

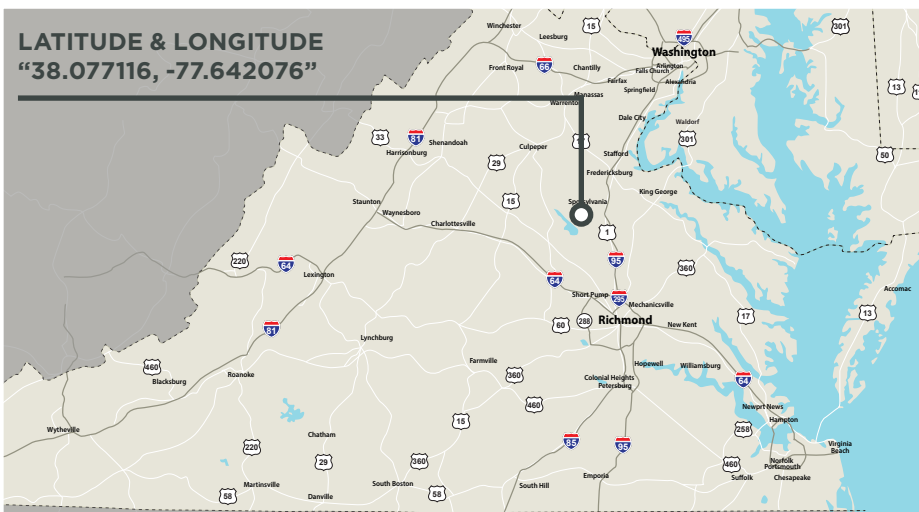


SHEPHERDS ROAD (VSR678) PARTLOW, VA 22534

FOR SALE | 80± ACRES
SPOTSYLVANIA COUNTY, VA
Price: \$248,000 (\$3,100/acre)



LATITUDE & LONGITUDE
"38.077116, -77.642076"



Features

SOLID TIMBERLAND/RECREATIONAL investment located off of Shepherds Road (VSR678) near Partlow in Spotsylvania County.

TIMBER is comprised of 58± acres of planted pine established in '10 with the remaining 21± acre balance being in natural pine ('70).

THE PROPERTY lays well, has good soils and offers ideal wildlife habitat supporting healthy populations of deer and turkeys.

