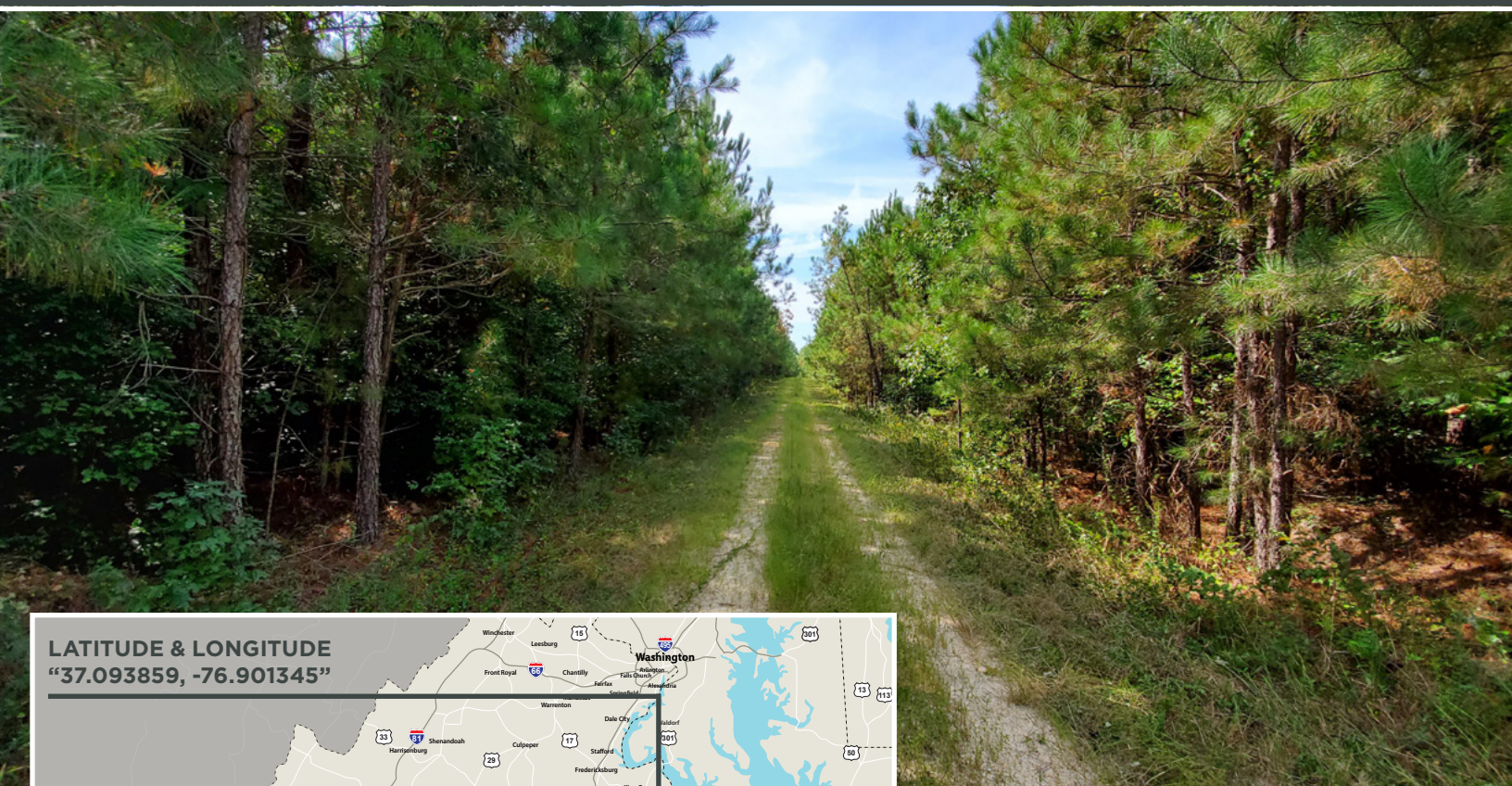


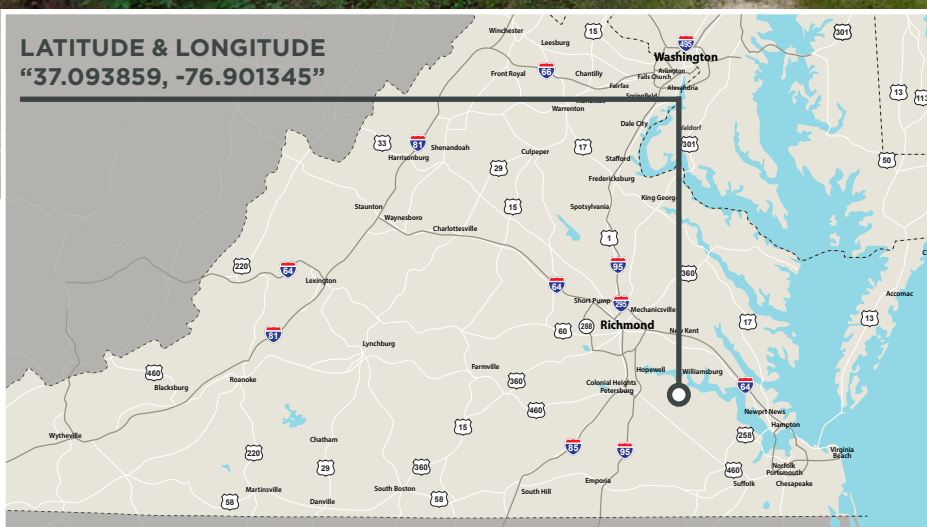


**HOLLYBUSH ROAD  
DENDRON, VA 23839**

**FOR SALE | 333± ACRES  
SURRY COUNTY, VA  
Price: \$766,275**



**LATITUDE & LONGITUDE  
"37.093859, -76.901345"**



## Features

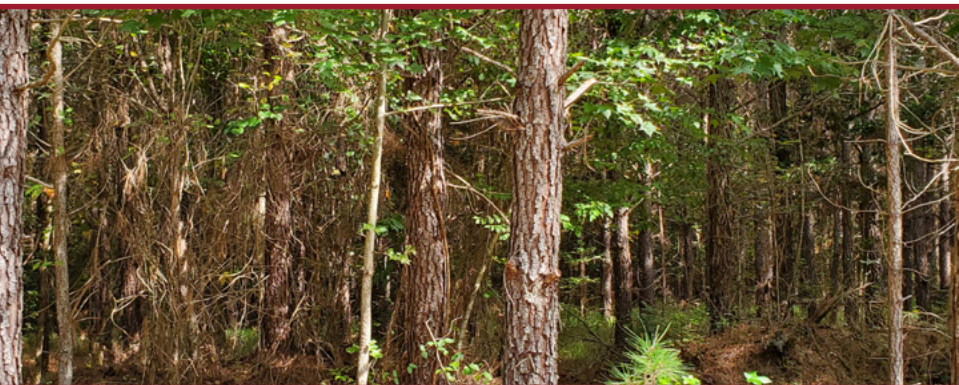
**HIGH QUALITY** timberland/recreational investment opportunity offering approximately .6 miles of frontage along Hollybush Rd (VSR618) and .6 miles of frontage along New Design Rd (VSR616) west of Elberon and adjacent to the county schools complex in Surry County.

**TIMBER IS COMPRISED OF** 304± acres of pine plantation (spray planted in '07), 17± acres of bottomland with the 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 #39-11C**



