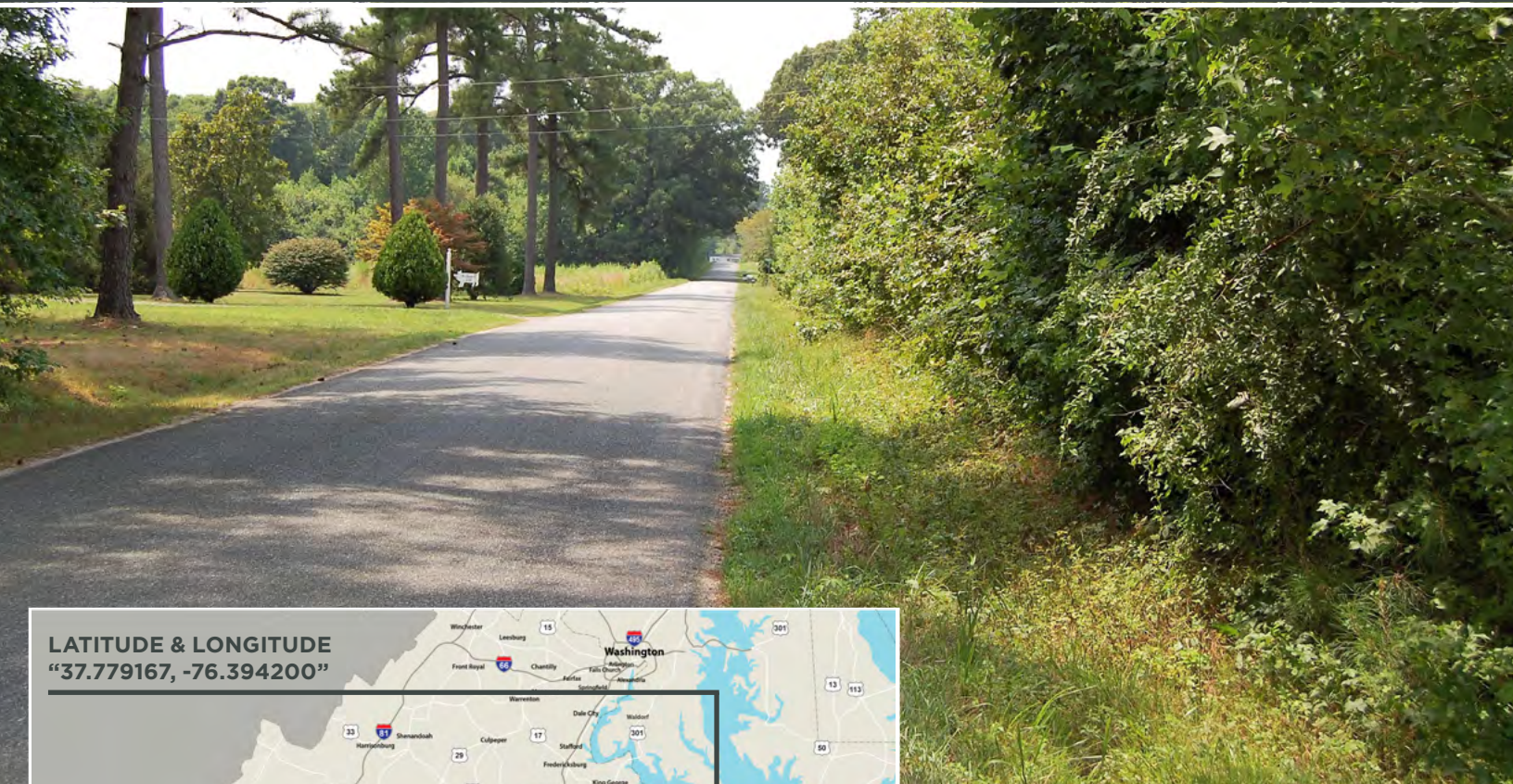


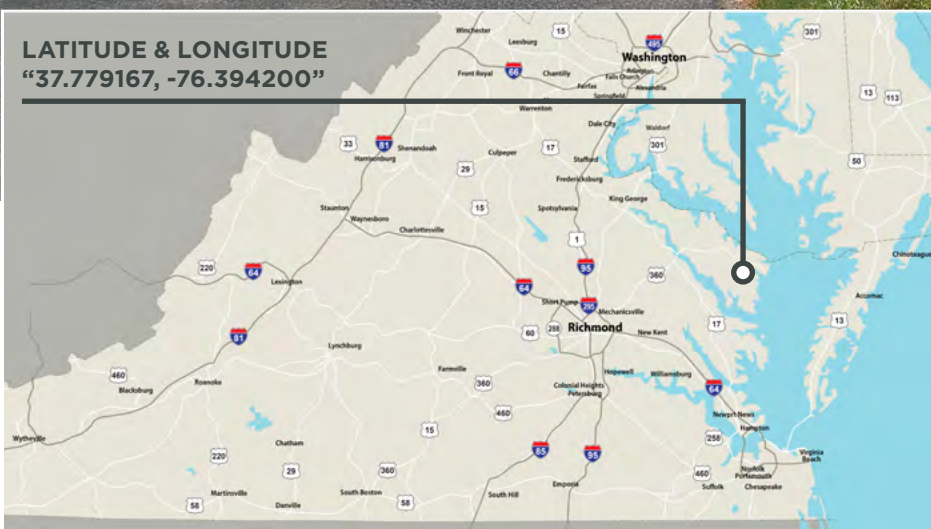


**CARLSON ROAD (VSR 615)
HEATHSVILLE, VA 22473**

**FOR SALE 20± ACRES
NORTHUMBERLAND COUNTY, VIRGINIA
Price: \$62,865**



**LATITUDE & LONGITUDE
"37.779167, -76.394200"**



Features

SMALL ACREAGE (20±) timberland investment opportunity located along Carlson Road (VSR 615) Northumberland County offering 13± acres of planted pine ('09) with the remaining balance in natural pine ('60)

TAX MAP #46-1-30



Contacts

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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

