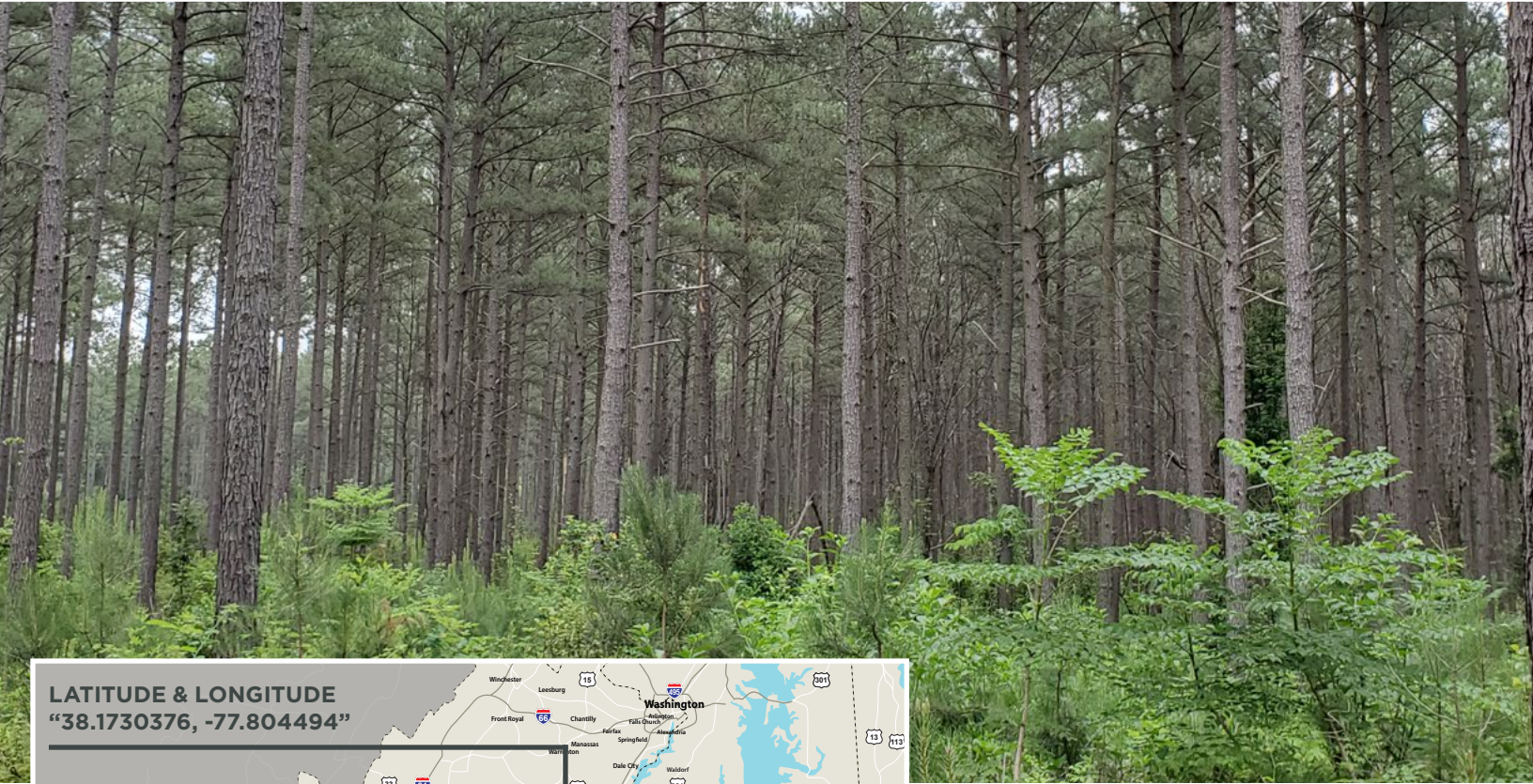


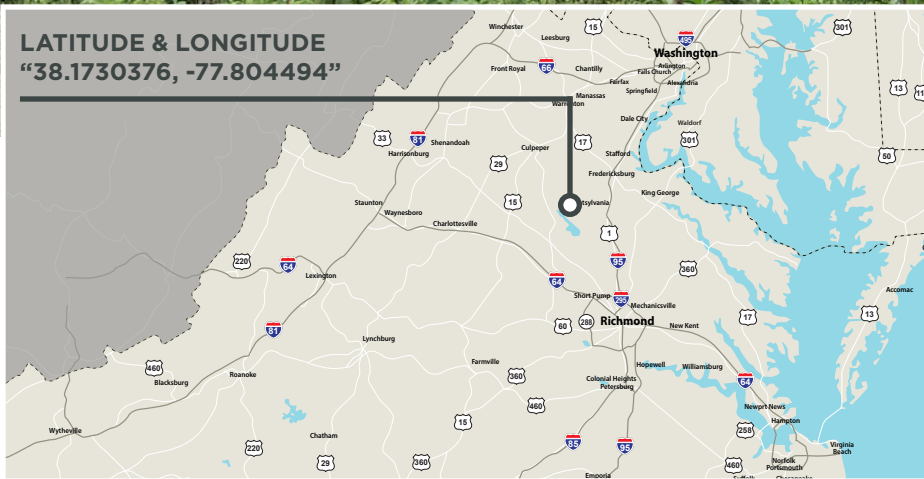


**GRAND BROOKS RD (VSR721)
SPOTSYLVANIA, VA 22551**

**FOR SALE | 439± ACRES
SPOTSYLVANIA COUNTY, VA
Price: \$1,370,000 (\$3,120/acre)**



**LATITUDE & LONGITUDE
"38.1730376, -77.804494"**



Features

EXCELLENT TIMBERLAND INVESTMENT OPPORTUNITY fronting over a mile along Grand Brooks (VSR721) in Spotsylvania County only 4 miles from Lake Anna.

87% CONVERTIBLE ACREAGE with diverse age class planted pine stands with 110± acres established in '85, 57± acres established in '94, 45± acres established in '97, 85± acres established in '09, 53± acres established in '17, 16± acres established in '18, 69± acres of natural pine ('69), 10.4± acres in a powerline easement with the remaining 57± acre balance in hardwood bottoms.

STRONG INTERNAL ROAD SYSTEM and great soils for growing pine trees.

IDEAL HABITAT for wildlife supporting strong populations of deer and turkeys.

