

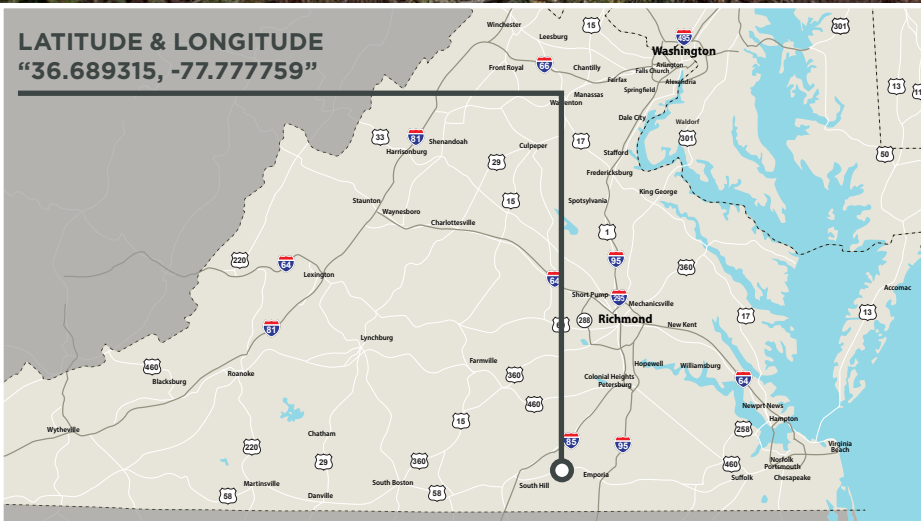


**GREENTOWN DRIVE (VSR 674)
LAWRENCEVILLE, VA 23868**

**FOR SALE | 324.6± ACRES
BRUNSWICK COUNTY, VA
Price: \$735,000**



**LATITUDE & LONGITUDE
"36.689315, -77.777759"**



Features

HIGH QUALITY timberland/recreational investment opportunity located north of Fitzhugh in Brunswick County with frontage along Greentown Drive (VSR 674)

THE TIMBER is comprised of 32± acres of 34 year old planted pine, 46± acres of mature bottomland hardwood, 210± acres of 10 year old premerch pine, 18± acres of 4 year old planted pines with the remaining balance in a gas line easement

DIVERSE TOPOGRAPHY and frontage along Little Coldwater Creek provide ideal transportation corridors as well as bedding/roosting areas supporting strong populations of deer and turkeys

