



**PROCTOR ROAD (VSR612)
EMPORIA, VA 23847**

**FOR SALE 152.2± ACRES
SUSSEX/GREENSVILLE COUNTY**
Price: \$442,141 (\$2,905.00/acre)



Features

EXCELLENT TIMBERLAND INVESTMENT providing strong volumes of merchantable planted pine.

LOCATED north of Emporia with frontage along US301 and a 35' deeded ROW from Proctor Road (VSR612) to the east.

TIMBER is comprised of 90± acres of planted pine established in '95, 10± acres of planted pine established in '83 and 45± acres of old growth bottomland hardwood.

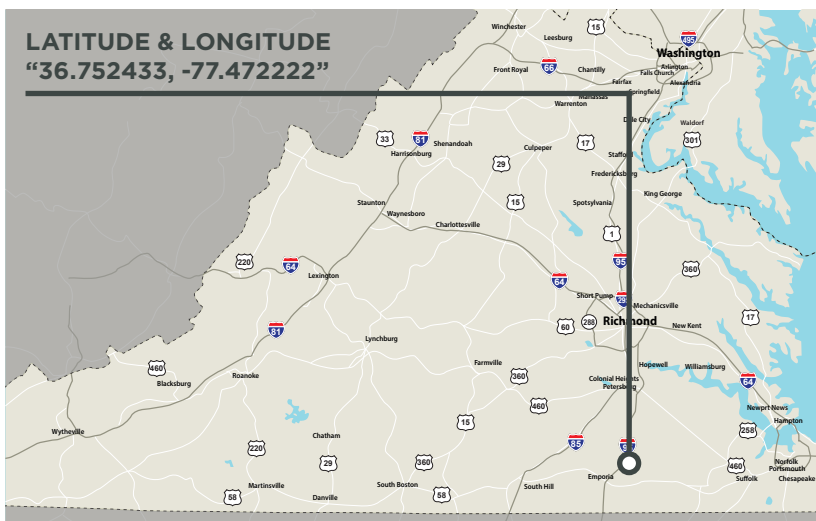
124± ACRES located in Sussex

27.5± ACRES located in Greensville

LOGGABLE site with strong internal road system.

GOOD RECREATION PLAY with frontage along Otterdam swamp to the west providing ideal wildlife habitat supporting healthy populations of deer, turkeys and ducks.

TAX ID SUSSEX #165-A-20A & GREENSVILLE #17-31



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-804-326-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.*