TAX MAP PARCELS #56-A-63 & 64



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

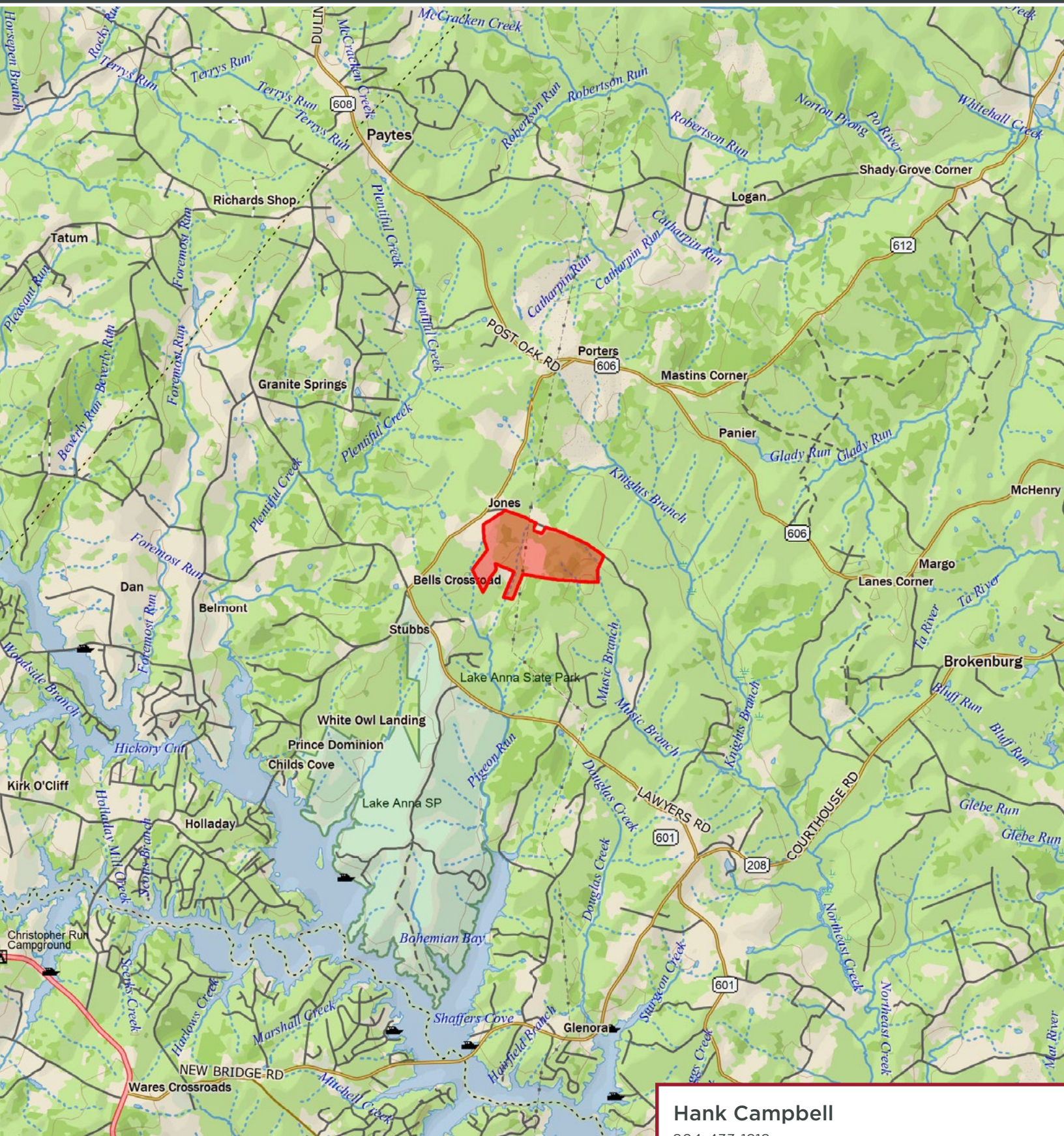
*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