TAX MAP PARCEL #82-A-55



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

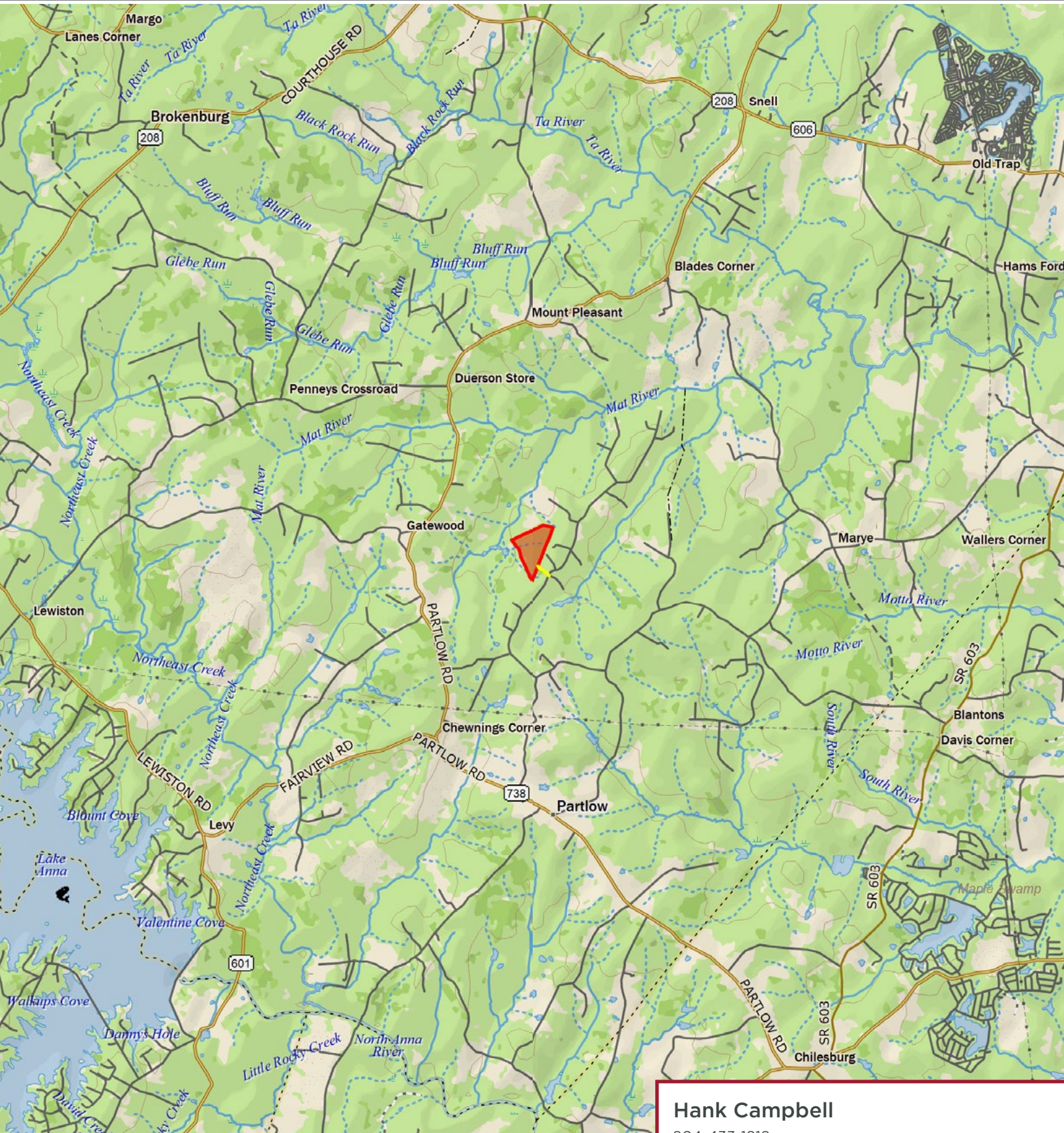
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