Contact

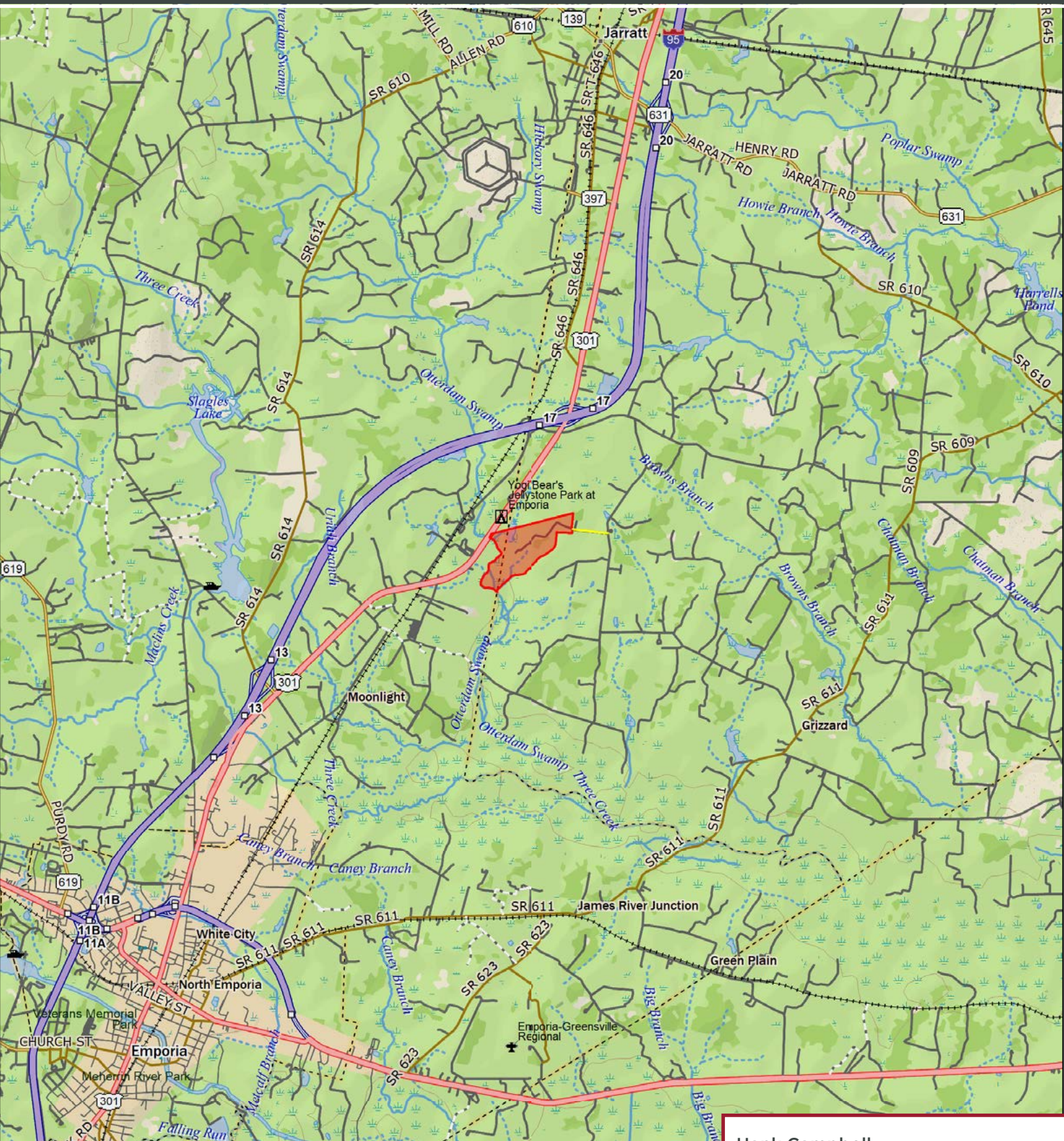
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