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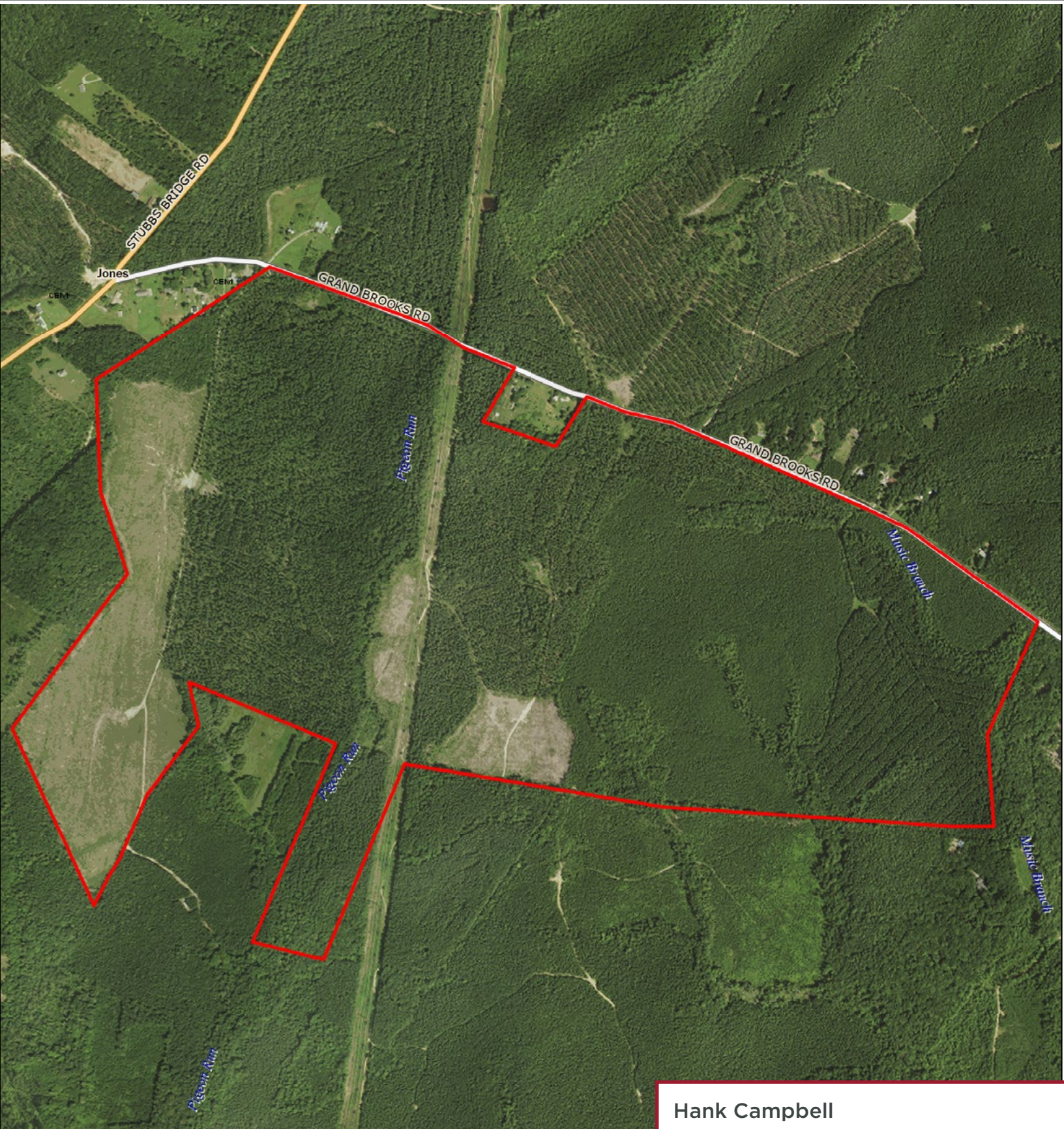
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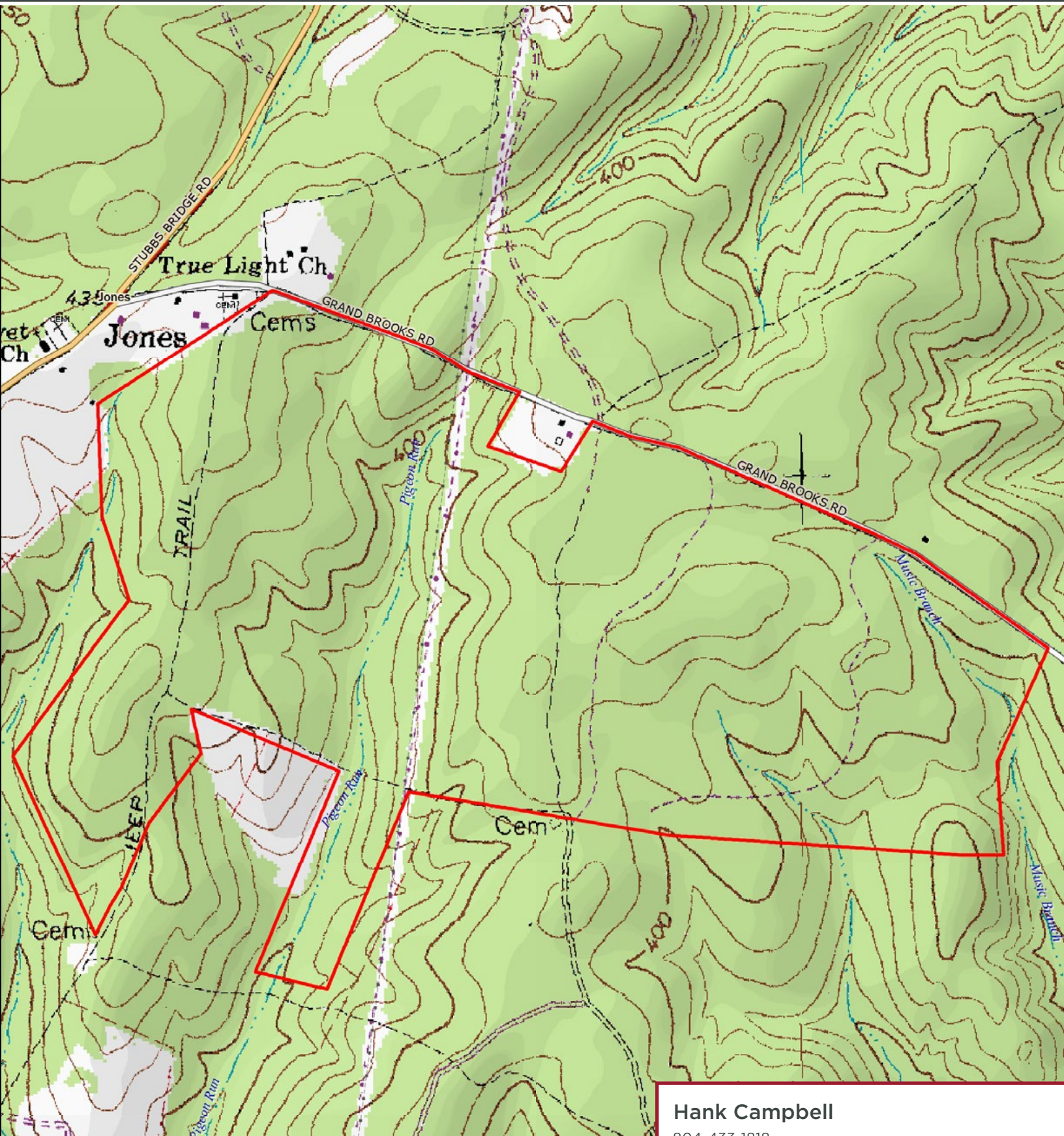
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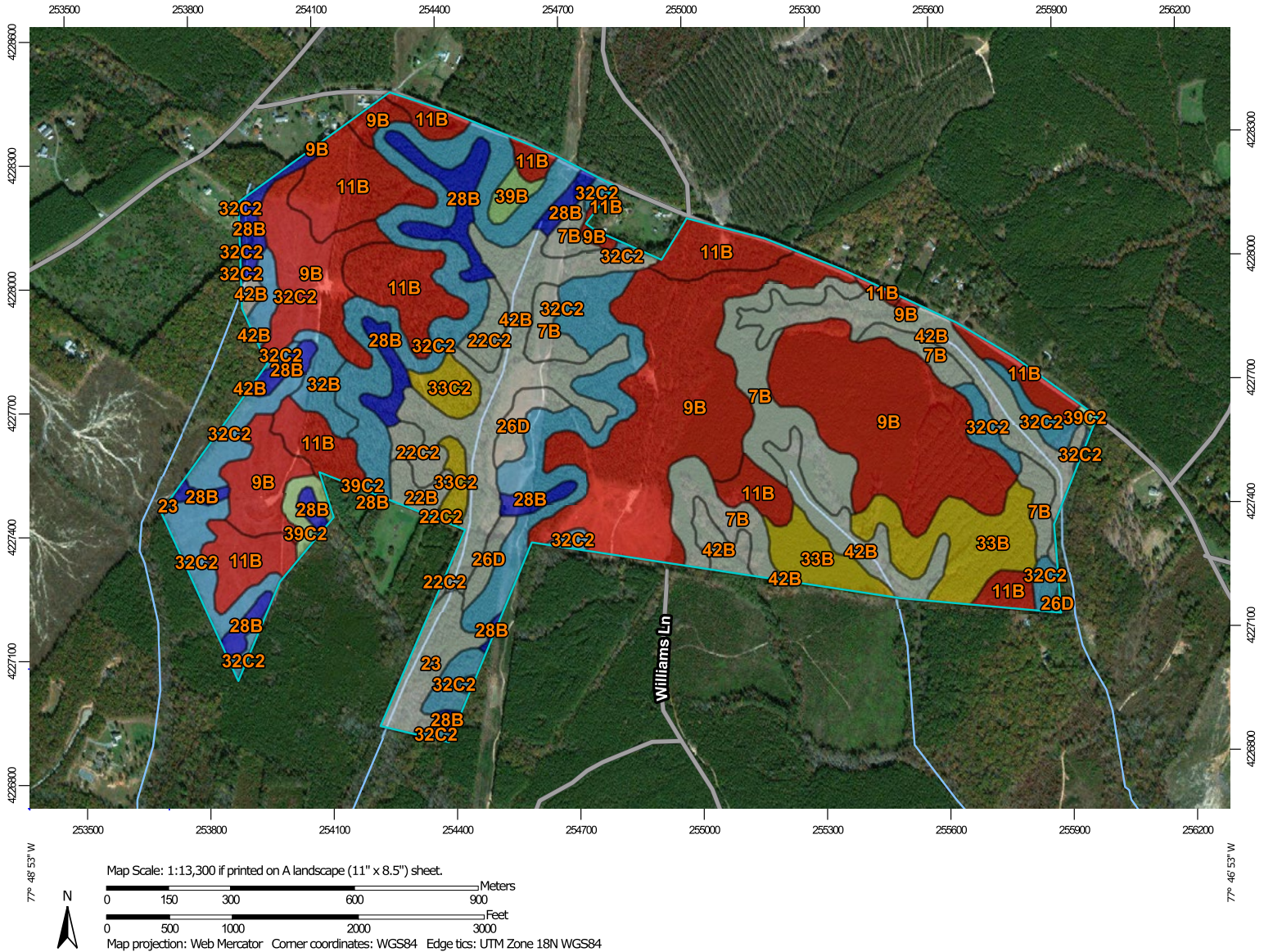
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
7B	Aquults, loamy-Margo complex, 2 to 7 percent slopes		37.9	8.4%
9B	Brockroad silt loam, 2 to 7 percent slopes	70	122.6	27.0%
11B	Catharpin silt loam, 2 to 7 percent slopes	70	59.6	13.1%
22B	Fluvanna fine sandy loam, 2 to 7 percent slopes		3.2	0.7%
22C2	Fluvanna fine sandy loam, 7 to 15 percent slopes, eroded		6.9	1.5%
23	Fluvaquents-Udifluvents complex		8.7	1.9%
26D	LaRoque loam, 15 to 25 percent slopes		6.0	1.3%
28B	Margo loam, 2 to 7 percent slopes	95	24.4	5.4%
32B	Nason silt loam, 2 to 7 percent slopes	80	5.1	1.1%
32C2	Nason silt loam, 7 to 15 percent slopes, eroded	80	83.5	18.4%
33B	Orange-Iredell loams, 2 to 7 percent slopes	75	24.1	5.3%
33C2	Orange-Iredell loams, 7 to 15 percent slopes, eroded	75	6.6	1.4%
39B	Tatum loam, 2 to 7 percent slopes	78	2.3	0.5%
39C2	Tatum loam, 7 to 15 percent slopes, eroded	78	3.2	0.7%
42B	Toddstav silt loam, 0 to 4 percent slopes		60.0	13.2%
Totals for Area of Interest			454.1	100.0%