## Contacts

**Bill Barnett**

804-433-1821  
bbarnett@commonwealthland.com

**Hank Campbell**

804-433-1818  
hcampbell@commonwealthland.com



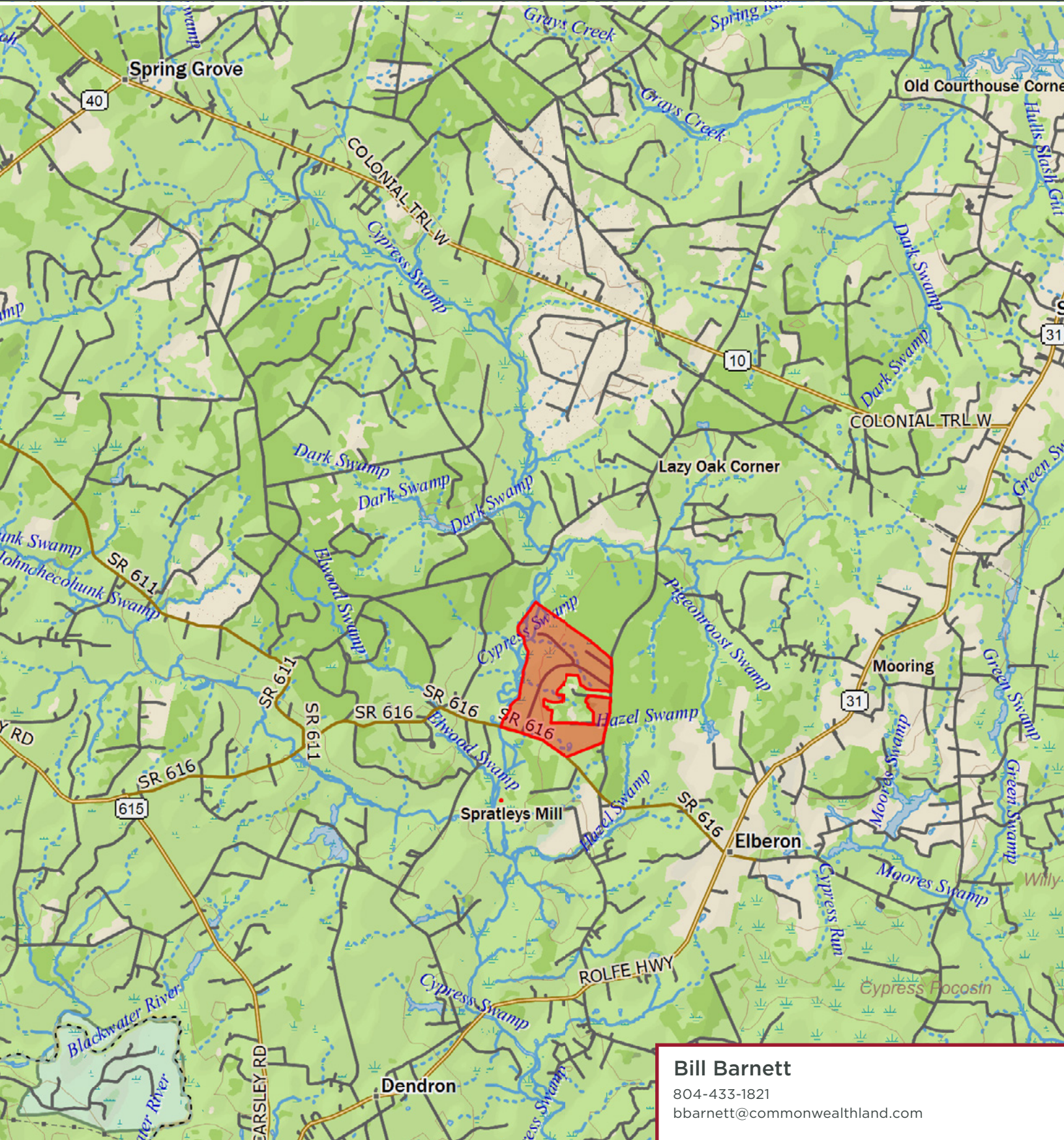
MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060  
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255  
T 804-326-LAND (5263) | F 804-346-5901  
[COMMONWEALTHLAND.COM](http://COMMONWEALTHLAND.COM)

