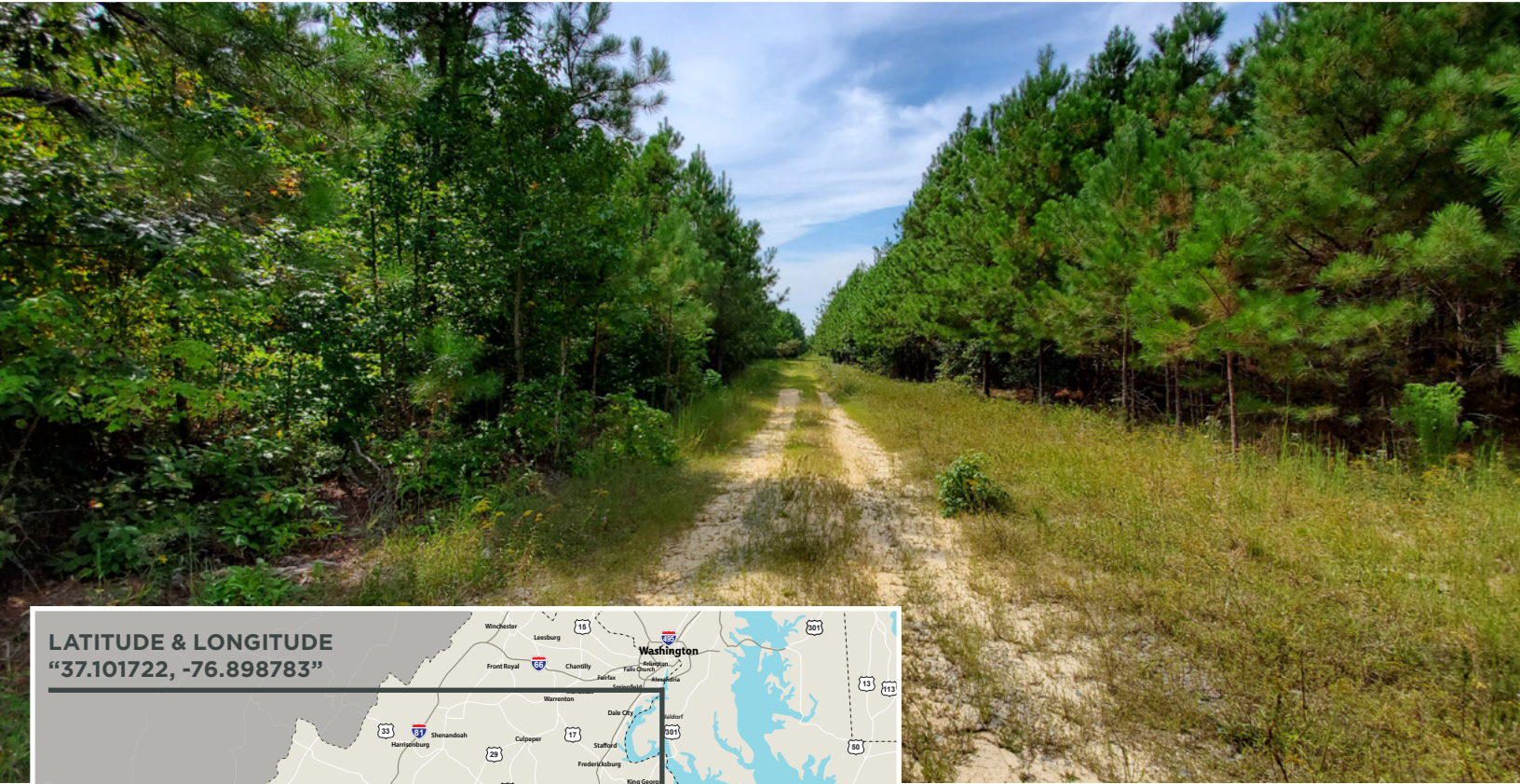


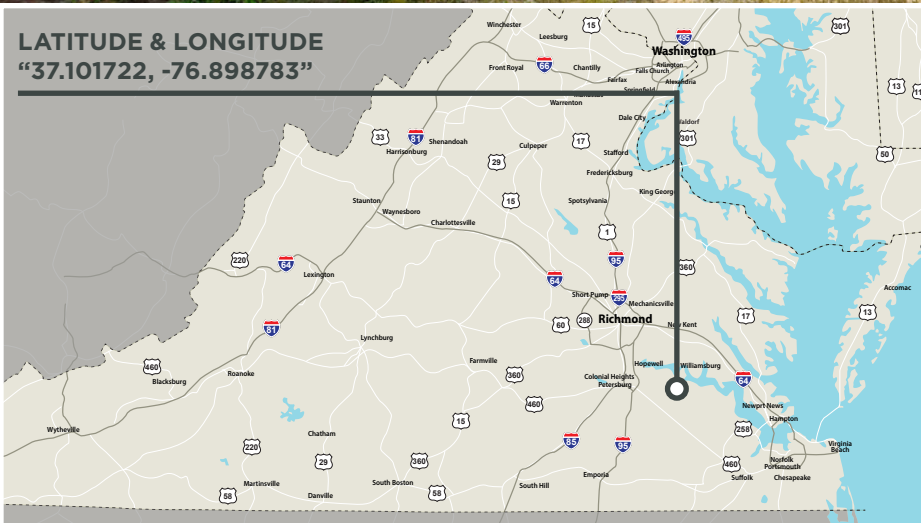


**HOLLYBUSH ROAD
DENDRON, VA 23839**

**FOR SALE | 382± ACRES
SURRY COUNTY, VA
Price: \$688,675**



**LATITUDE & LONGITUDE
"37.101722, -76.898783"**



Features

HIGH QUALITY timberland/recreational investment opportunity offering approximately a mile of frontage along Hollybush Rd (VSR618) just west of Elberon in Surry County.

THE TIMBER IS COMPRISED OF 294± acres of pine plantation (control burned and planted in '07), 19± acres of bottomland with the remaining balance in swamp.

GOOD INTERNAL ROAD SYSTEM.

EXTENSIVE FRONTAGE along Cypress swamp providing excellent wildlife habitat supporting strong populations of deer, turkeys and ducks.

TAX MAP ID #39-9



Contacts

Bill Barnett

804-433-1821
bbarnett@commonwealthland.com

Hank Campbell

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hcampbell@commonwealthland.com

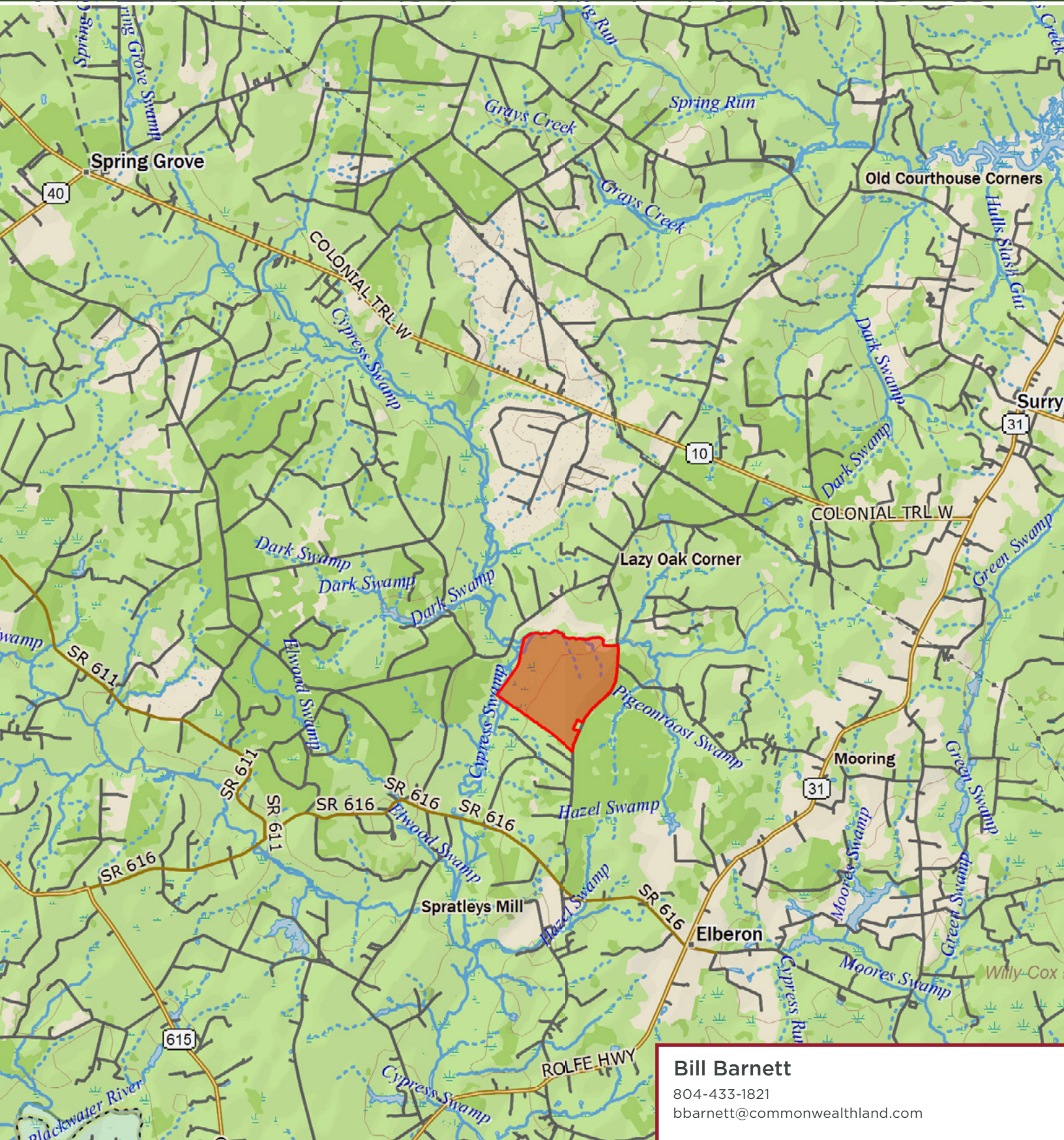


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*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

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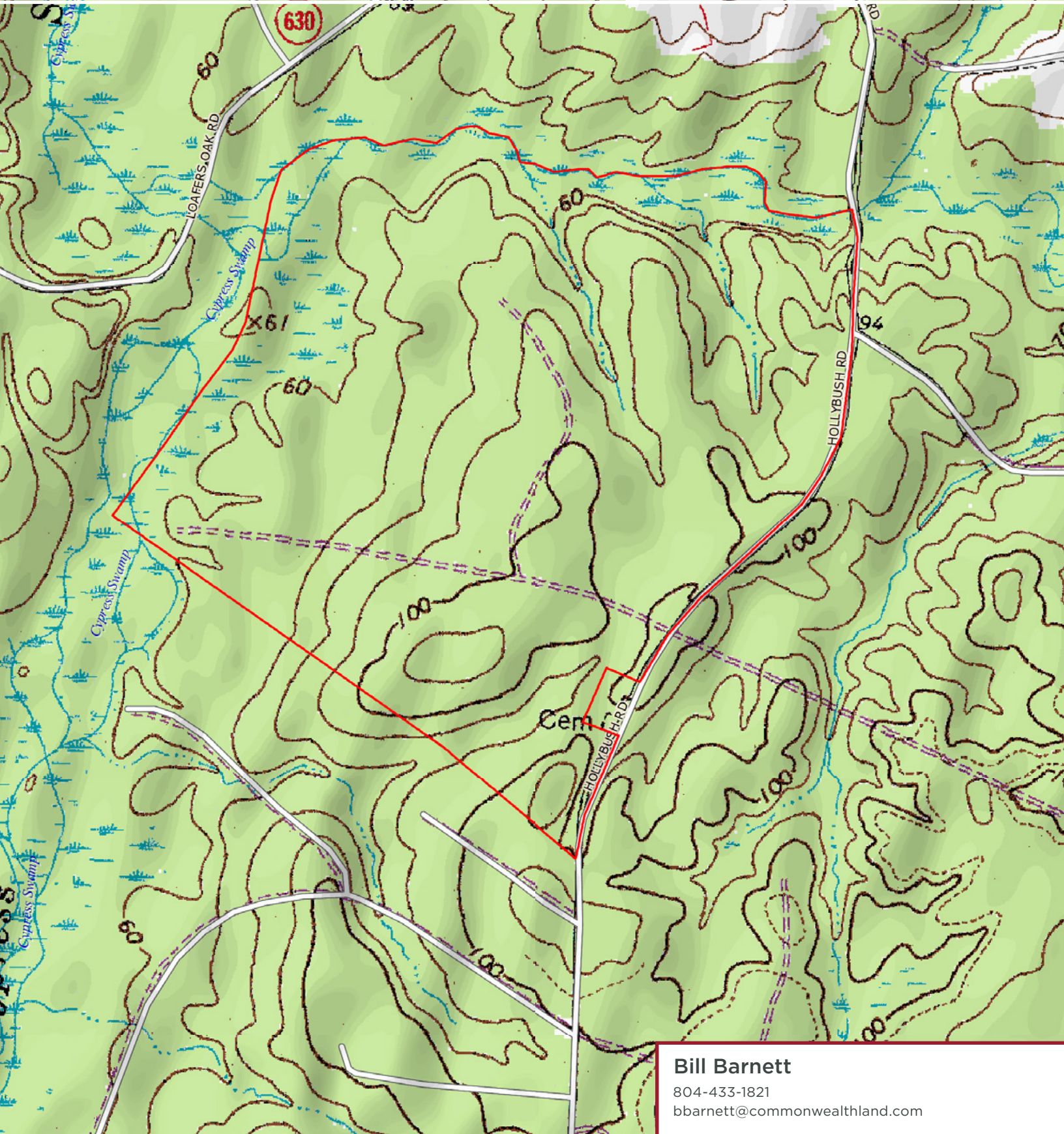
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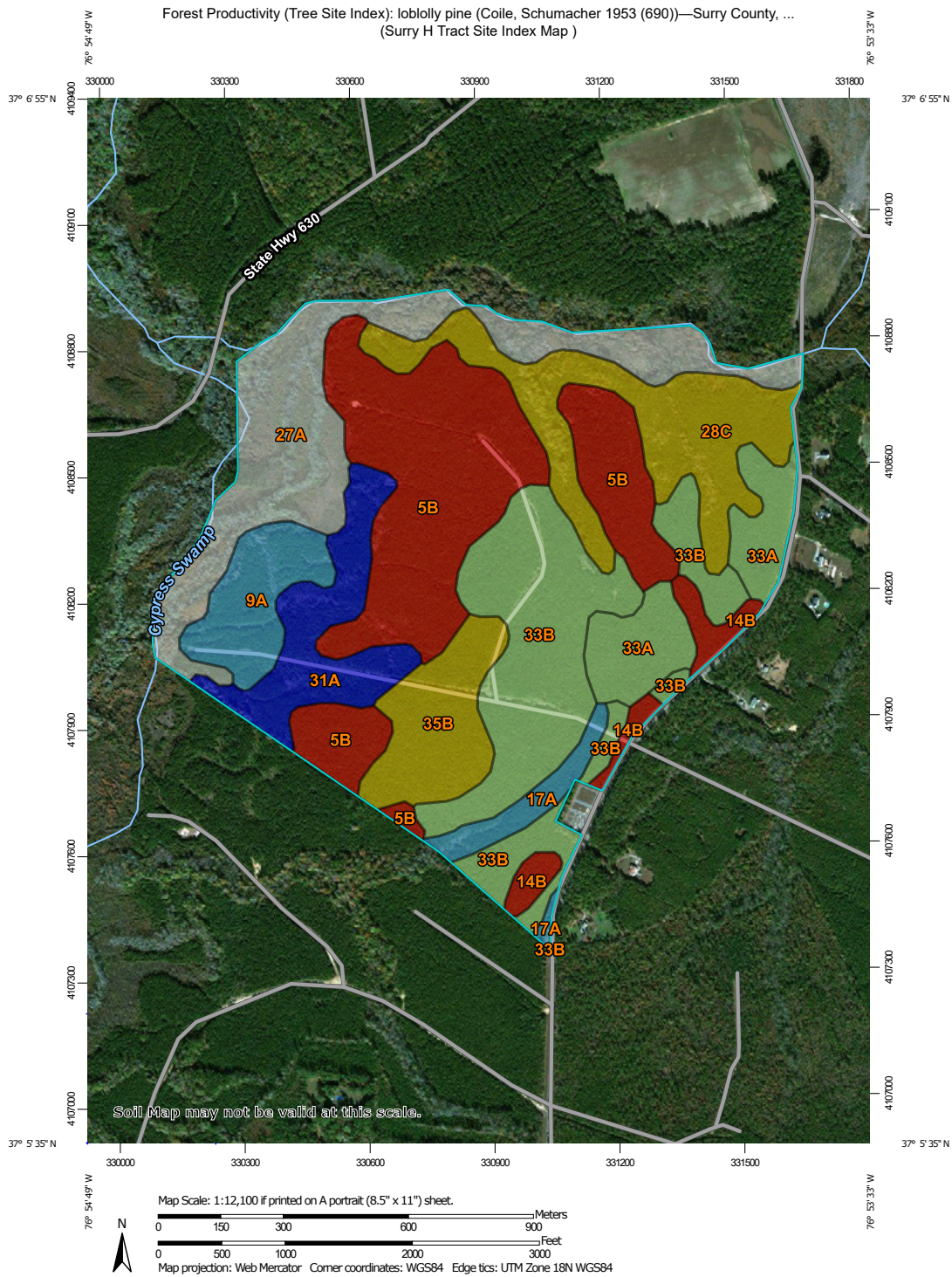
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NDA Natural Resources

Web Soil Survey

9/6/2019

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

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
5B	Burrowsville loamy sand, 2 to 6 percent slopes	76	88.2	23.8%
9A	Chipleigh-Leon complex, 0 to 2 percent slopes	90	18.9	5.1%
14B	Emporia fine sandy loam, 2 to 6 percent slopes	75	9.3	2.5%
17A	Jedburg loam, 0 to 2 percent slopes	90	8.6	2.3%
27A	Nawney and Mattan soils, 0 to 1 percent slopes, frequently flooded		59.7	16.1%
28C	Nevarc-Remlik complex, 6 to 10 percent slopes	80	45.7	12.3%
31A	Rains fine sandy loam, 0 to 2 percent slopes	94	26.7	7.2%
33A	Slagle fine sandy loam, 0 to 2 percent slopes	86	23.0	6.2%
33B	Slagle fine sandy loam, 2 to 6 percent slopes	86	66.7	18.0%
35B	Uchee loamy fine sand, 2 to 6 percent slopes	80	23.6	6.4%
Totals for Area of Interest			370.3	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



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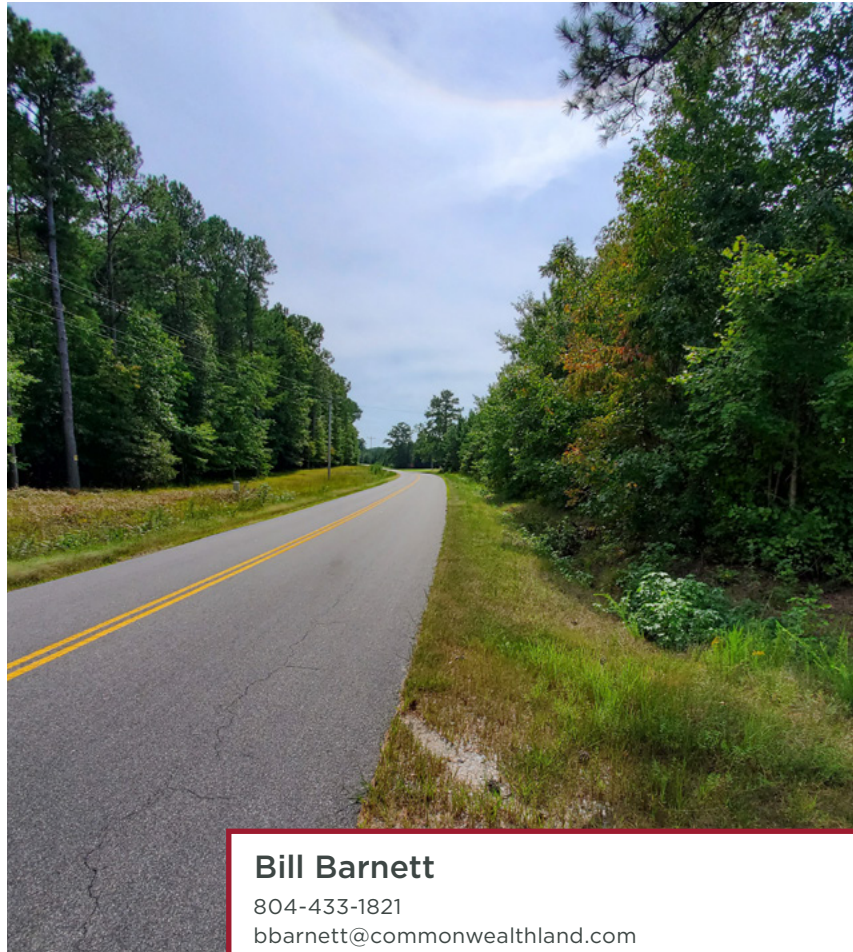
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