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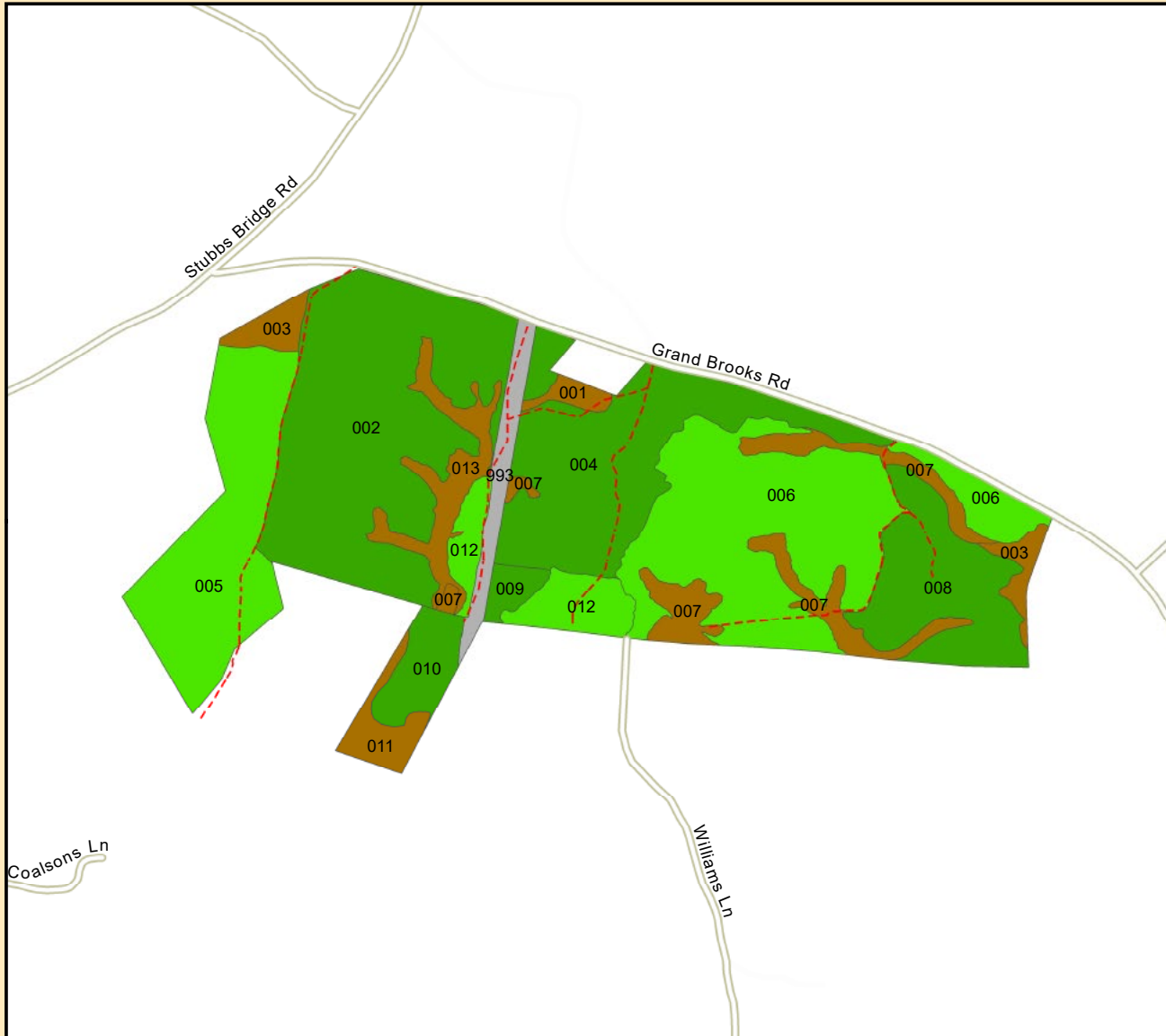
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0 10 20 Chains