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



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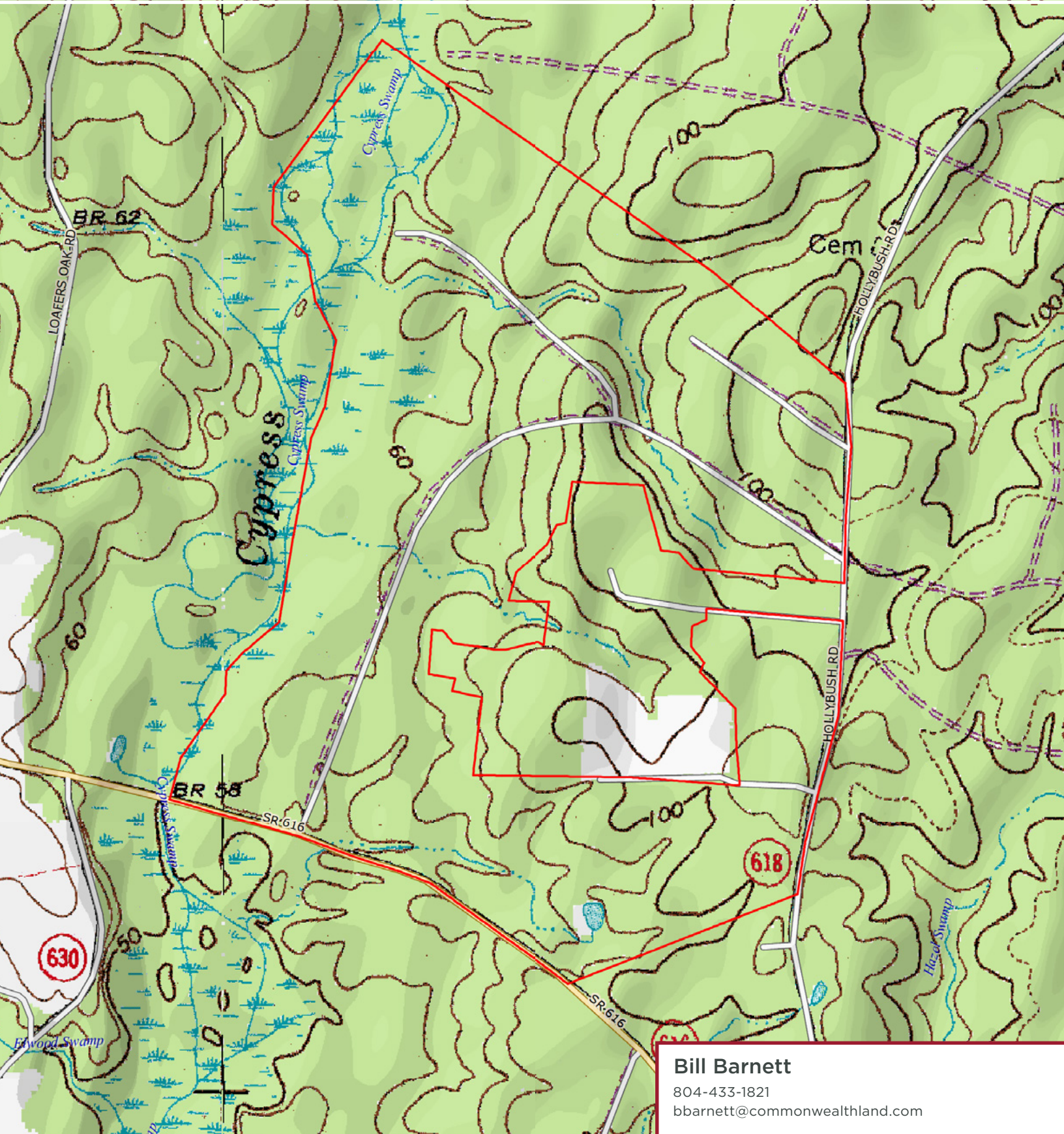