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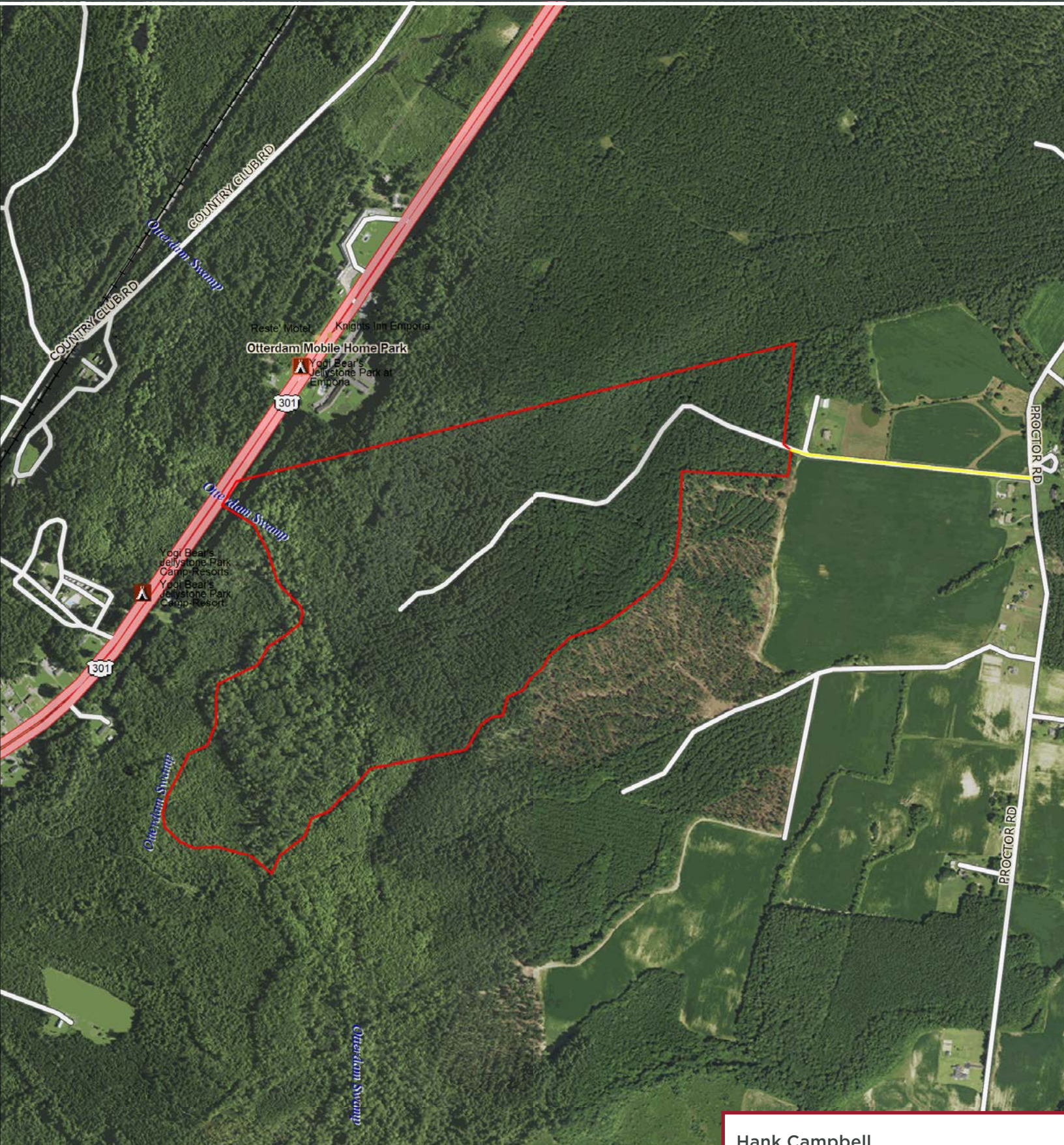
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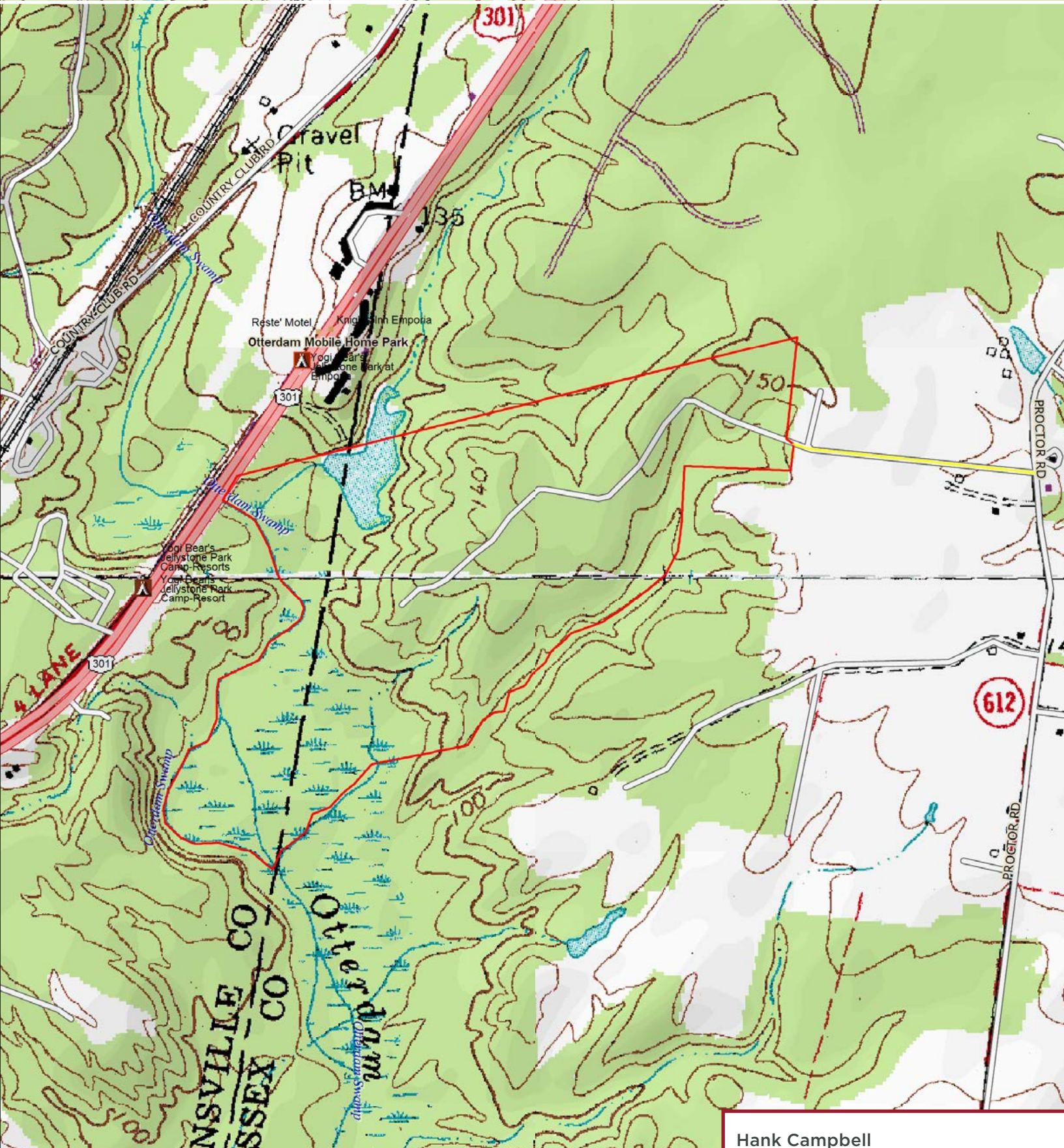
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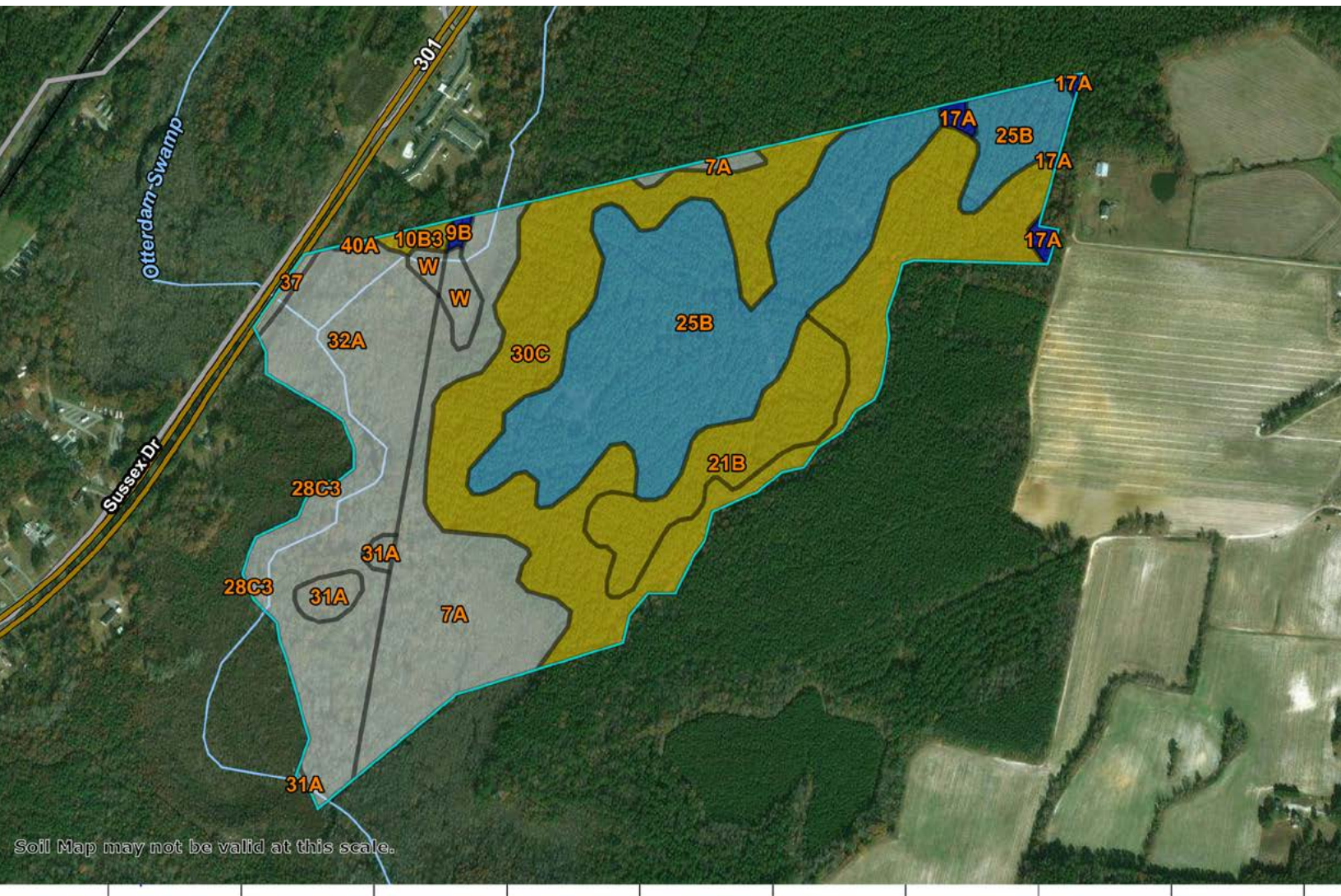


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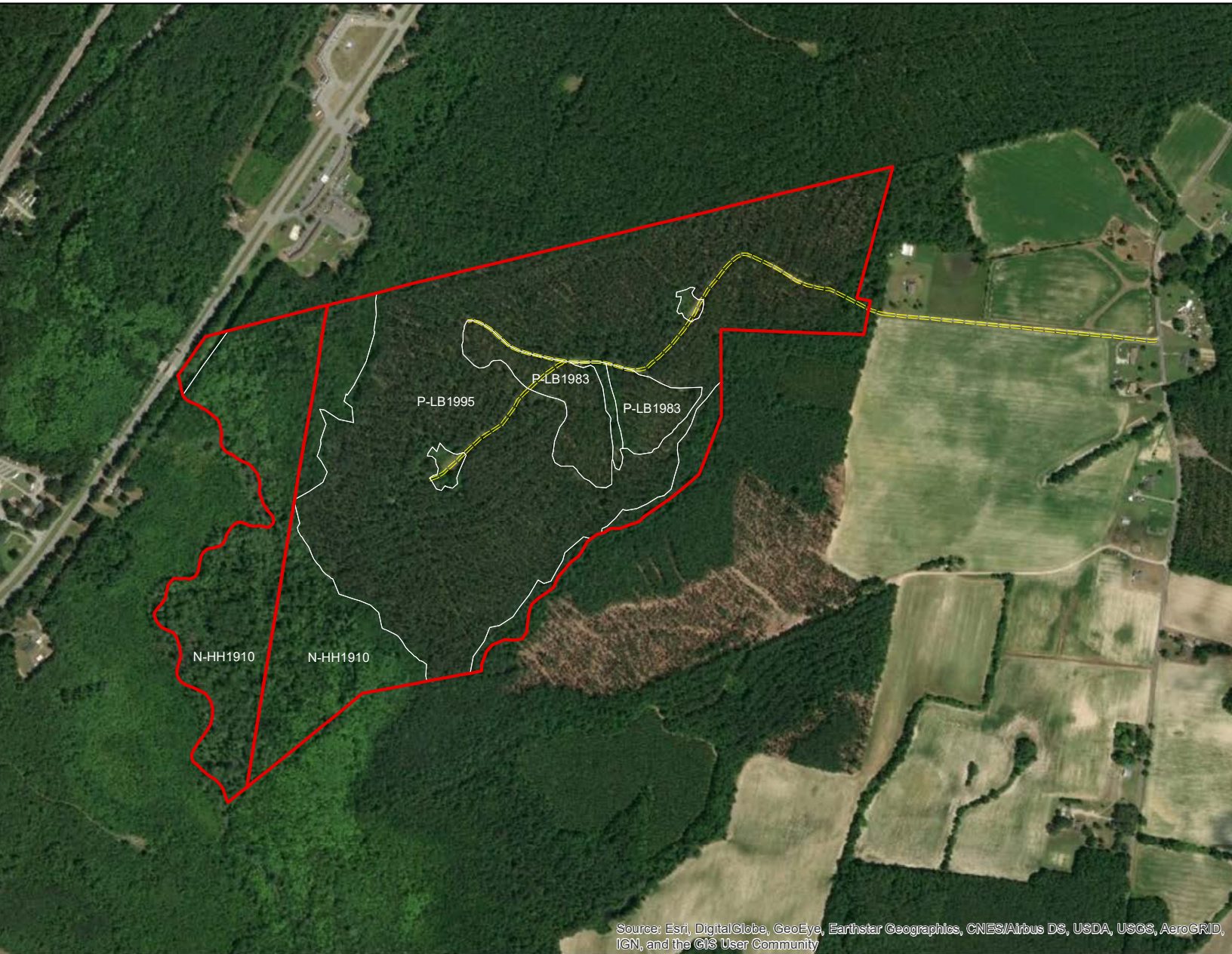
Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
10B3	Craven clay loam, 2 to 6 percent slopes, severely eroded	80	0.9	0.5%
28C3	Peawick clay loam, 6 to 12 percent slopes, severely eroded	77	0.1	0.0%
31A	Roanoke loam, 0 to 2 percent slopes, frequently flooded		1.9	1.2%
32A	Roanoke silt loam, 0 to 2 percent slopes, ponded		29.8	18.6%
37	Udorthents, smoothed, 0 to 25 percent slopes		0.6	0.4%
40A	Woodington fine sandy loam, 0 to 2 percent slopes	83	0.1	0.1%
W	Water		0.6	0.4%
Subtotals for Soil Survey Area			33.9	21.2%
Totals for Area of Interest			160.1	100.0%

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		22.9	14.3%
9B	Craven loam, 2 to 6 percent slopes	88	0.3	0.2%
17A	Myatt loam, 0 to 2 percent slopes	88	1.1	0.7%
21B	Ocilla loamy sand, 0 to 6 percent slopes	79	10.8	6.7%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	43.3	27.0%
30C	Uchee-Slagle complex, 6 to 10 percent slopes	80	46.3	28.9%
W	Water		1.5	0.9%
Subtotals for Soil Survey Area			126.2	78.8%
Totals for Area of Interest			160.1	100.0%

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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LAND:	
Cover Type	Gross Acres
Planted Pine	100
Natural Pine	4
Planted Hardwood	0
Natural Hardwood	45
Non Stocked Forest	1
Non Forest	2
TOTAL ACRES:	152

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	1,598
Pine Pulpwood	2,588
Pine CNS	1,297
Pine Sawtimber	6,885
Hardwood Topwood	470
Hardwood Pulpwood	3,009
Hardwood Sawtimber	1,245
TOTAL MERCH :	17,091

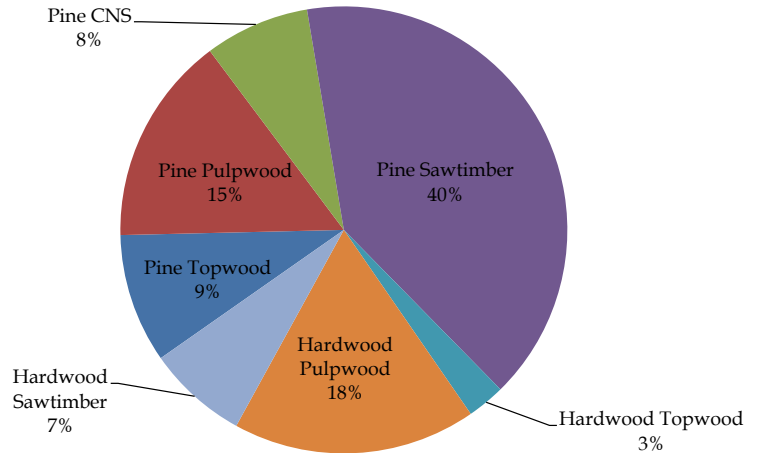
*Merchantable Timber includes volumes from stands aged 15 and older.

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2020	0
2019	0
2018	0
2017	0
2016	0
2015	0
2014	0
2013	0
2012	0
2011	0
2010	0
2009	0
2008	0
2007	0
2006	0
TOTAL PREMERCH:	0

*Land Types Include Fee/Lease/Retained Timber

Pine & Hwd Merchantable Product Tons

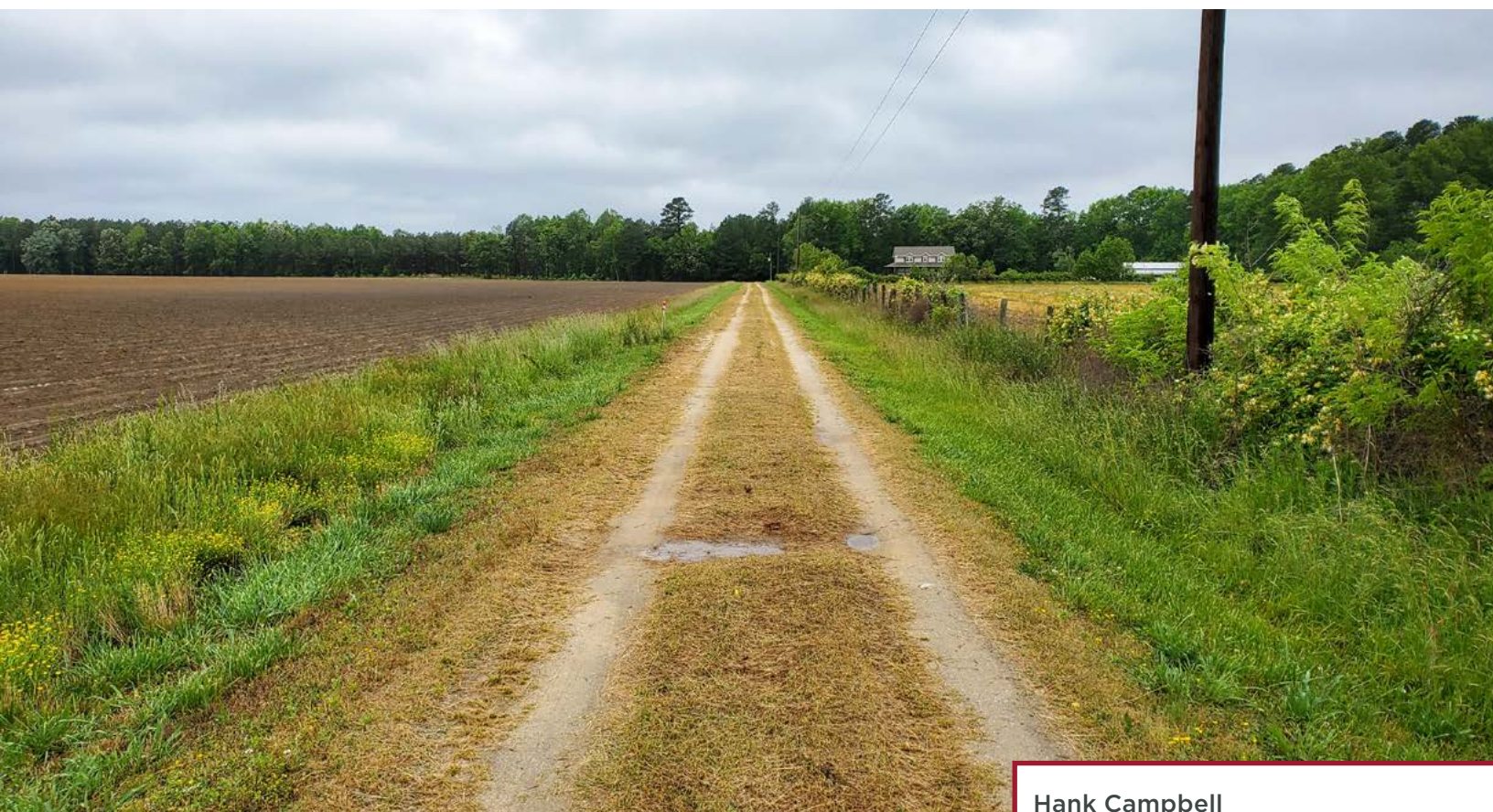


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