**SHEPHERDS ROAD (VSR678)
PARTLOW, VA 22534**

**FOR SALE | 80± ACRES
SPOTSYLVANIA COUNTY, VA
Price: \$248,000 (\$3,100/acre)**



Hank Campbell

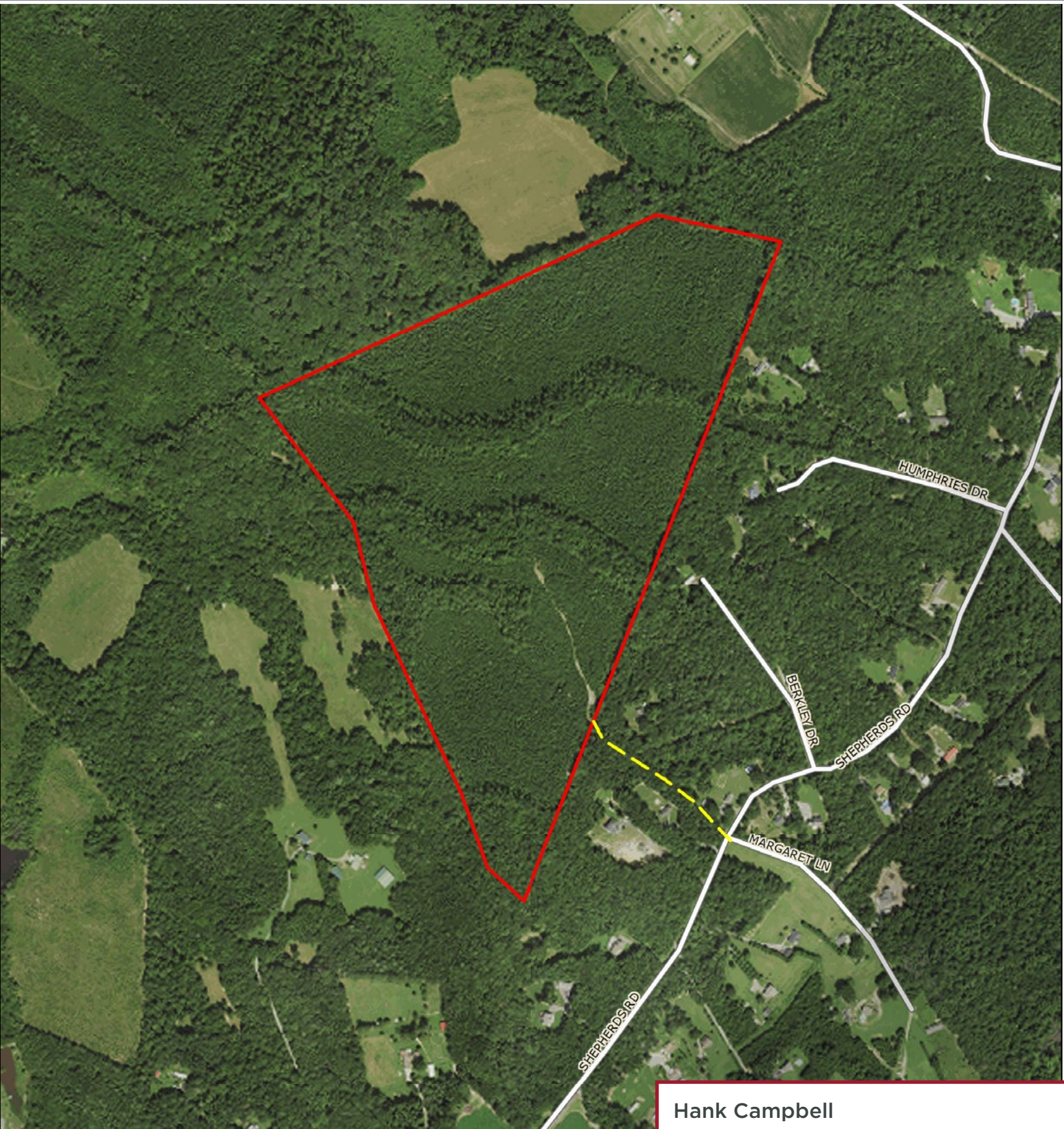
804-433-1818

hcampbell@commonwealthland.com



**SHEPHERDS ROAD (VSR678)
PARTLOW, VA 22534**

**FOR SALE | 80± ACRES
SPOTSYLVANIA COUNTY, VA**
Price: \$248,000 (\$3,100/acre)



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

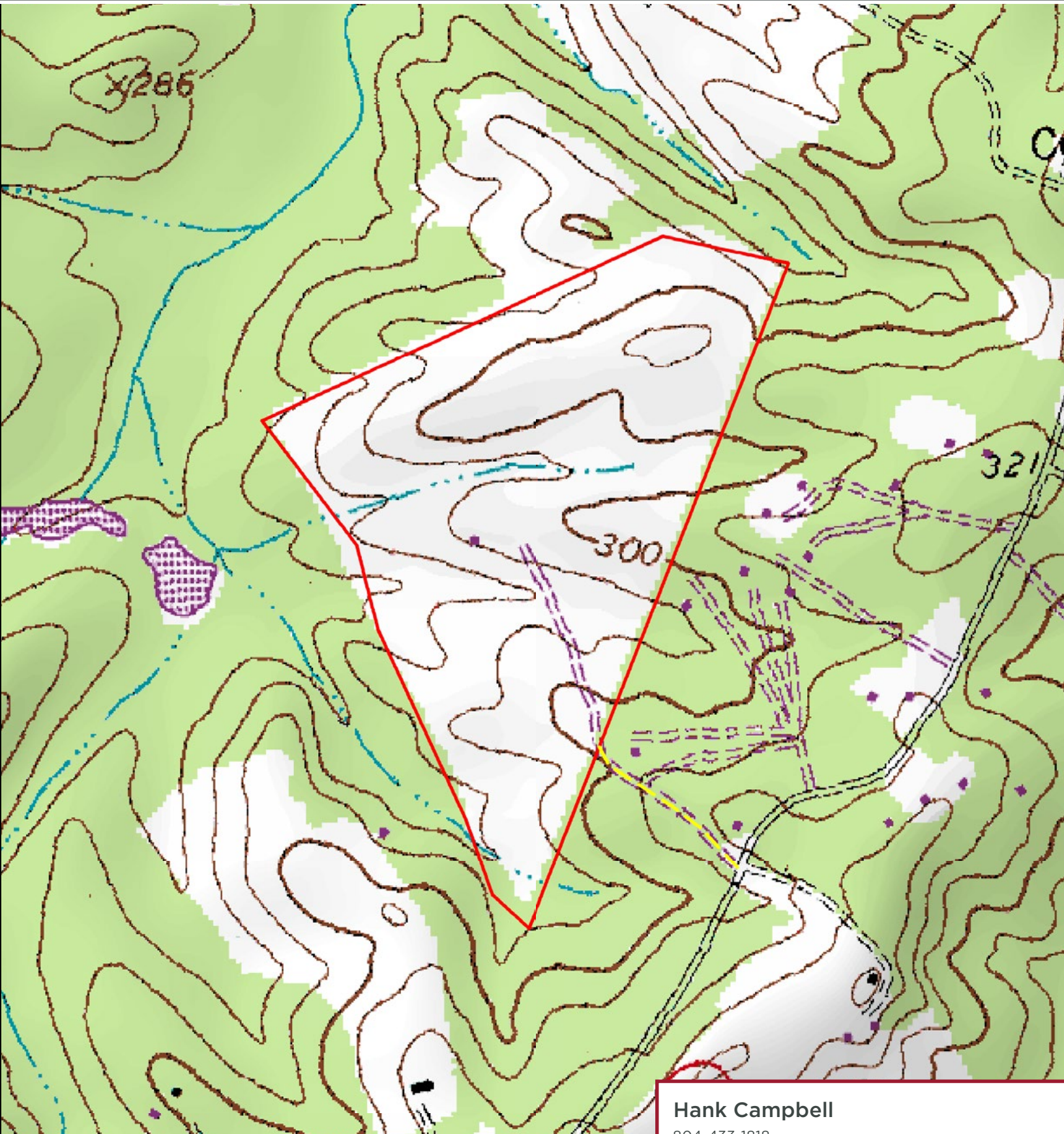


4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM



**SHEPHERDS ROAD (VSR678)
PARTLOW, VA 22534**

**FOR SALE | 80± ACRES
SPOTSYLVANIA COUNTY, VA**
Price: \$248,000 (\$3,100/acre)



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

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
1B	Abell sandy loam, 2 to 7 percent slopes	90	2.1	2.6%
3B	Appling sandy loam, 2 to 7 percent slopes	84	15.9	19.3%
4C2	Appling-Wedowee sandy loams, 7 to 15 percent slopes, eroded	84	31.9	38.7%
14B	Colfax sandy loam, 2 to 7 percent slopes	80	9.5	11.5%
14C	Colfax sandy loam, 7 to 15 percent slopes	80	0.6	0.7%
22C2	Fluvanna fine sandy loam, 7 to 15 percent slopes, eroded		5.9	7.2%
23	Fluvaquents-Udifluvents complex		6.4	7.7%
34B	Partlow sandy loam, 0 to 7 percent slopes	78	10.1	12.2%
Totals for Area of Interest			82.3	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