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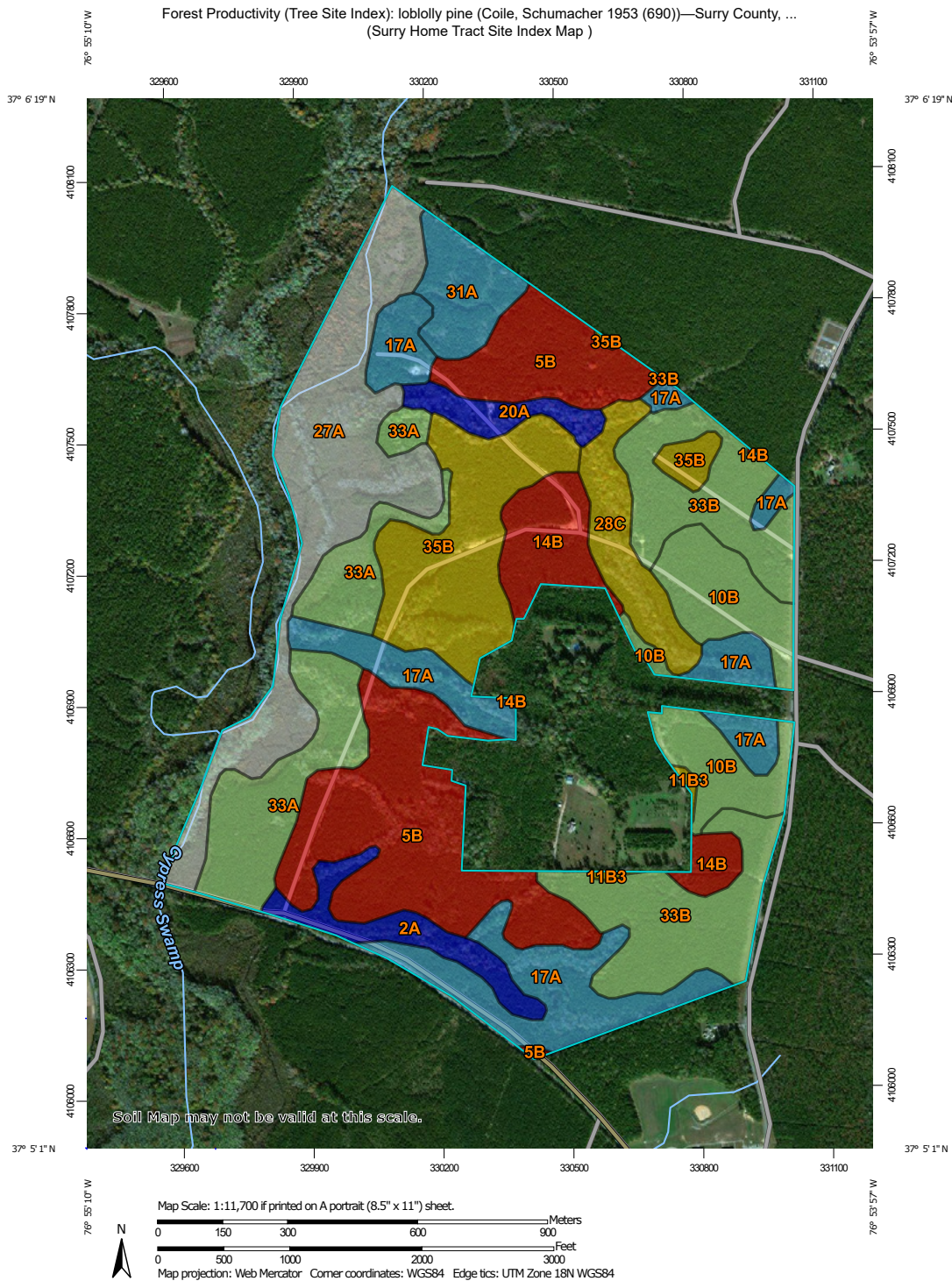
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**NRDA** Natural Resources

Web Soil Survey

9/6/2019

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

Surry Home Tract Site Index Map

### 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 |
|------------------------------------|--------------------------------------------------------------------|---------------|--------------|----------------|
| 2A                                 | Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded    | 100           | 11.5         | 2.9%           |
| 5B                                 | Burrowsville loamy sand, 2 to 6 percent slopes                     | 76            | 69.4         | 17.7%          |
| 10B                                | Craven fine sandy loam, 2 to 6 percent slopes                      | 88            | 27.9         | 7.1%           |
| 11B3                               | Craven clay loam, 2 to 6 percent slopes, severely eroded           | 80            | 0.9          | 0.2%           |
| 14B                                | Emporia fine sandy loam, 2 to 6 percent slopes                     | 75            | 17.7         | 4.5%           |
| 17A                                | Jedburg loam, 0 to 2 percent slopes                                | 90            | 51.4         | 13.1%          |
| 20A                                | Kinston loam, 0 to 2 percent slopes, frequently flooded            | 100           | 7.3          | 1.9%           |
| 27A                                | Nawney and Mattan soils, 0 to 1 percent slopes, frequently flooded |               | 53.9         | 13.7%          |
| 28C                                | Nevarc-Remlik complex, 6 to 10 percent slopes                      | 80            | 15.3         | 3.9%           |
| 31A                                | Rains fine sandy loam, 0 to 2 percent slopes                       | 94            | 12.6         | 3.2%           |
| 33A                                | Slagle fine sandy loam, 0 to 2 percent slopes                      | 86            | 36.5         | 9.3%           |
| 33B                                | Slagle fine sandy loam, 2 to 6 percent slopes                      | 86            | 49.5         | 12.6%          |
| 35B                                | Uchee loamy fine sand, 2 to 6 percent slopes                       | 80            | 38.5         | 9.8%           |
| <b>Totals for Area of Interest</b> |                                                                    |               | <b>392.4</b> | <b>100.0%</b>  |



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

9/6/2019  
Page 3 of 4

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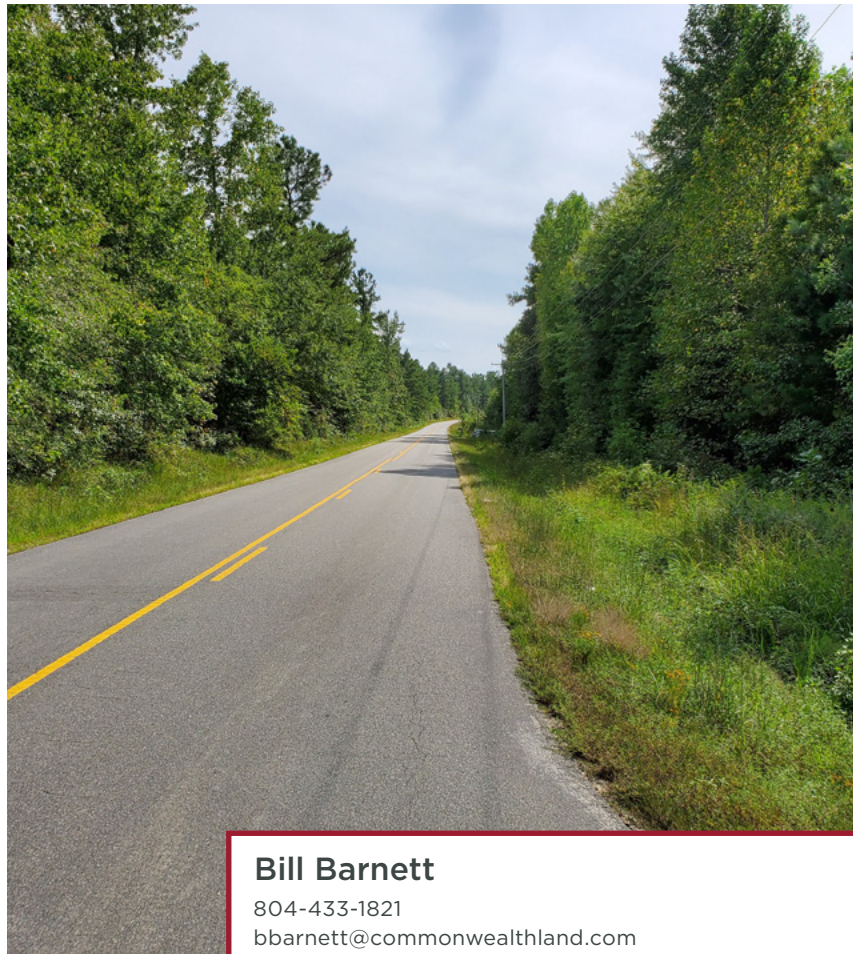
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