

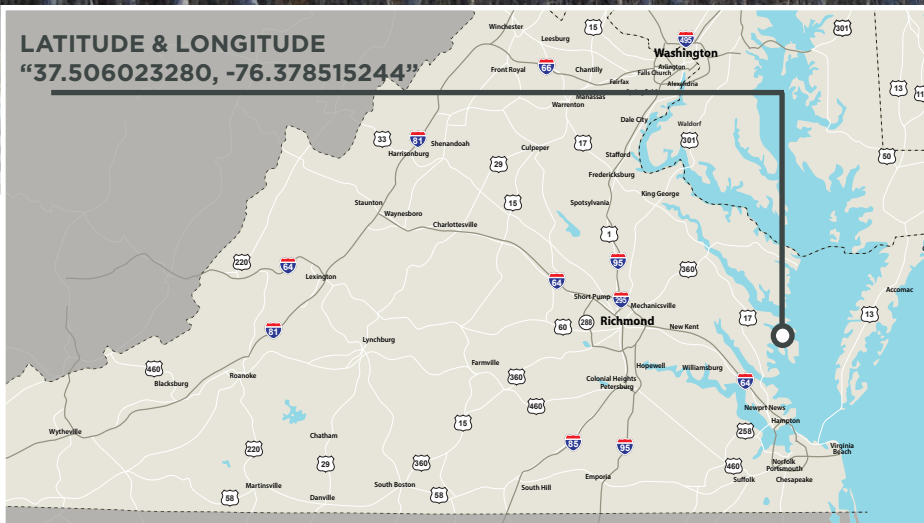


BUCKLEY HALL ROAD (VSR 198) COBBS CREEK, VA 23035

FOR SALE | 53± ACRES
MATHEWS COUNTY, VA
Price: \$165,000



LATITUDE & LONGITUDE
"37.506023280, -76.378515244"



Features

SMALL ACREAGE timberland/recreational investment opportunity located near Cobbs Creek in Mathews with frontage along (VSR 198)

51± ACRES OF merchantable planted pine '99 with the remaining balance in roads

TAX MAP PARCEL #4-45



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

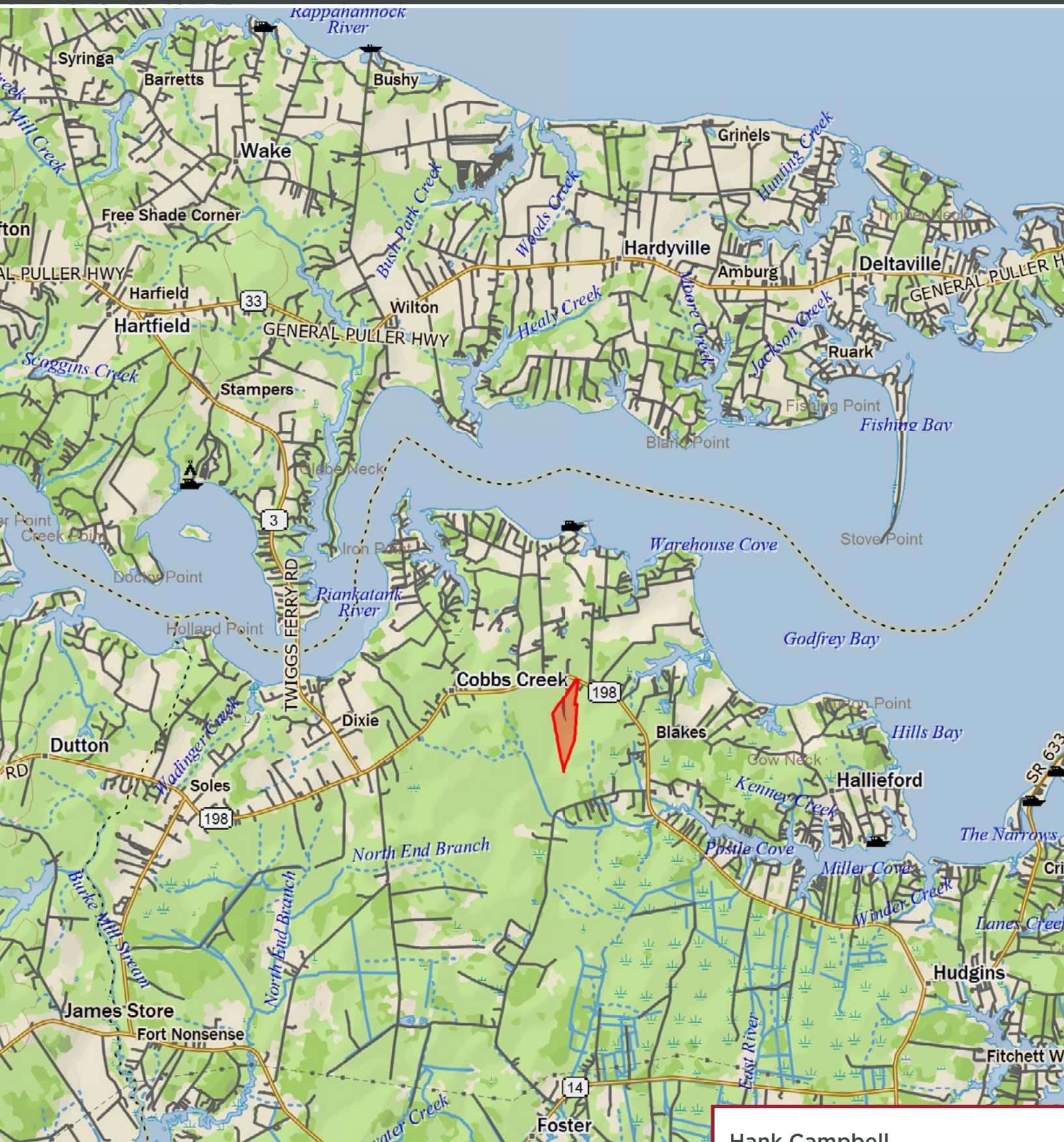
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