STRONG INTERNAL road system providing good access to property

TAX MAP PARCELS #74-76, 95 & 97

CONTACT BROKER FOR MORE INFORMATION



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.*

Contacts

Hank Campbell

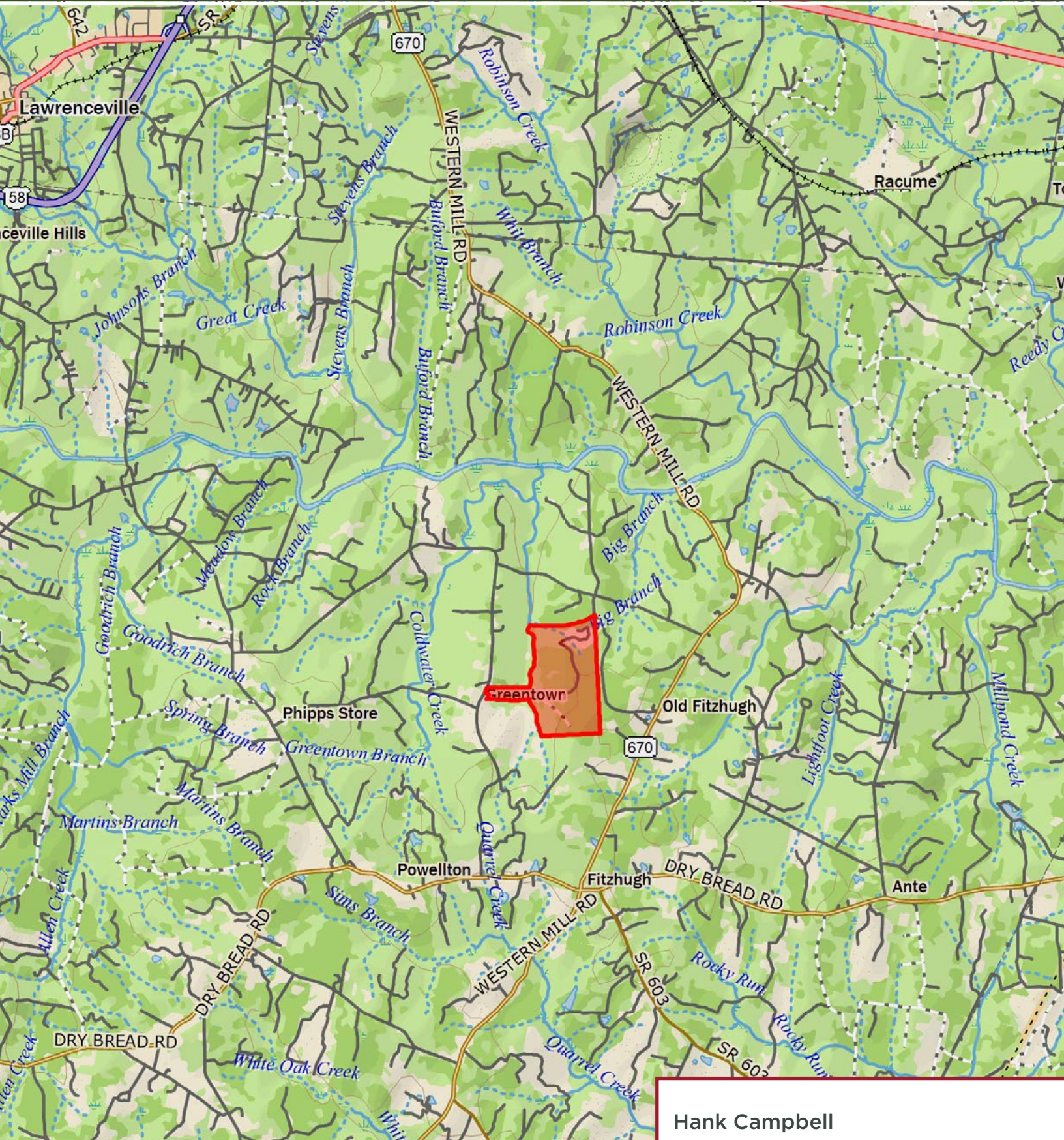
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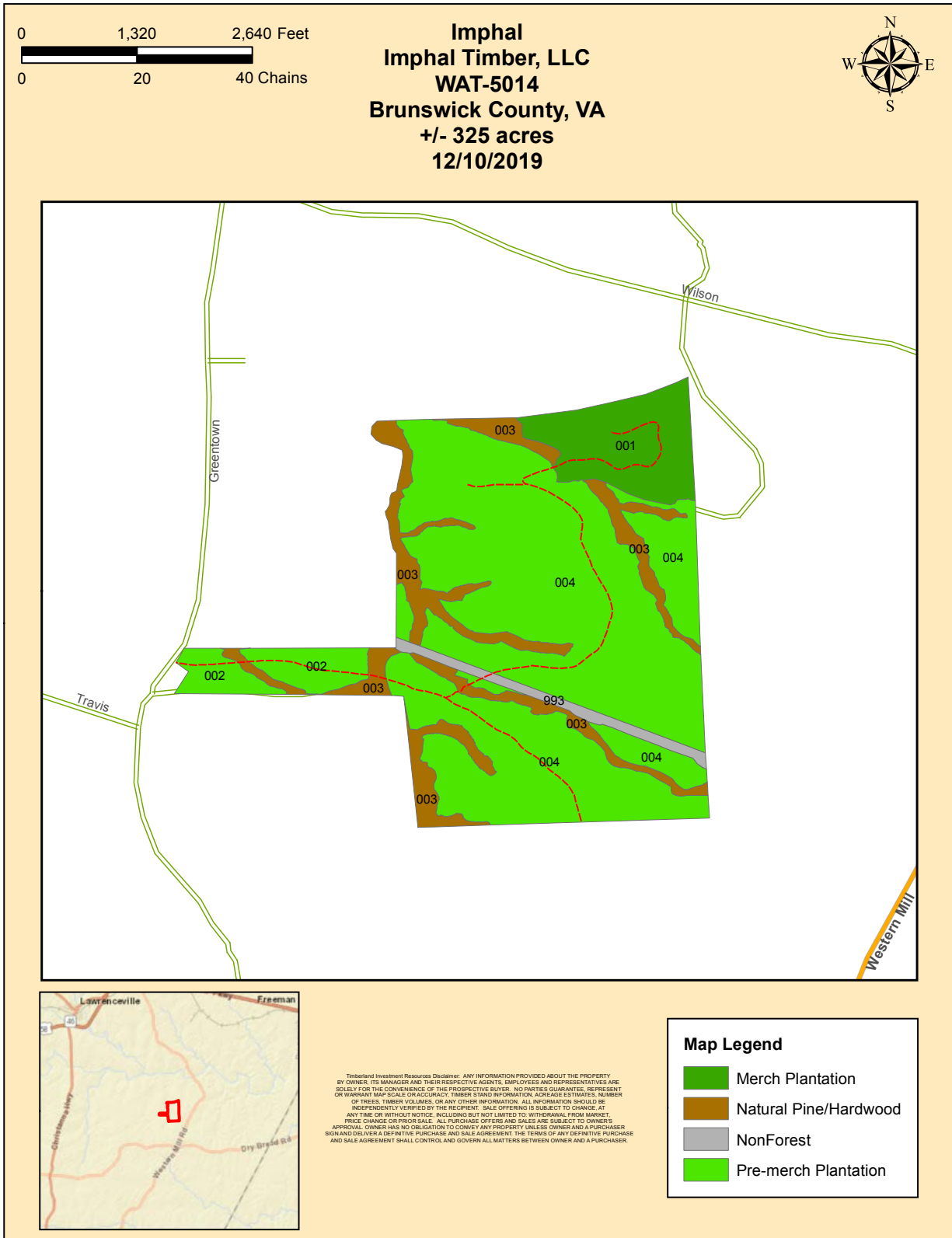
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Imphal Imphal Timber, LLC WAT-5014 Brunswick County, VA +/- 325 acres 12/10/2019					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
WAT-5014	001	32.82	31.92	1985	Pine Plantation
WAT-5014	002	18.02	17.25	2015	Pine Plantation
WAT-5014	003	46.63	46.44	1960	Hardwood Non-Convertible
WAT-5014	004	219.44	216.34	2009	Pine Plantation
WAT-5014	993	7.74	0.00	9998	NP - Utility

Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE, REPRESENT OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE RECIPIENT. SALE OFFERING IS SUBJECT TO CHANGE, AT ANY TIME OR WITHOUT NOTICE, INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALE. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND A PURCHASER SIGN AND DELIVER A DEFINITIVE PURCHASE AND SALE AGREEMENT. THE TERMS OF ANY DEFINITIVE PURCHASE AND SALE AGREEMENT SHALL CONTROL AND GOVERN ALL MATTERS BETWEEN OWNER AND A PURCHASER.

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Imphal
Imphal Timber, LLC
Tract: WAT-5014
Data Report Pulled: 12/10/2019 by: HDG

LAND:	
Cover Type	Gross Acres
Planted Pine	270
Natural Pine	0
Planted Hardwood	0
Natural Hardwood	47
Non Stocked Forest	0
Non Forest	8
TOTAL ACRES:	325

*Land Types Include Fee/Lease/Timber Deed

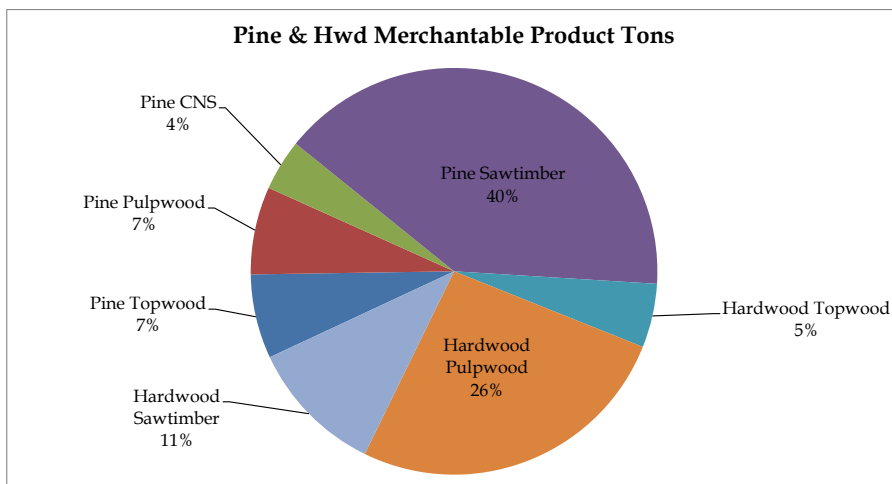
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	698
Pine Pulpwood	726
Pine CNS	424
Pine Sawtimber	4,185
Hardwood Topwood	529
Hardwood Pulpwood	2,726
Hardwood Sawtimber	1,127
TOTAL MERCH :	10,416

*Merchantable Timber includes volumes from stands aged 15 and older.

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2019	0
2018	0
2017	0
2016	0
2015	17
2014	0
2013	0
2012	0
2011	0
2010	0
2009	216
2008	0
2007	0
2006	0
2005	0
TOTAL PREMERCH:	234

*Land Types Include Fee/Lease/Retained Timber



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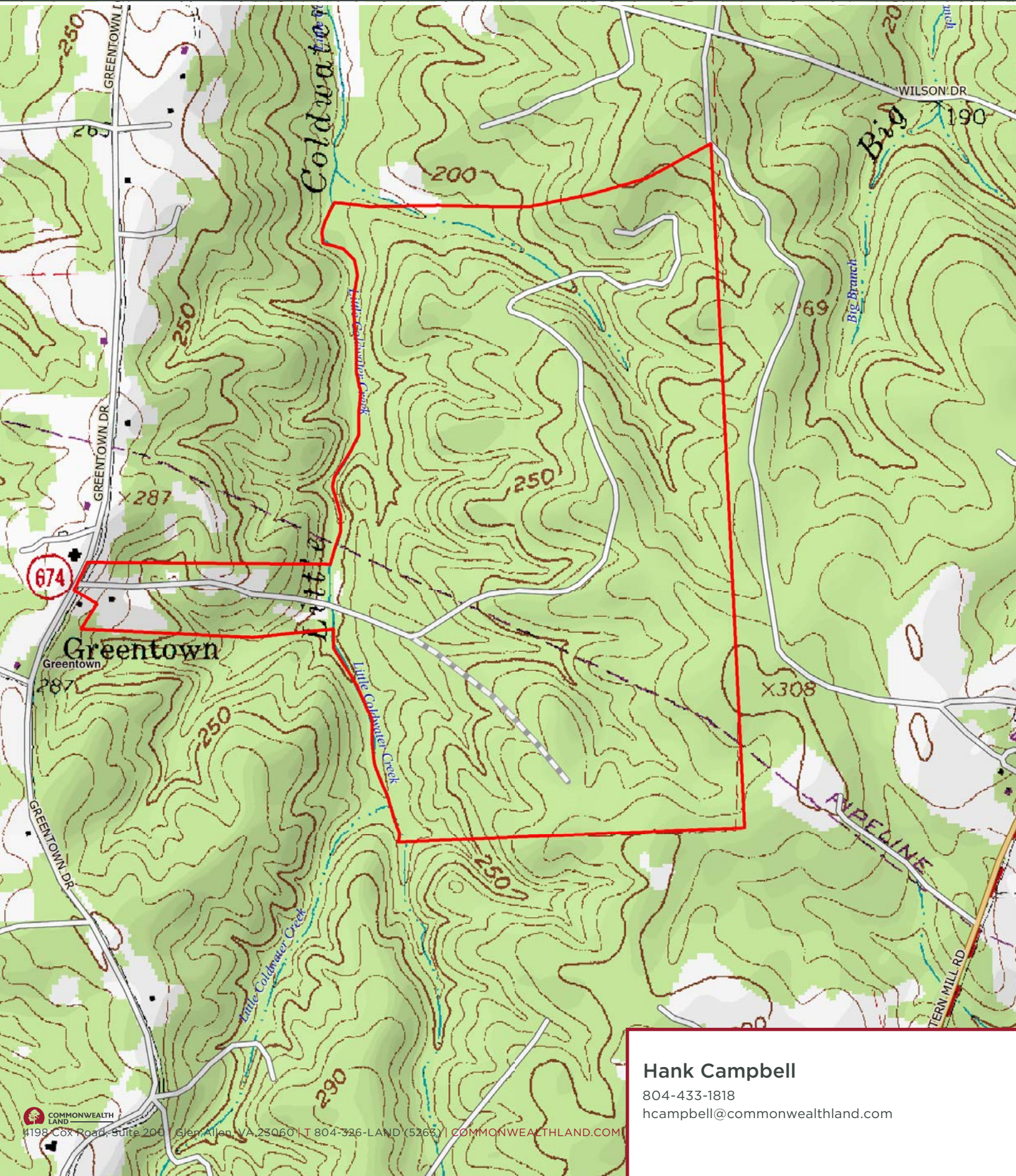
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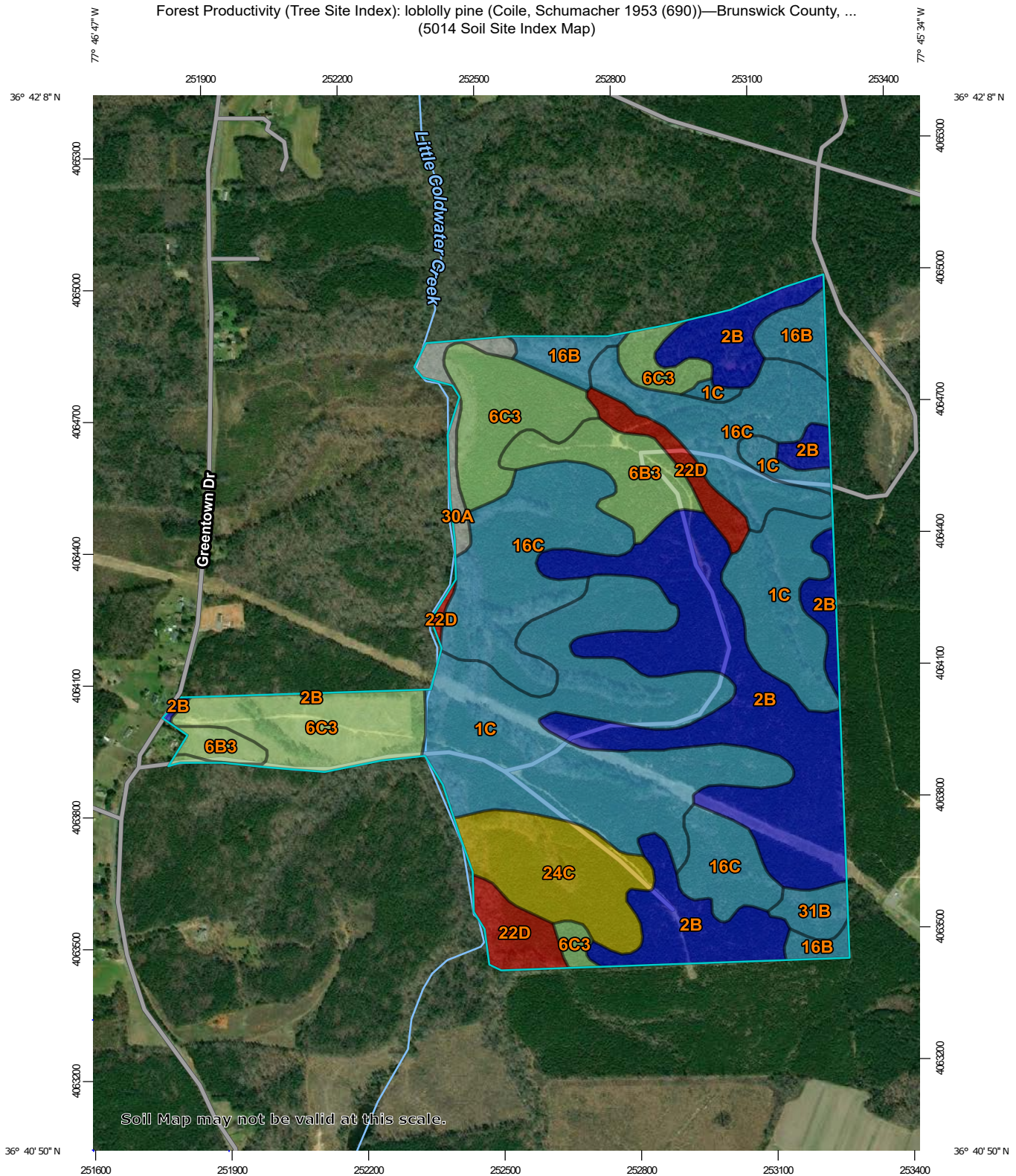
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1C	Appling sandy loam, 8 to 15 percent slopes	84	82.9	25.0%
2B	Appling-Mattaponi complex, 2 to 8 percent slopes	85	80.2	24.2%
6B3	Cecil sandy clay loam, 2 to 8 percent slopes, severely eroded	83	15.6	4.7%
6C3	Cecil sandy clay loam, 8 to 15 percent slopes, severely eroded	83	40.8	12.3%
16B	Helena sandy loam, 2 to 8 percent slopes	84	11.2	3.4%
16C	Helena sandy loam, 8 to 15 percent slopes	84	59.8	18.0%
22D	Pacolet sandy loam, 15 to 25 percent slopes	74	12.6	3.8%
24C	Rion-Ashlar sandy loam, 8 to 15 percent slopes	80	20.7	6.2%
30A	Wehadkee silt loam, 0 to 2 percent slopes, frequently flooded		4.3	1.3%
31B	Worsham silt loam, 2 to 8 percent slopes	84	4.0	1.2%
Totals for Area of Interest			332.0	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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