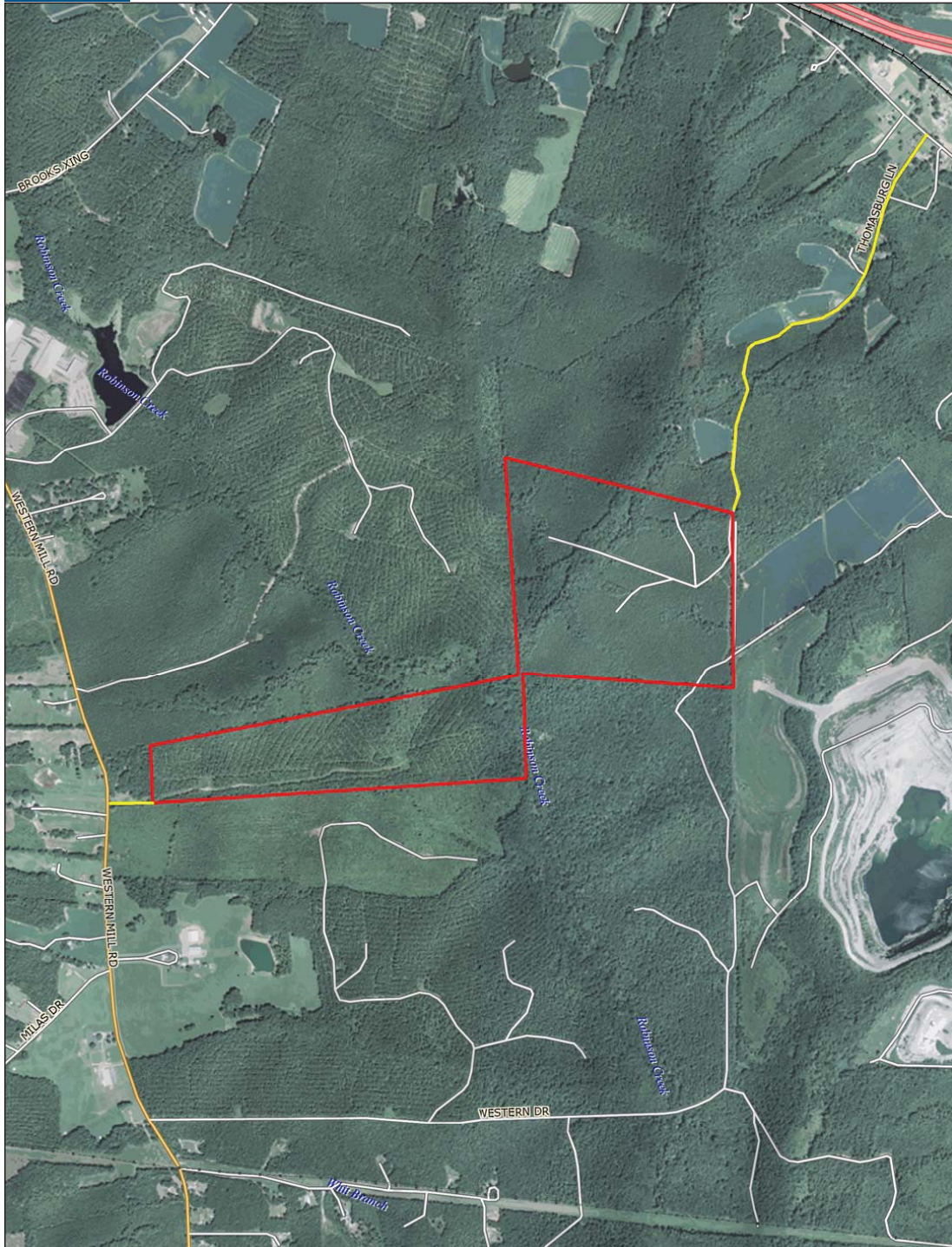


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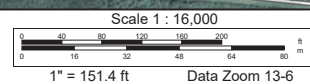
XMap® 8