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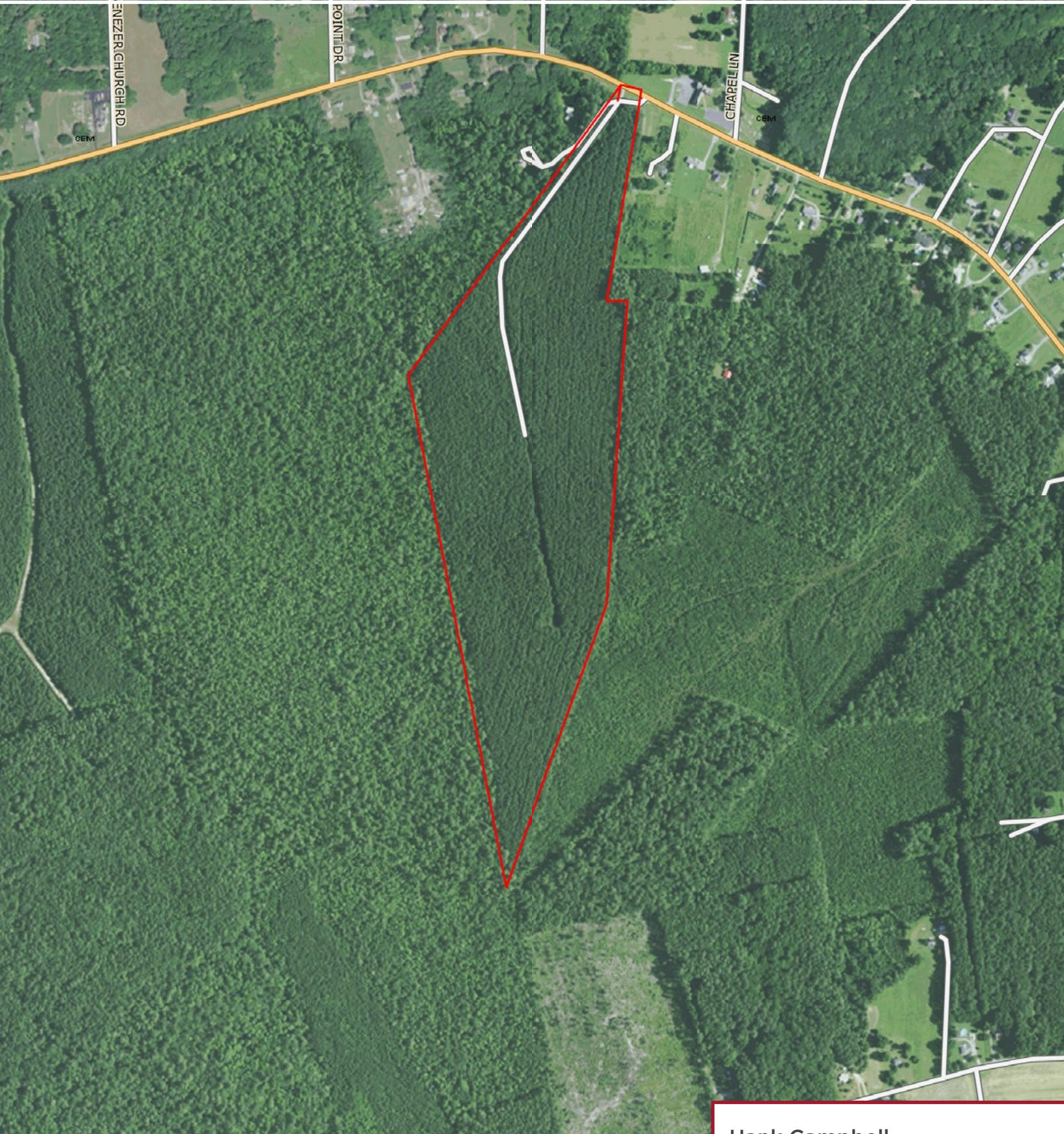
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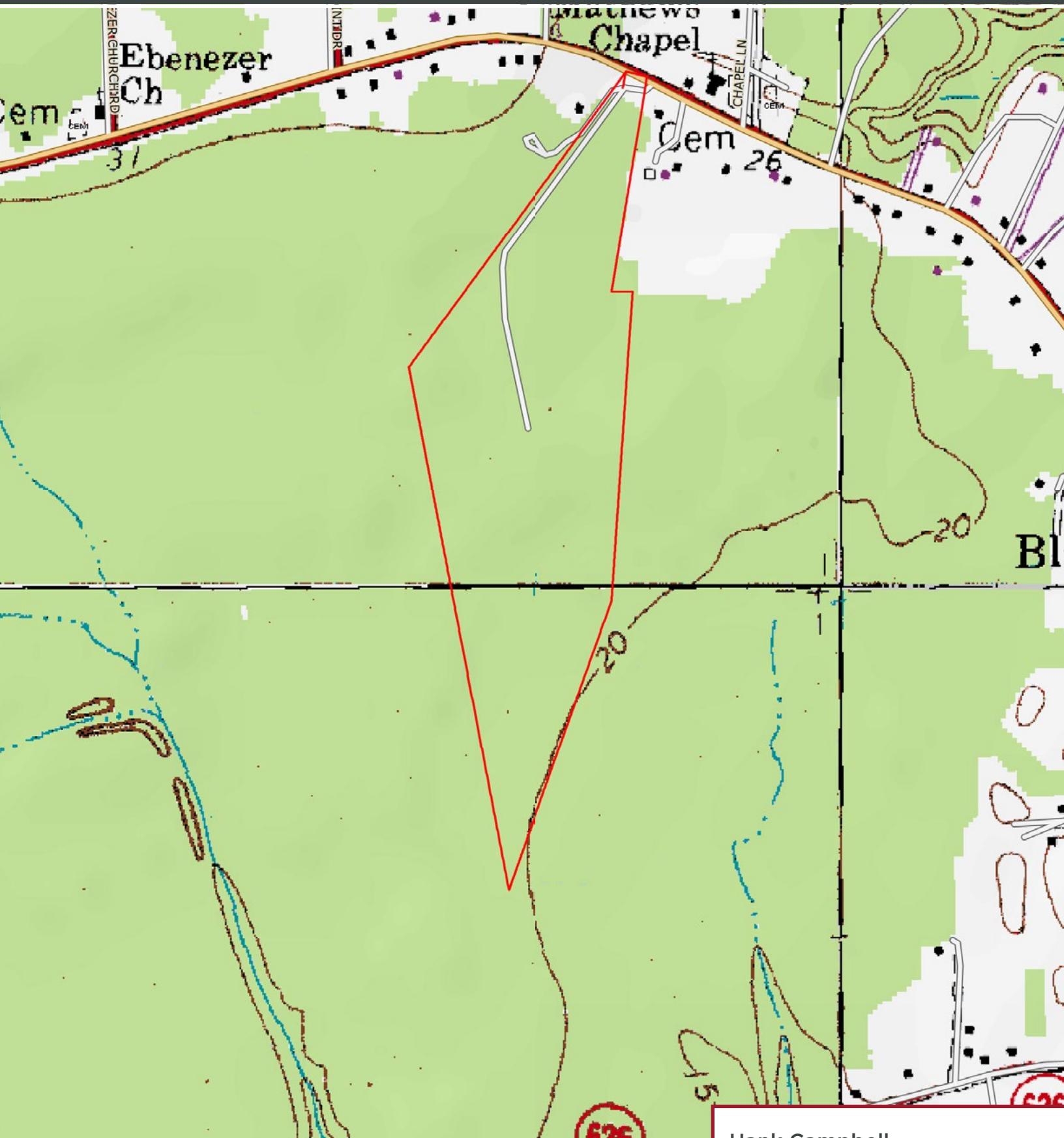
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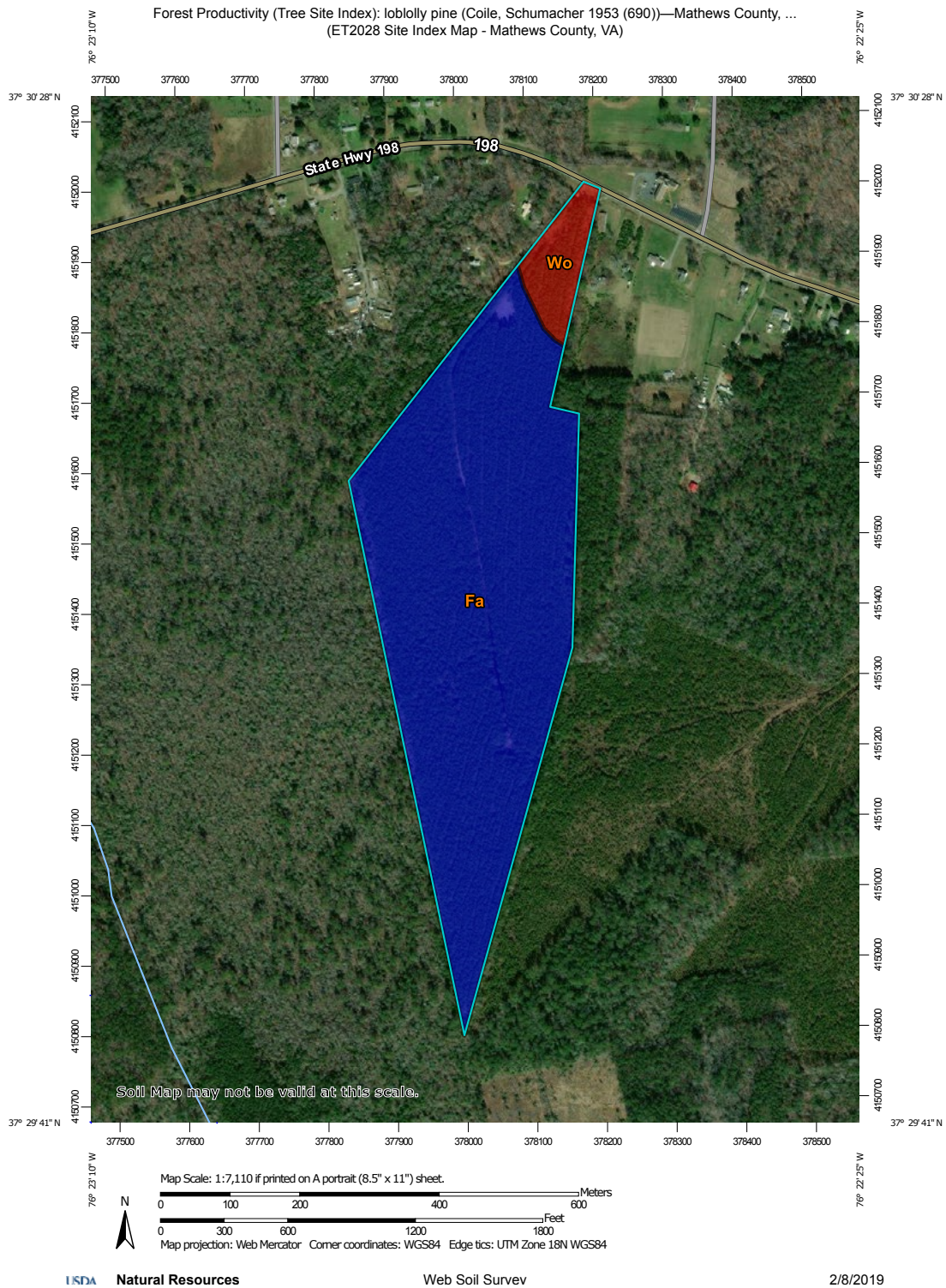
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Fa	Fallsington fine sandy loam	90	49.5	93.7%
Wo	Woodstown fine sandy loam	85	3.3	6.3%
Totals for Area of Interest			52.8	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

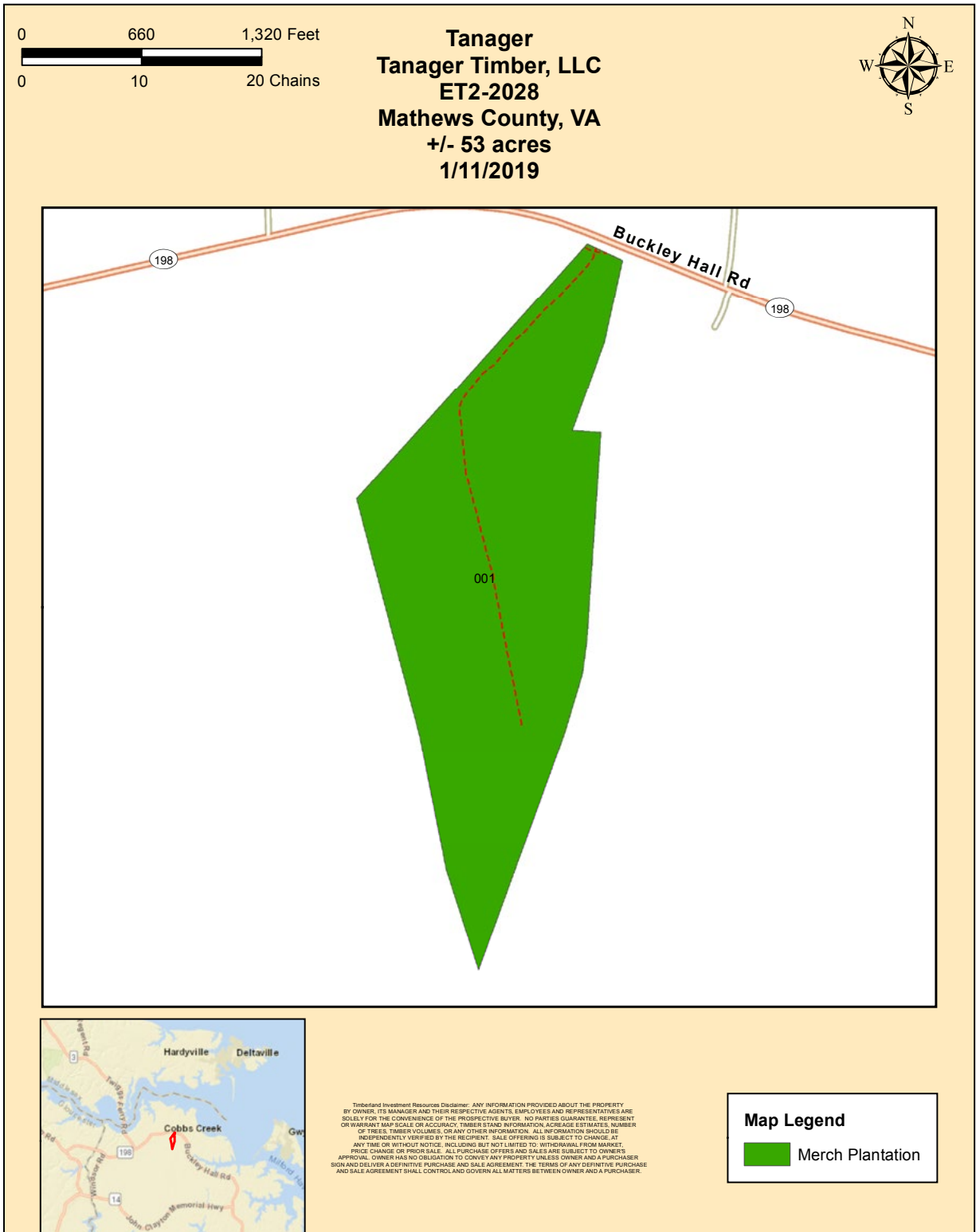
Site Index Base: Coile, Schumacher 1953 (690)

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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Tanager
Tanager Timber, LLC
ET2-2028
Mathews County, VA
+/- 53 acres
1/11/2019

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2028	001	53.45	51.20	1999	Pine Plantation

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