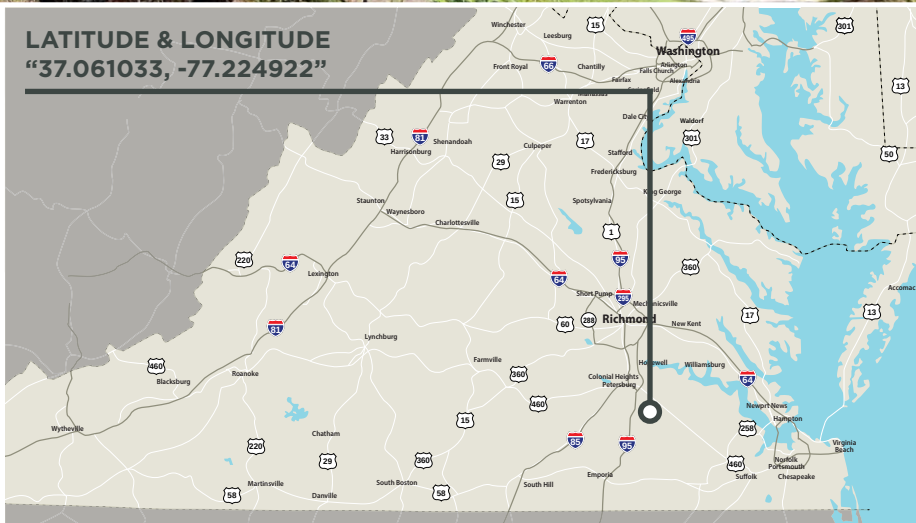




CABIN POINT ROAD (SR 602) DISPUTANTA, VA 23842

**FOR SALE 190± ACRES
SUSSEX, VIRGINIA**
Price: \$445,360

LATITUDE & LONGITUDE
"37.061033, -77.224922"



Features

IDEAL 190± ACRE timberland investment located in northwestern part of Sussex with frontage on Cabin Point Road (SR 602) and both sides of Musselwhite Drive

OFFERING 165± ACRES of merchantable planted pine (thinned) established in '98 and recently treated for brush control.

THE PROPERTY also has 20± acres of natural old growth pine as well as frontage along Joseph's Millpond providing excellent wildlife and recreational habitat

TAX MAP PARCEL #12-A-4

Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

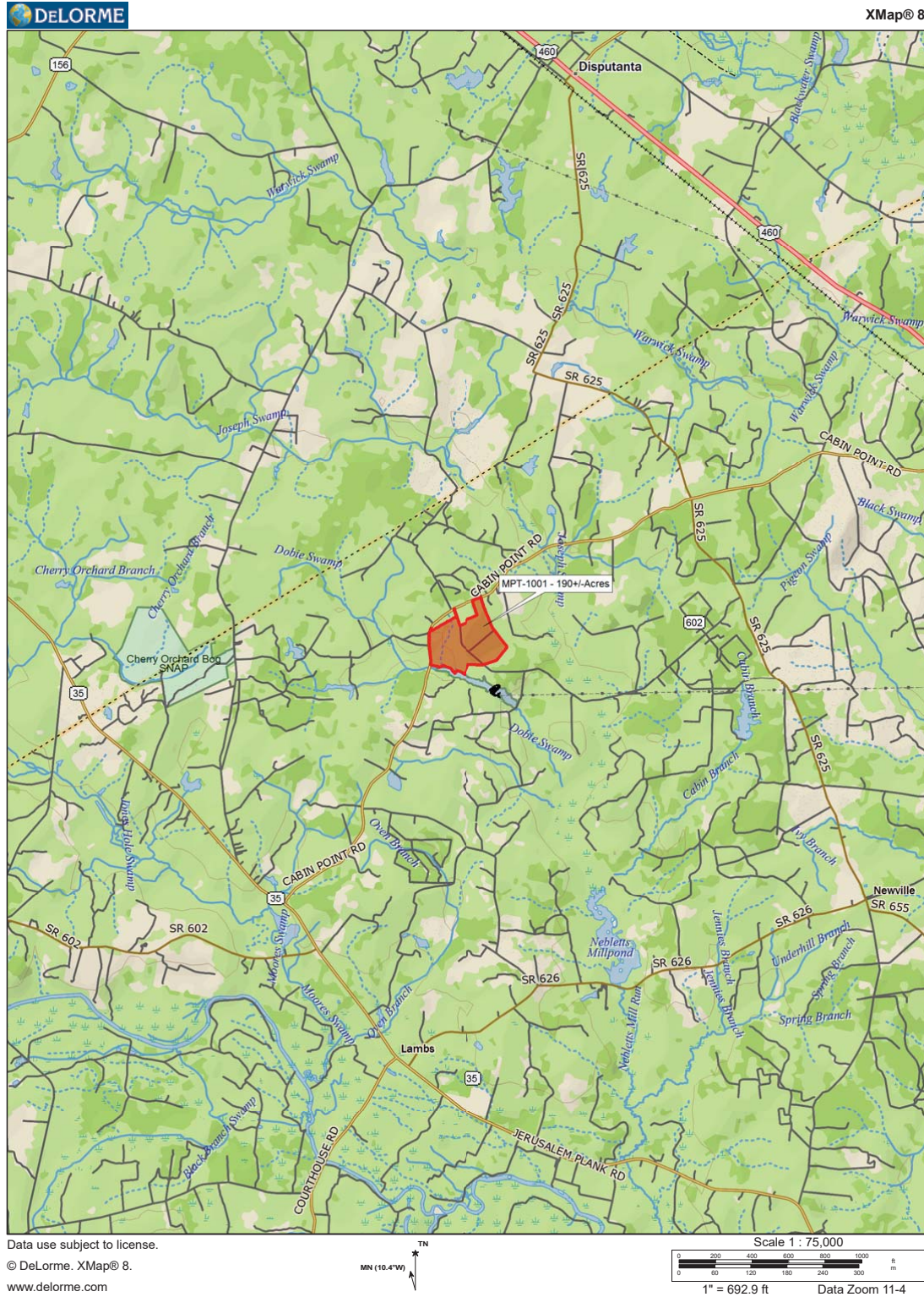
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-326-LAND (5263) | F 804-346-5901

COMMONWEALTHLAND.COM

Commonwealth Land represents the Owner of this property.

Information contained herein, is deemed reliable but not guaranteed.



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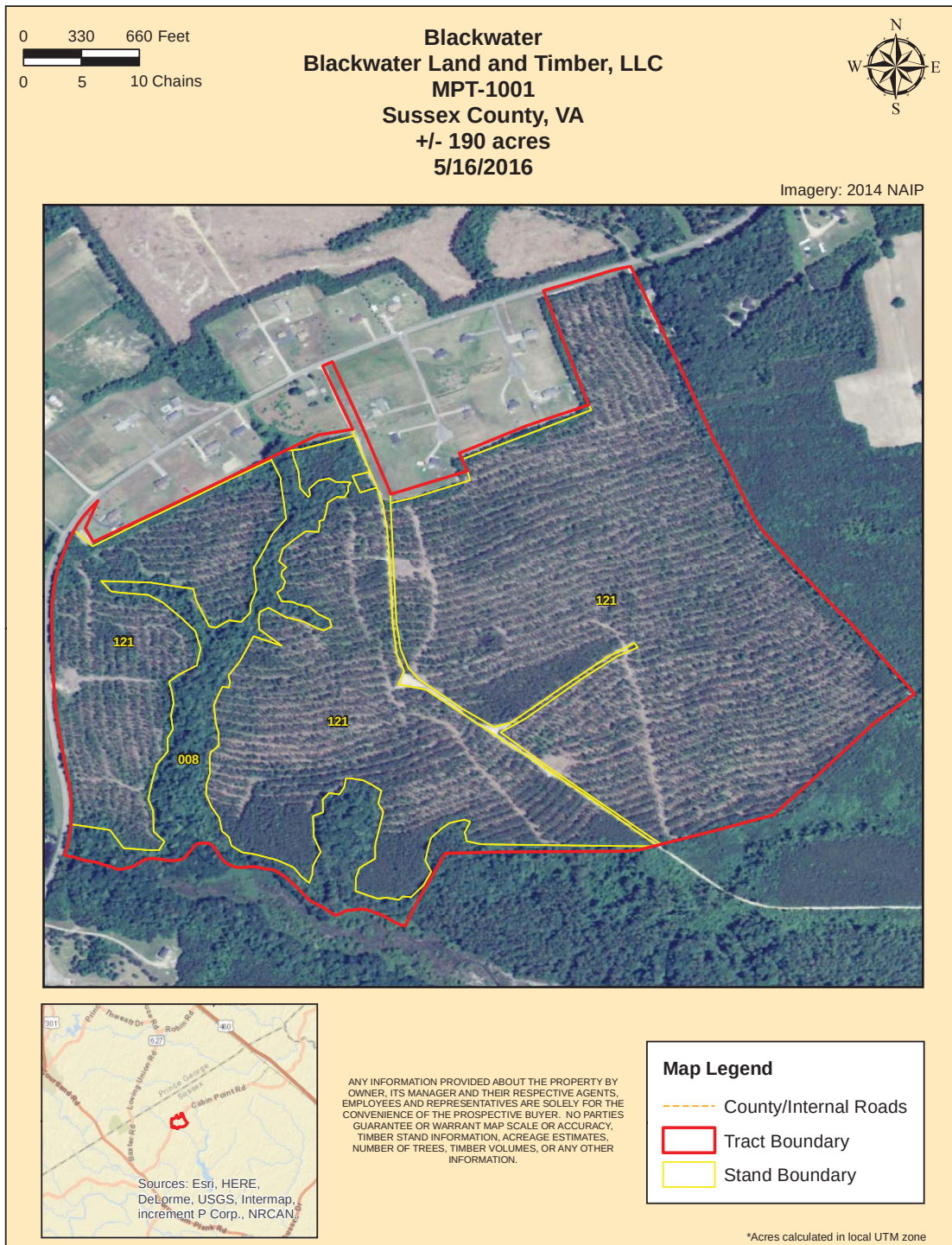
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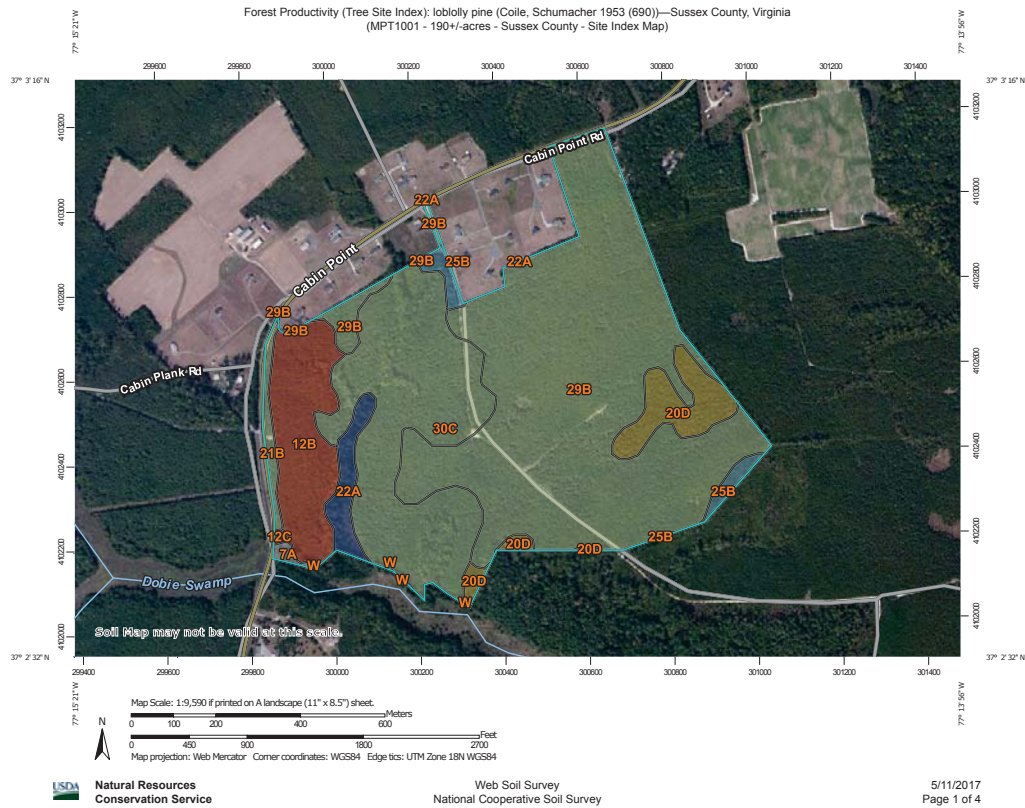
hcampbell@commonwealthland.com

Blackwater Blackwater Land and Timber, LLC MPT-1001 Sussex County, VA +/- 190 acres 5/16/2016					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1001	008	20.32	20.32	1962	Natural Pine Non-Convertible
MPT-1001	088	1.86	0.00	9999	NP - Right Of Way
MPT-1001	121	165.29	165.29	1998	Pine Plantation
MPT-1001	994	2.61	0.00	9999	NP - Right Of Way
MPT-1001	995	0.18	0.00	9999	NP - Other

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

MPT1001 - 190+/-acres - Sussex
County - 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 — Sussex County, Virginia (VA183)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		0.6	0.3%
12B	Emporia-Slagle complex, 2 to 6 percent slopes	75	18.2	9.8%
12C	Emporia-Slagle complex, 6 to 10 percent slopes	75	0.2	0.1%
20D	Nevarc and Emporia soils, 10 to 15 percent slopes	77	9.7	5.2%
21B	Ocilla loamy sand, 0 to 6 percent slopes	79	2.1	1.2%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	99	4.5	2.4%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	2.7	1.5%
29B	Uchee loamy sand, 0 to 6 percent slopes	80	102.6	55.3%
30C	Uchee-Slagle complex, 6 to 10 percent slopes	80	44.8	24.1%
W	Water		0.1	0.1%
Totals for Area of Interest			185.6	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

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