Hank Campbell

804-433-1818

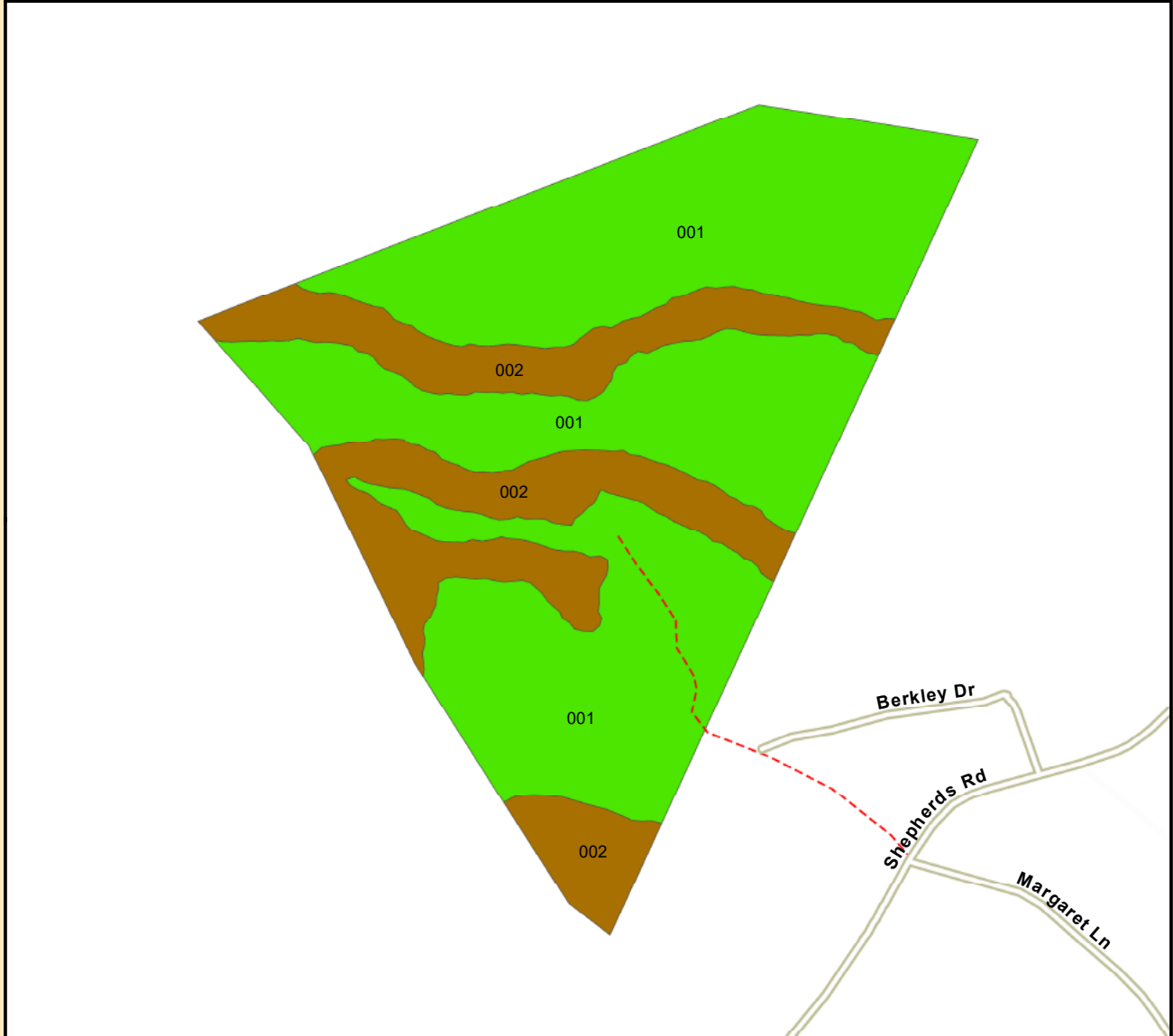
hcampbell@commonwealthland.com

**SHEPHERDS ROAD (VSR678)
PARTLOW, VA 22534**

**FOR SALE | 80± ACRES
SPOTSYLVANIA COUNTY, VA
Price: \$248,000 (\$3,100/acre)**

0 10 20 Chains

**ET2-2002
Spotsylvania County, VA
+/- 80 acres
6/4/2021**



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 OWNERS 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.

Map Legend

- Natural Pine/Hardwood
- Pre-merch Plantation

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

**SHEPHERDS ROAD (VSR678)
PARTLOW, VA 22534**

**FOR SALE | 80± ACRES
SPOTSYLVANIA COUNTY, VA
Price: \$248,000 (\$3,100/acre)**

**Tanager
Tanager Timber, LLC
ET2-2002
Spotsylvania County, VA
+/- 80 acres
6/4/2021**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2002	001	58.64	58.00	2010	Pine Plantation
ET2-2002	002	21.22	21.22	1970	Natural Pine Non-Convertible