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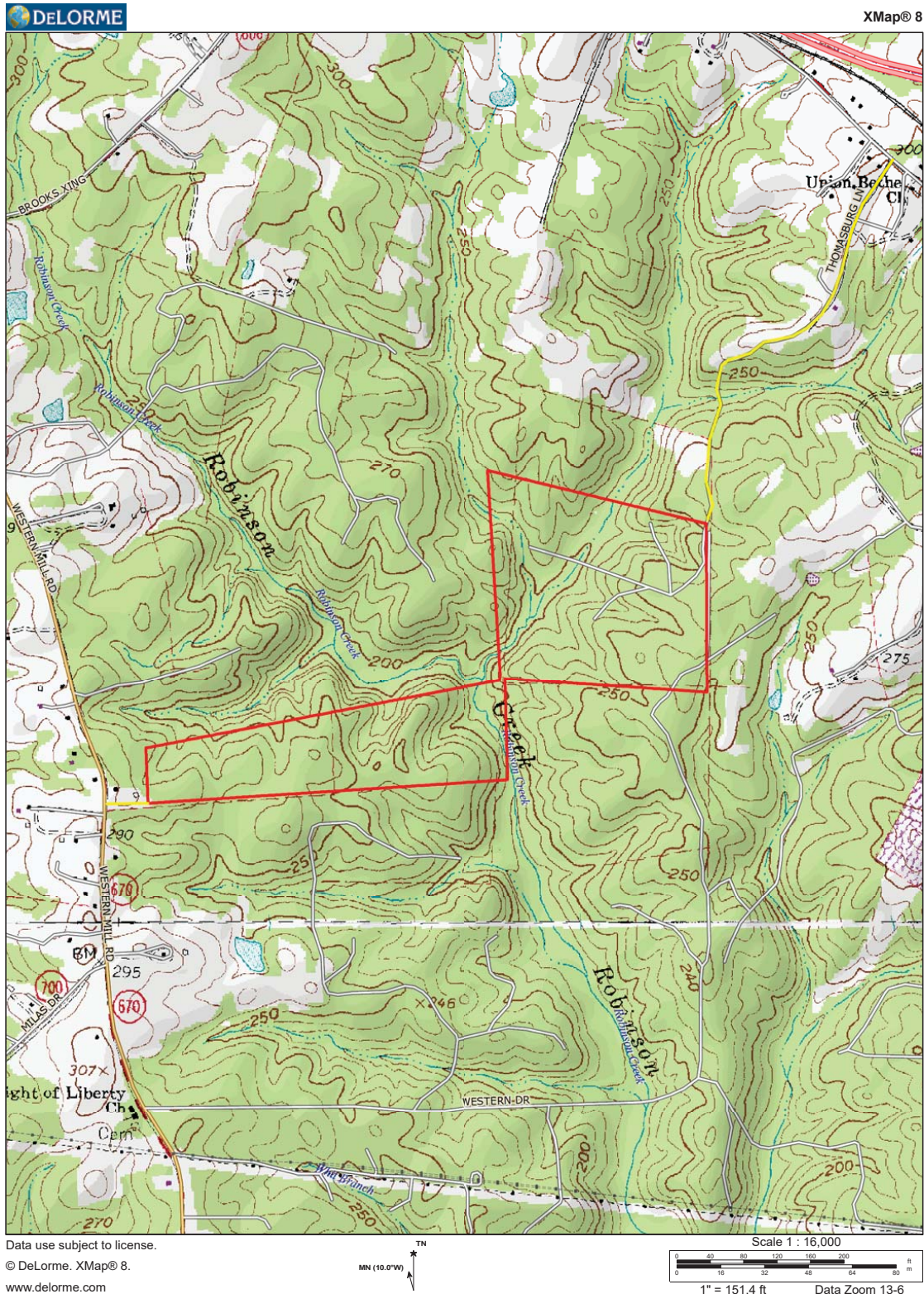
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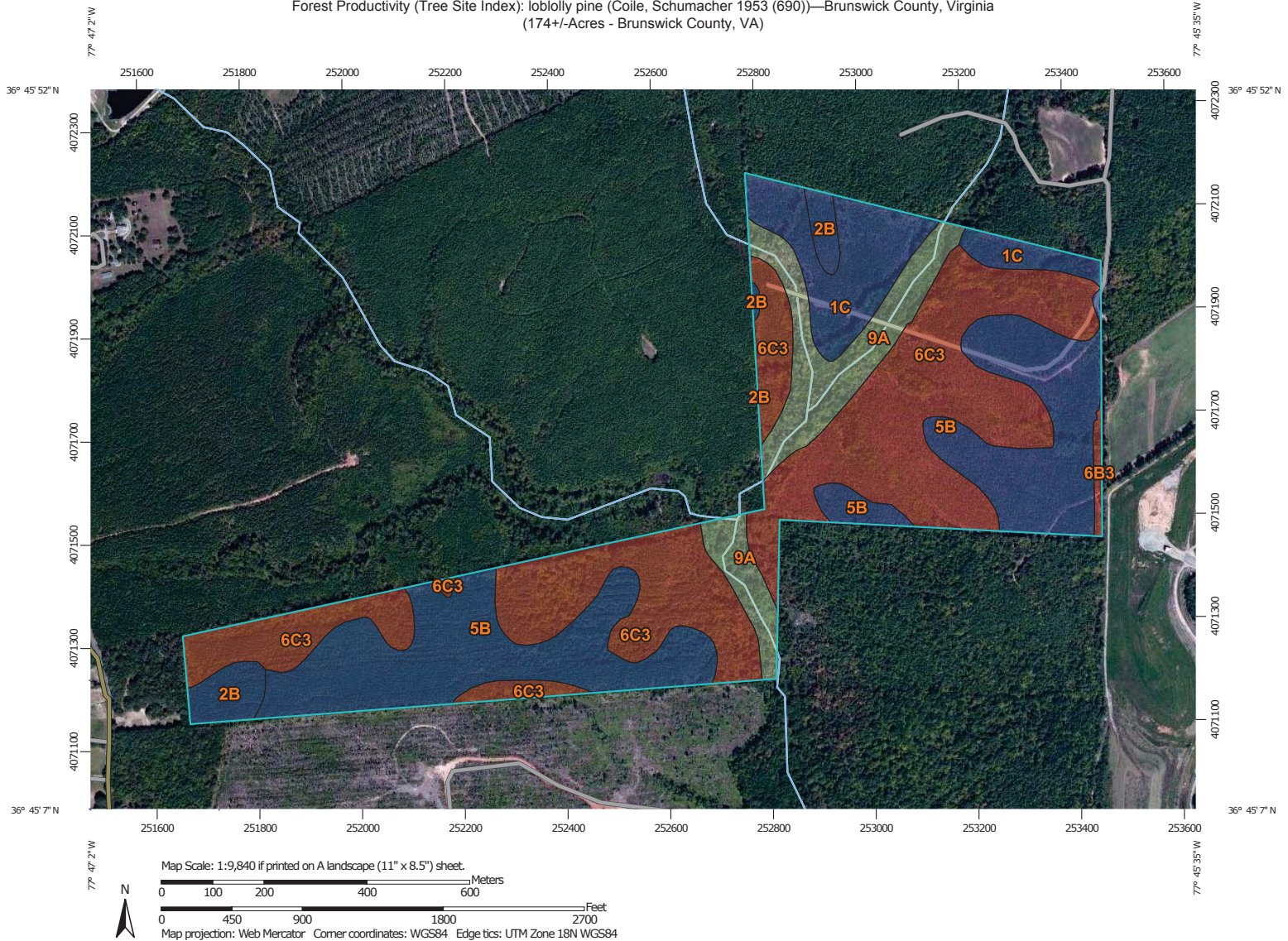


Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Brunswick County, Virginia
(174±-Acres - Brunswick County, VA)



**Natural Resources
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Web Soil Survey
National Cooperative Soil Survey

7/18/2016
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Brunswick County, Virginia

174+/-Acres - Brunswick County, VA

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 — Brunswick County, Virginia (VA025)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1C	Appling sandy loam, 8 to 15 percent slopes	85	17.2	10.0%
2B	Appling-Mattaponi complex, 2 to 8 percent slopes	85	5.6	3.3%
5B	Cecil sandy loam, 2 to 8 percent slopes	85	53.8	31.2%
6B3	Cecil sandy clay loam, 2 to 8 percent slopes, severely eroded	83	0.9	0.5%
6C3	Cecil sandy clay loam, 8 to 15 percent slopes, severely eroded	83	76.1	44.1%
9A	Chewacla and Wehadkee soils, 0 to 2 percent slopes, frequently flooded	84	18.8	10.9%
Totals for Area of Interest			172.5	100.0%

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



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