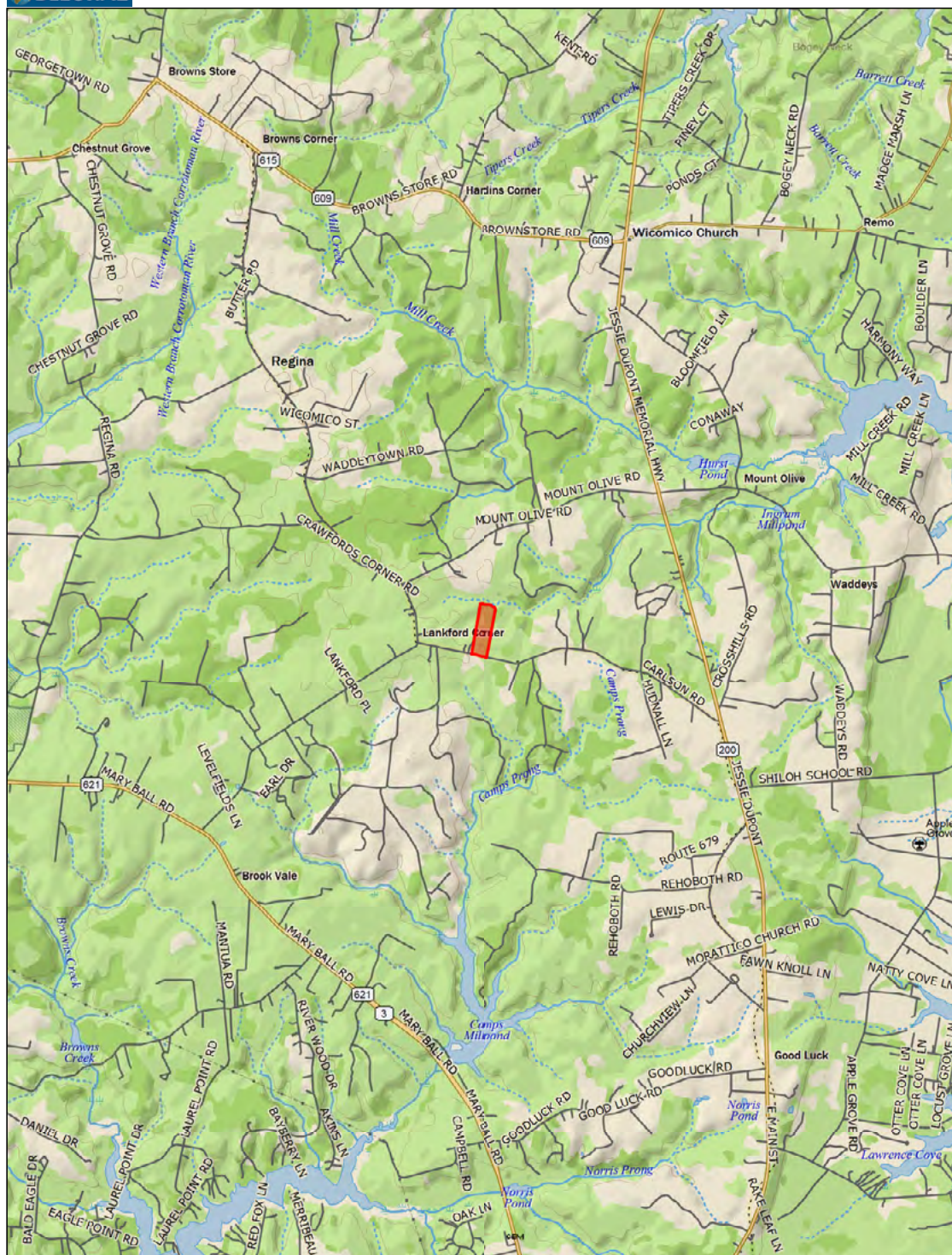
COMMONWEALTHLAND.COM

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DELORME

XMap® 8



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www.delorme.com



Scale 1 : 50,000


$$1'' = 461.9 \text{ ft}$$

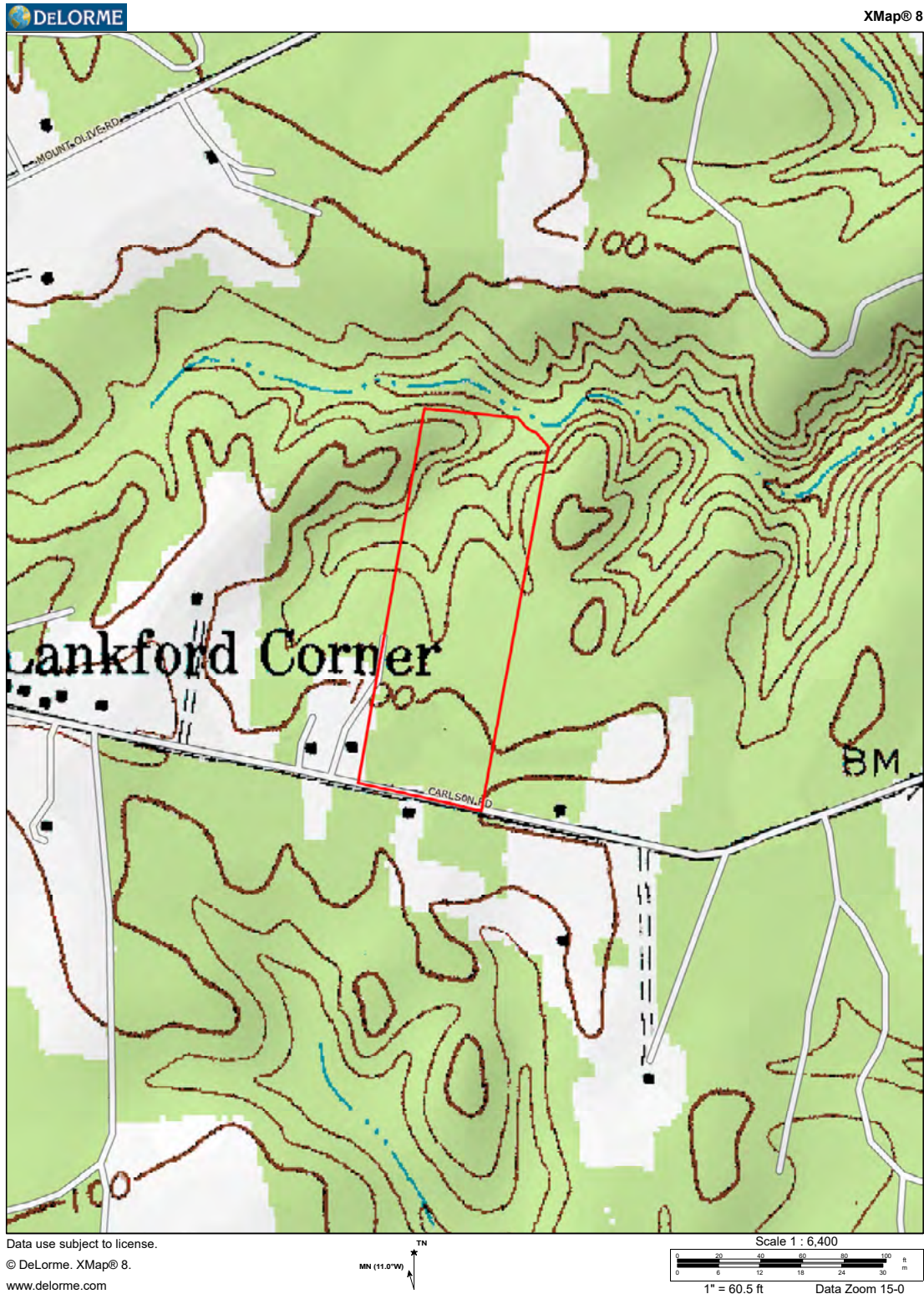
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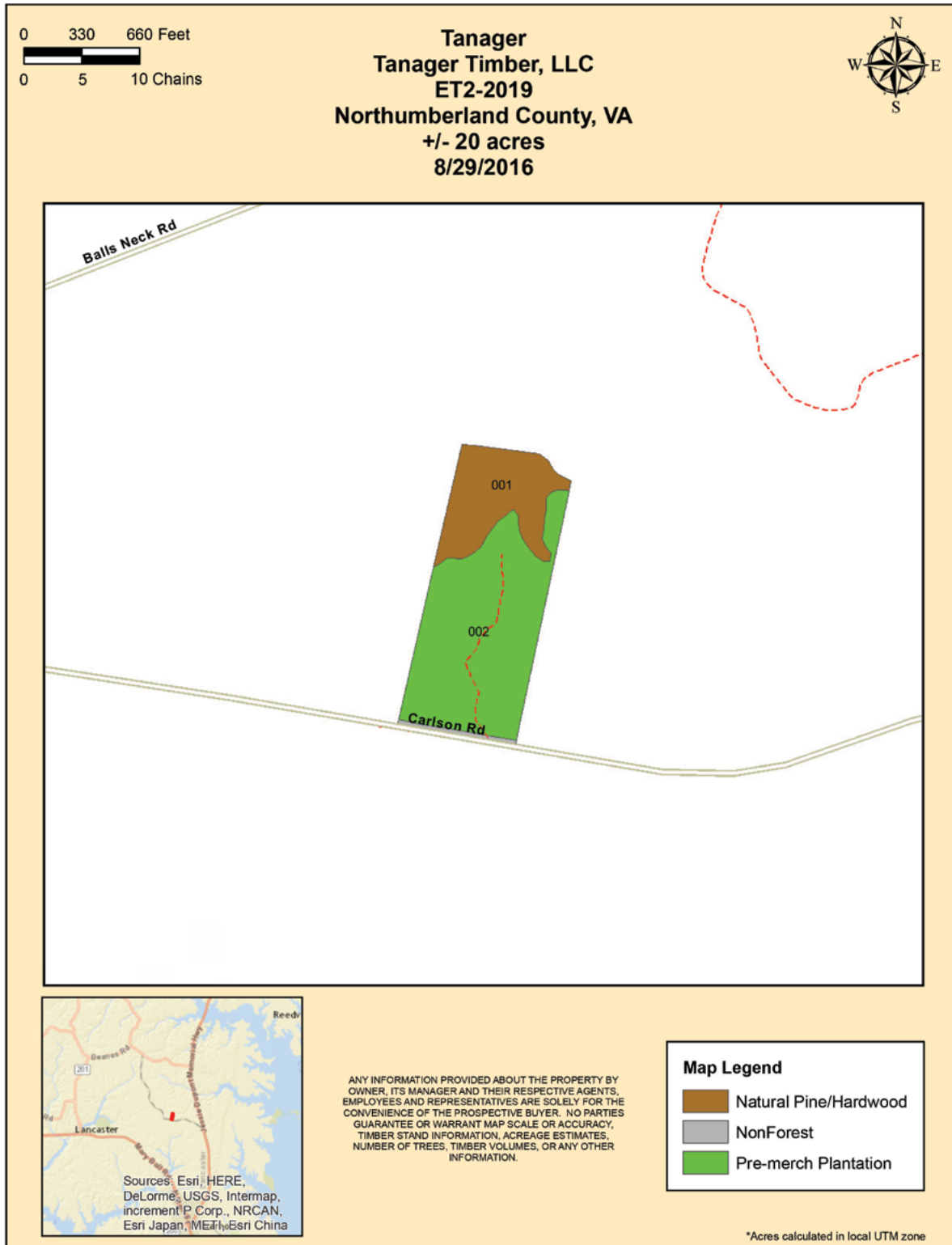