Hank Campbell

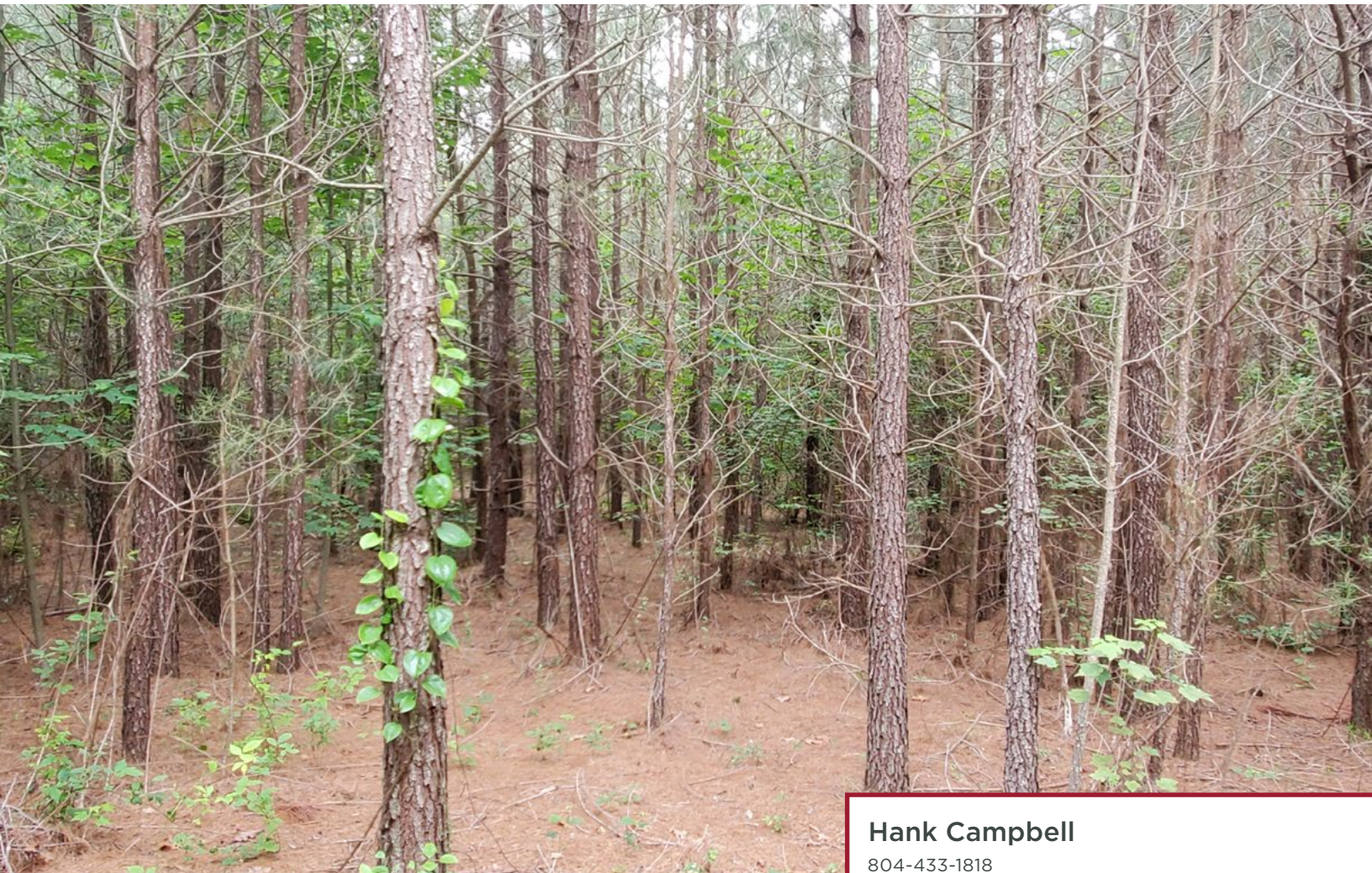
804-433-1818

hcampbell@commonwealthland.com



**SHEPHERDS ROAD (VSR678)
PARTLOW, VA 22534**

**FOR SALE | 80± ACRES
SPOTSYLVANIA COUNTY, VA
Price: \$248,000 (\$3,100/acre)**



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM



**SHEPHERDS ROAD (VSR678)
PARTLOW, VA 22534**

**FOR SALE | 80± ACRES
SPOTSYLVANIA COUNTY, VA
Price: \$248,000 (\$3,100/acre)**



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM