

VSR 604)

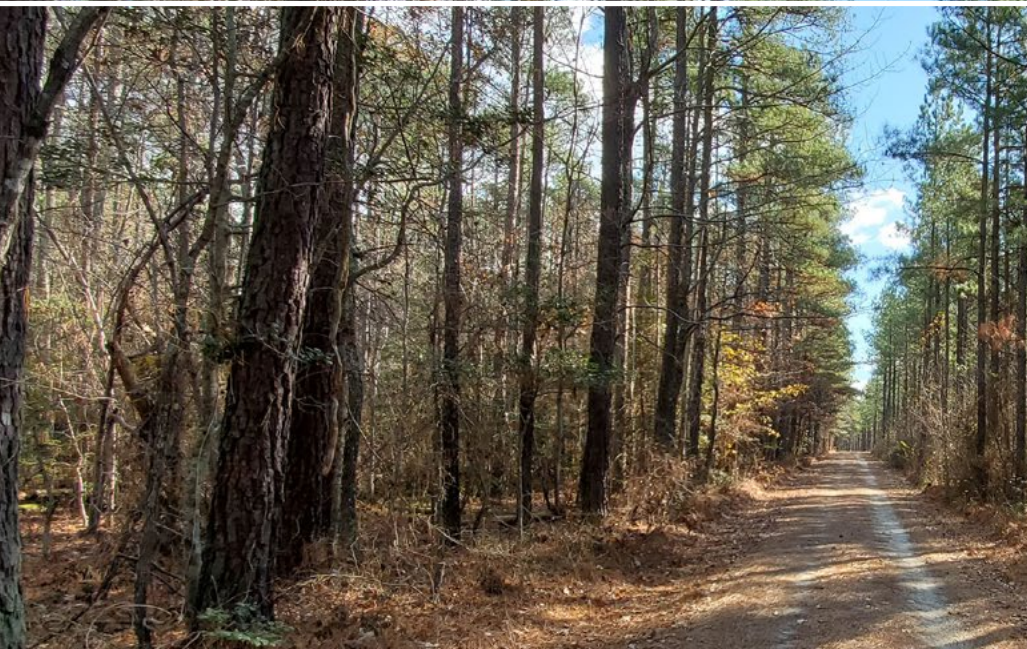


HERRING CREEK ROAD (VSR 604) AYLETT, VA 23009

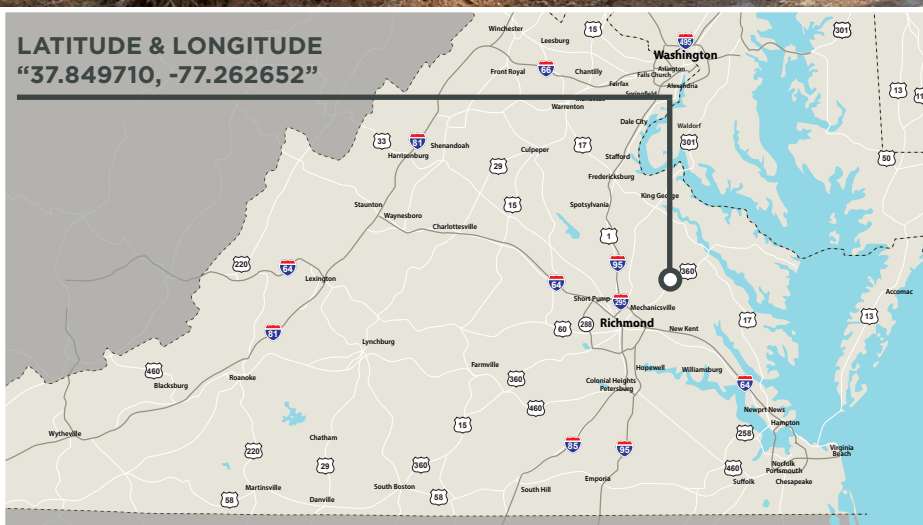
FOR SALE | 367± ACRES KING WILLIAM COUNTY, VA

Price Reduction: ~~\$920,000~~

\$795,000



LATITUDE & LONGITUDE
"37.849710, -77.262652"



Features

STRONG TIMBERLAND/RECREATIONAL

investment opportunity located along Herring Creek Road (VSR 604) north of Mangohick in King William County

THE TIMBER IS COMPRISED of 36± acres of old growth pine planted in '66, 38.3± acres of merchantable pine planted in '95, 108.4± acres of merchantable pine planted in '98, 70.8± acres of merchantable pines planted in '01, with the remaining 113.6± acre balance in mature mixed hardwoods

DIVERSE TOPOGRAPHY and frontage along Herring Creek provide ideal transportation corridors and bedding/roosting areas supporting strong populations of deer, turkeys and ducks

STRONG INTERNAL ROADS with additional access from Edgar Road (VSR 601) provide optimal access to the property

TAX MAP PARCEL #4-5

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.*

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

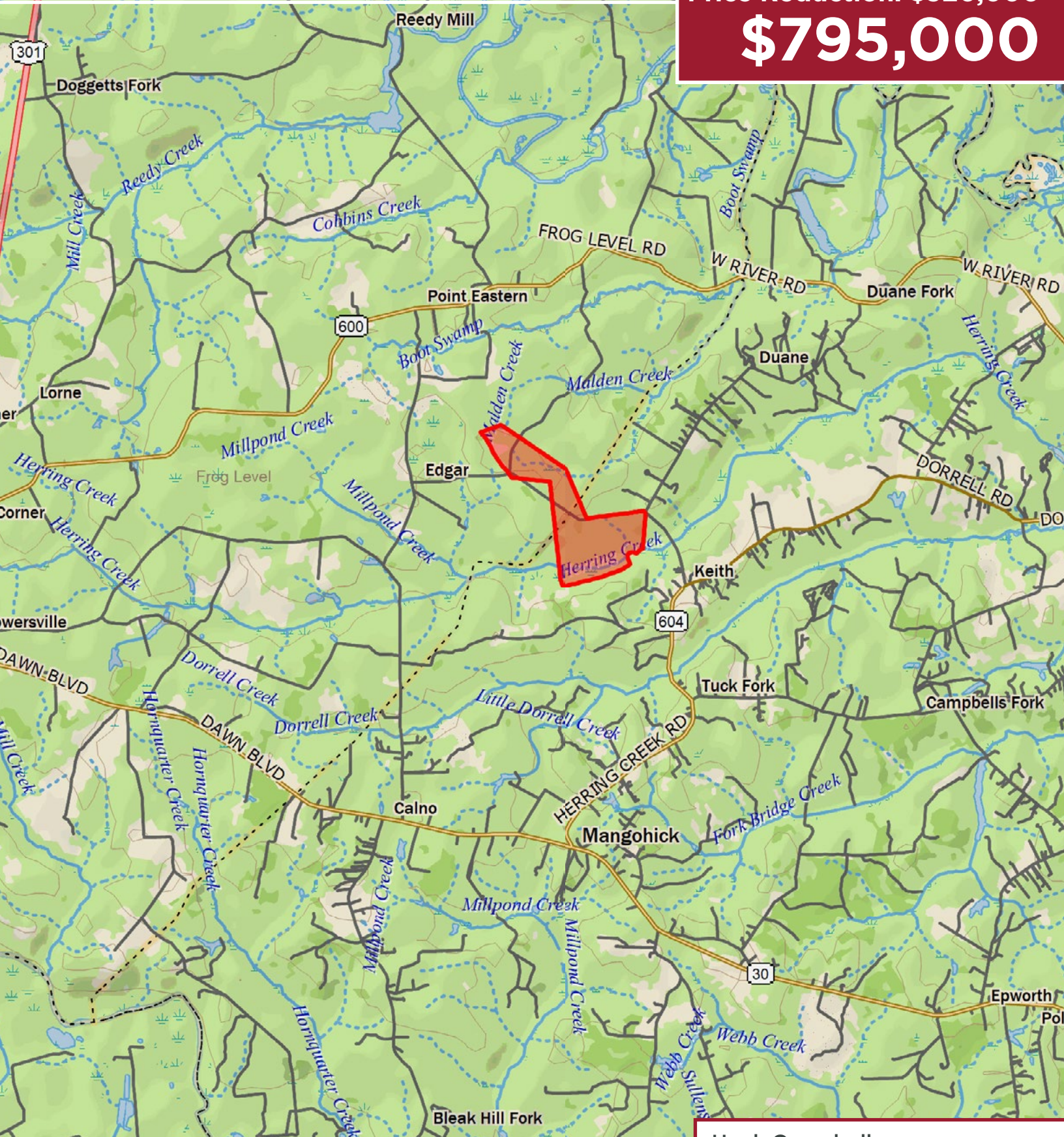


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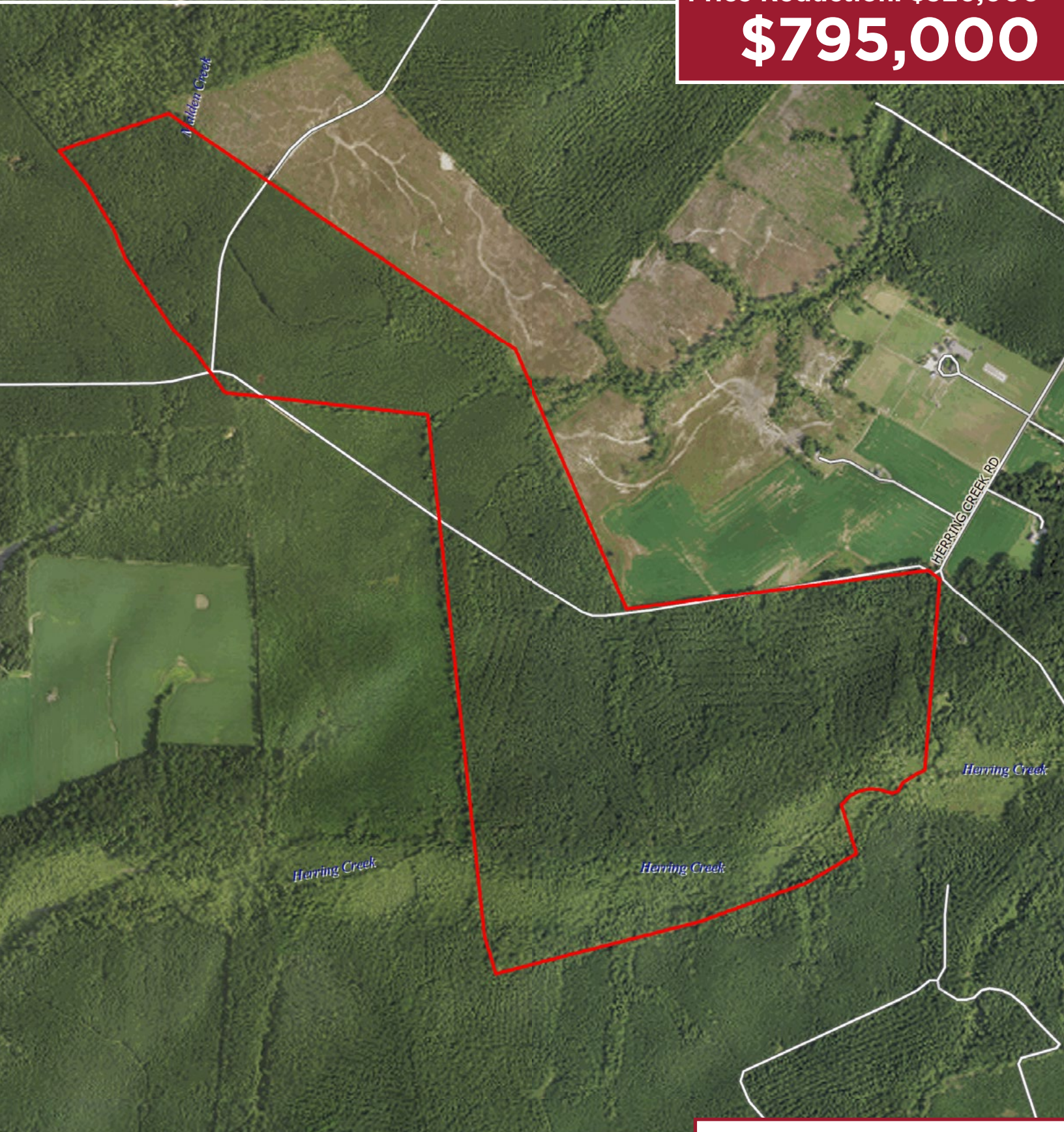
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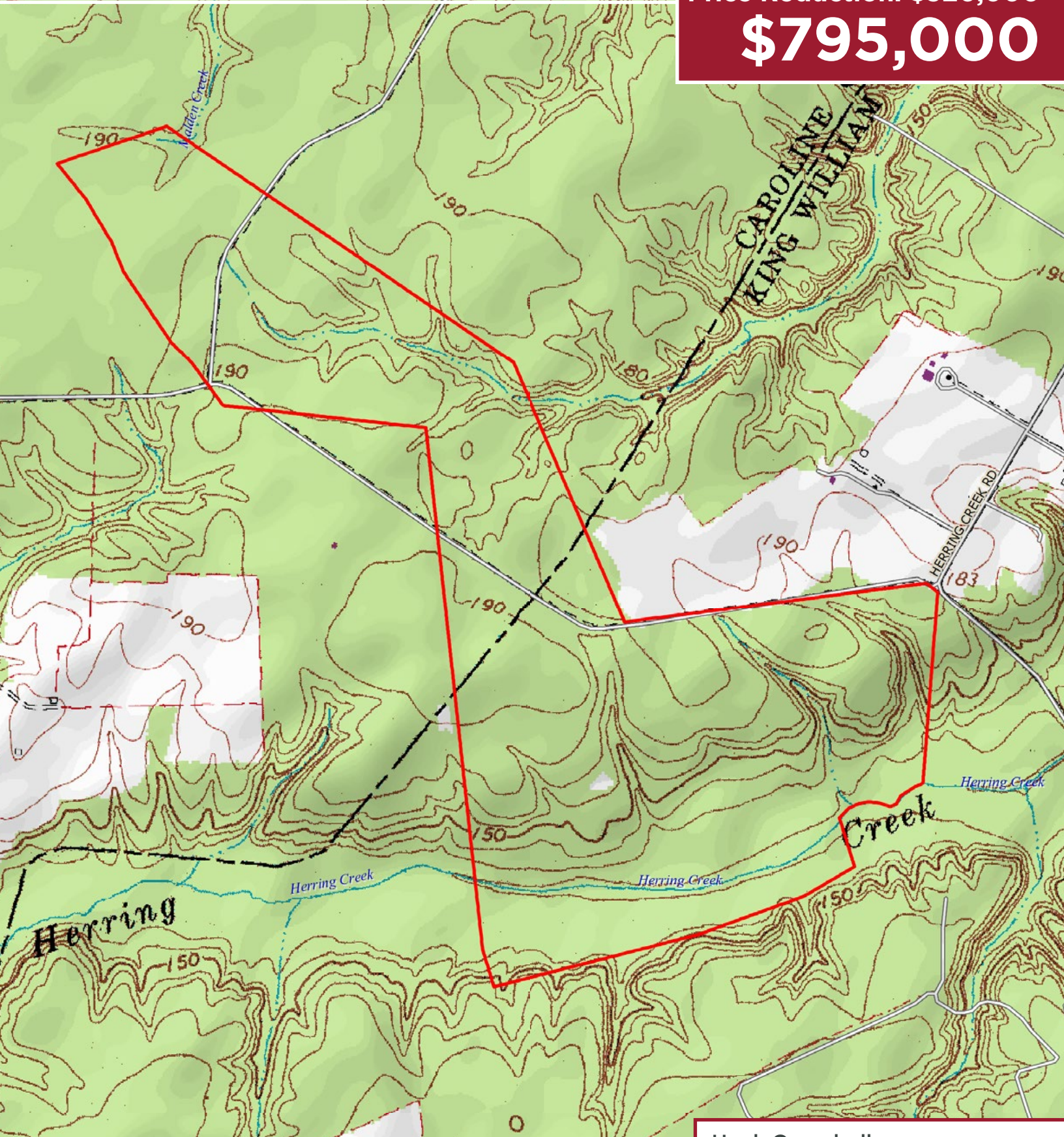


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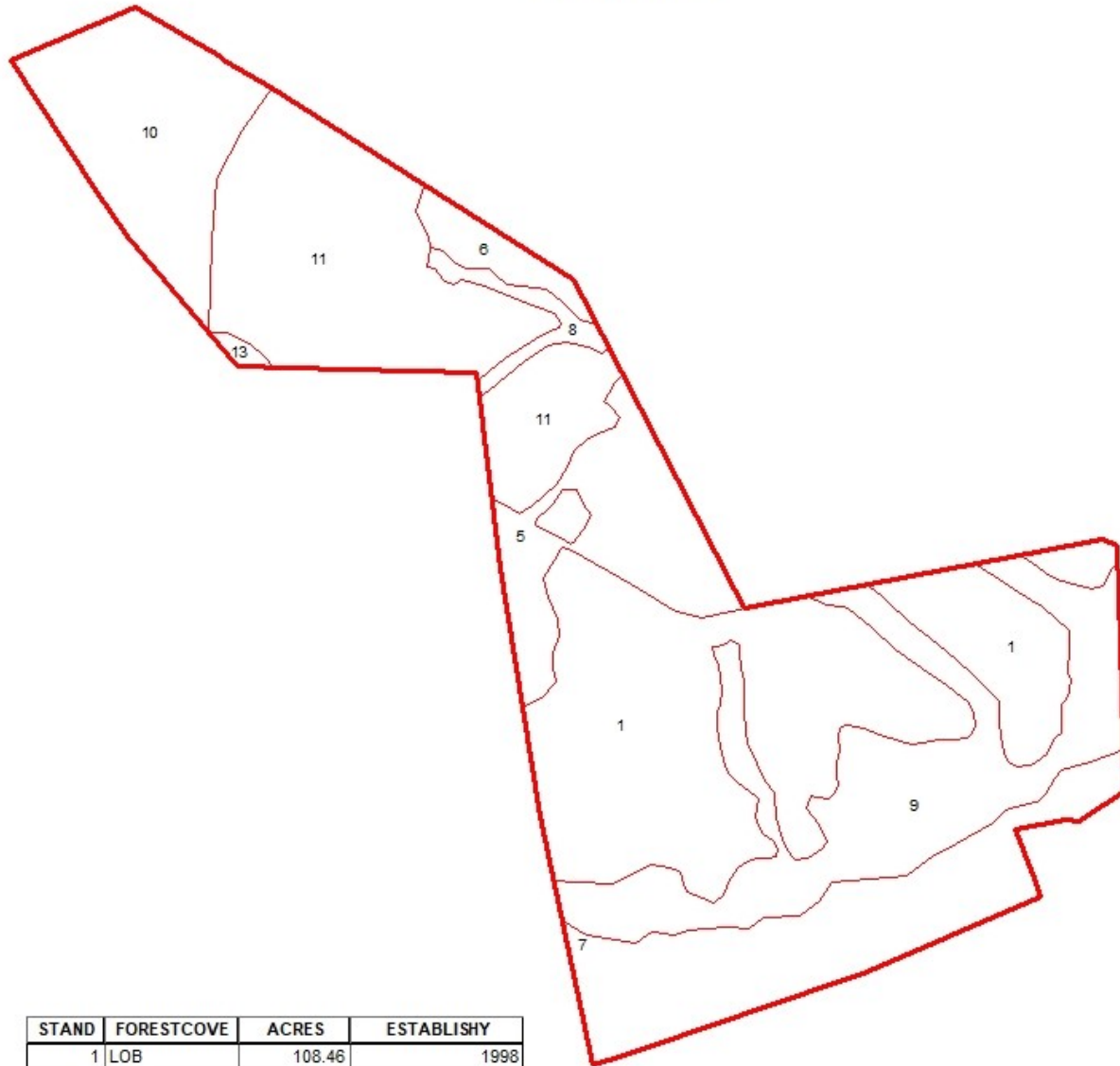
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**Heads Tract
King William County
367 acres**



STAND	FORESTCOVE	ACRES	ESTABLISHY
1	LOB	108.46	1998
5	LOB	29.08	1966
6	LOB	6.99	1966
7	BH	46.89	1940
8	MH	4.8	1940
9	MH	60.91	1940
10	LOB	38.33	1995
11	LOB	70.87	2001
13	UH	1.03	1940

1 inch = 1,000 feet

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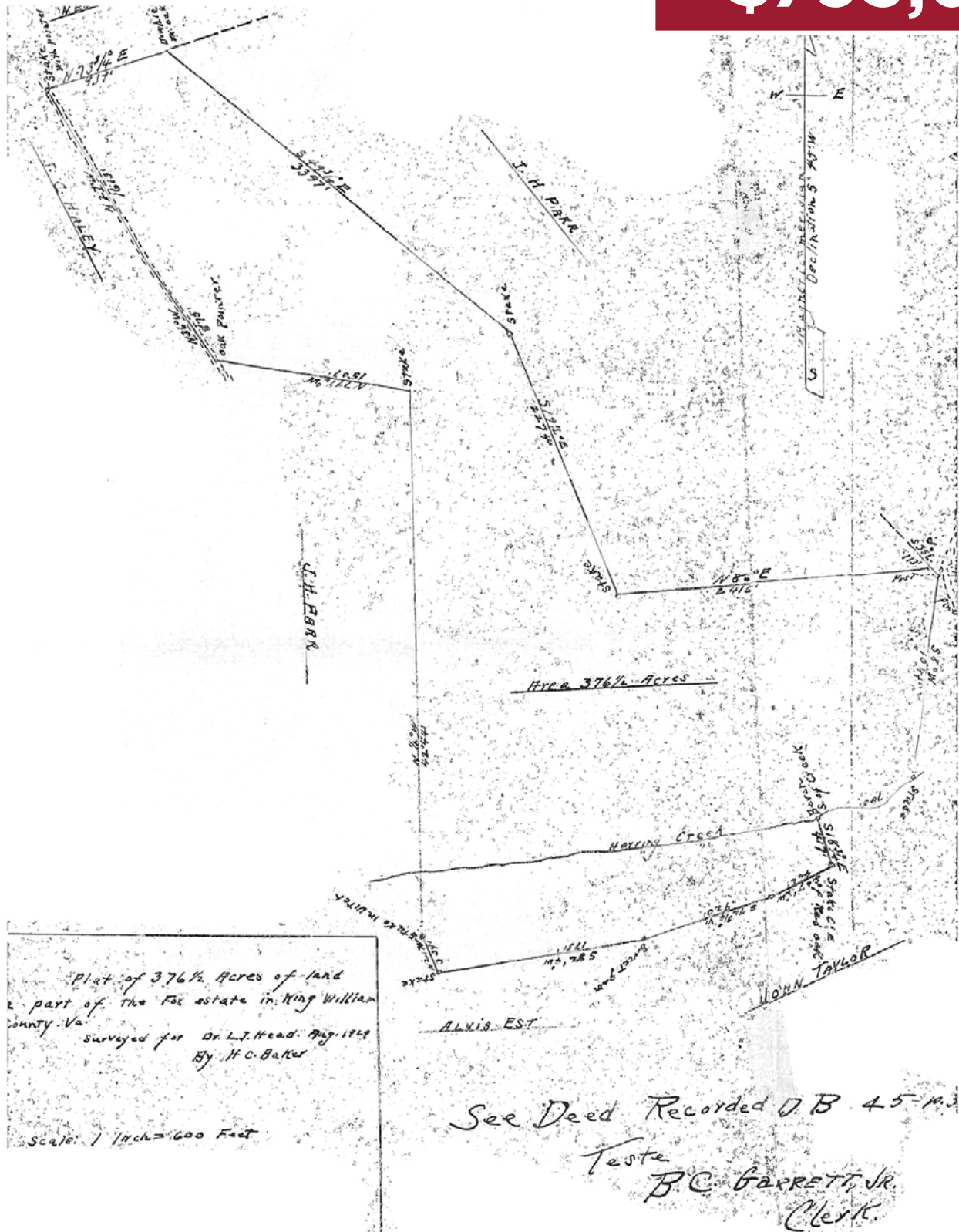
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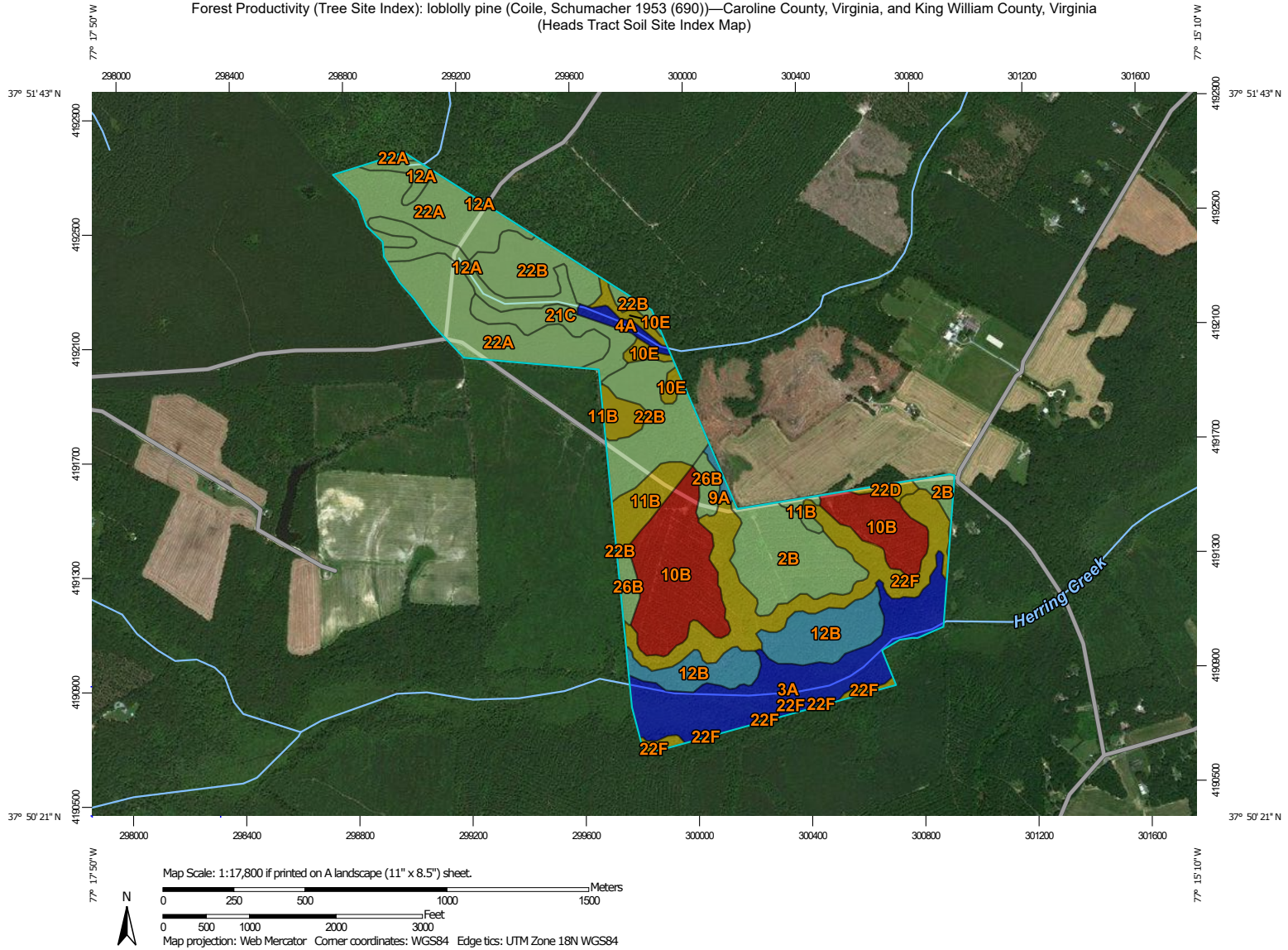
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Caroline County, Virginia, and King William County, Virginia
(Heads Tract Soil Site Index Map)



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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
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	100	3.5	1.0%
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	82	6.2	1.7%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	82	14.2	3.9%
12A	Myatt-Slagle complex, 0 to 2 percent slopes	88	15.9	4.4%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	86	11.3	3.1%
22A	Slagle fine sandy loam, 0 to 2 percent slopes	86	54.9	15.2%
22B	Slagle fine sandy loam, 2 to 6 percent slopes	86	43.6	12.1%
Subtotals for Soil Survey Area			149.5	41.4%
Totals for Area of Interest			361.3	100.0%

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
2B	Bama loam, 2 to 6 percent slopes	90	31.5	8.7%
3A	Bibb and Kinston soils, 0 to 2 percent slopes, frequently flooded	100	46.4	12.8%
9A	Daleville silt loam, 0 to 2 percent slopes	95	1.3	0.4%
10B	Emporia fine sandy loam, 2 to 6 percent slopes	75	50.0	13.8%
11B	Eulonia fine sandy loam, 2 to 6 percent slopes	90	1.8	0.5%
12B	Eunola sandy loam, 2 to 6 percent slopes	95	28.2	7.8%
22D	Remlik and Nevarc soils, 6 to 15 percent slopes	80	1.9	0.5%
22F	Remlik and Nevarc soils, 15 to 60 percent slopes	80	43.8	12.1%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/4/2019
Page 3 of 5

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Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
26B	Slagle loam, 2 to 6 percent slopes	86	6.9	1.9%
Subtotals for Soil Survey Area			211.8	58.6%
Totals for Area of Interest			361.3	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

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.



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