**ET2-2047
Spotsylvania County, VA
+/- 439 acres
1/14/2021**



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

- Merch Plantation
- Natural Pine/Hardwood
- NonForest
- Pre-merch Plantation

Hank Campbell

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**Tanager
Tanager Timber, LLC
ET2-2047
Spotsylvania County, VA
+/- 439 acres
1/14/2021**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2047	001	3.04	3.04	1965	Hardwood Non-Convertible
ET2-2047	002	100.42	98.83	1985	Pine Plantation
ET2-2047	003	9.22	9.22	1997	Hardwood Non-Convertible
ET2-2047	004	58.93	56.85	1994	Pine Plantation
ET2-2047	005	54.10	52.62	2017	Pine Plantation
ET2-2047	006	87.23	85.07	2009	Pine Plantation
ET2-2047	007	24.63	24.20	1969	Natural Pine Non-Convertible
ET2-2047	008	36.50	35.42	1997	Pine Plantation
ET2-2047	009	4.20	4.20	1969	Pine Plantation
ET2-2047	010	11.61	11.61	1985	Pine Plantation
ET2-2047	011	7.50	7.50	1925	Hardwood Non-Convertible
ET2-2047	012	16.77	16.34	2018	Pine Plantation
ET2-2047	013	14.85	14.85	1969	Natural Pine Non-Convertible
ET2-2047	993	10.43	0.00	9998	NP - Utility

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