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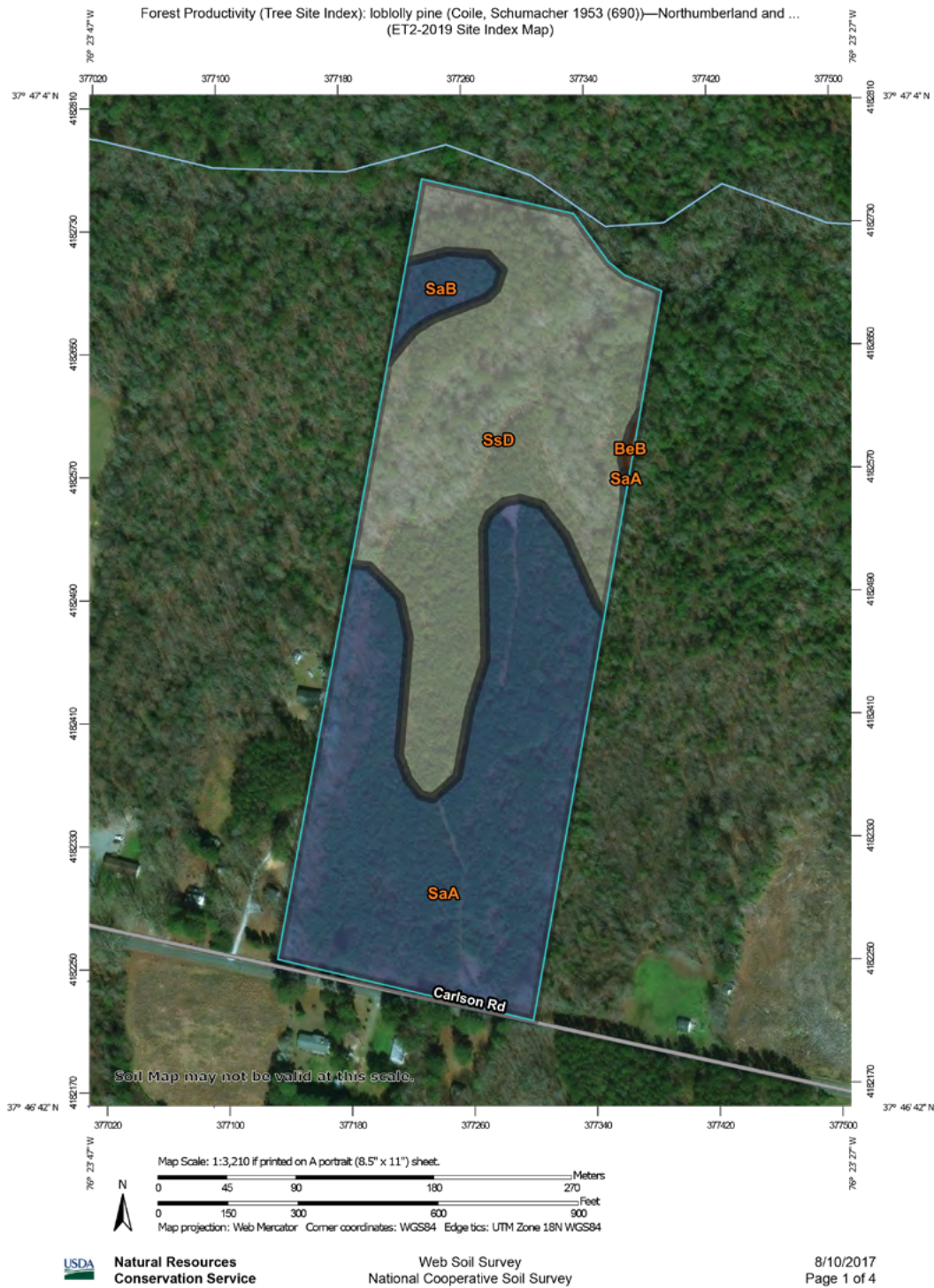






Tanager Tanager Timber, LLC ET2-2019 Northumberland County, VA +/- 20 acres 8/29/2016					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2019	001	5.61	5.61	1960	Natural Pine Non-Convertible
ET2-2019	002	13.77	13.47	2009	Pine Plantation
ET2-2019	993	0.41	0.00	9999	NP - Utility





Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—
Northumberland and Lancaster Counties, Virginia

ET2-2019 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 — Northumberland and Lancaster Counties, Virginia (VA133)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
BeB	Beltsville very fine sandy loam, gently sloping	70	0.0	0.2%
SaA	Sassafras fine sandy loam, nearly level	85	10.5	49.3%
SaB	Sassafras fine sandy loam, gently sloping	85	0.6	2.9%
SsD	Sloping sandy land		10.1	47.5%
Totals for Area of Interest			21.3	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

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component

