

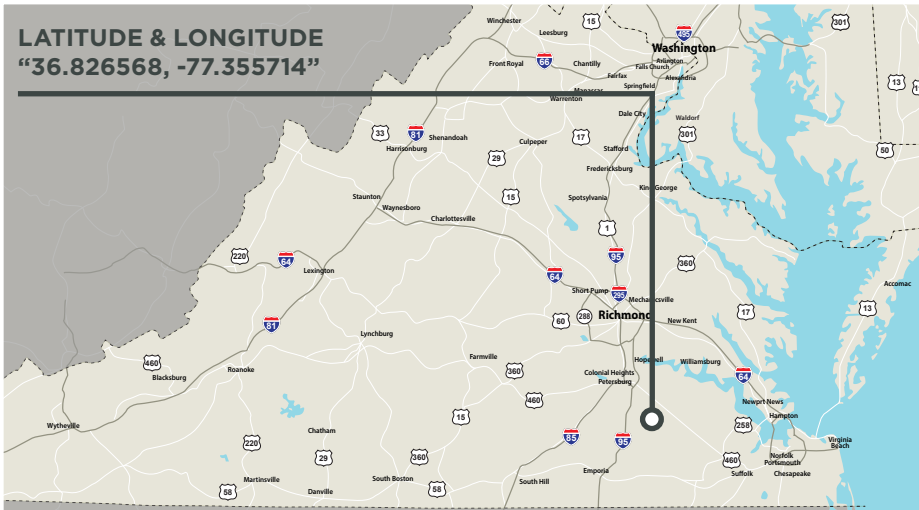


**STOKES RD (VSR635), BELL RD (VSR644) &
LOCO SCHOOL RD (VSR634) YALE, VA 23897**

**FOR SALE | 309± ACRES
SUSSEX COUNTY, VA
Price: \$698,500 (\$2,260/acre)**



**LATITUDE & LONGITUDE
"36.826568, -77.355714"**



Features

EXCELLENT TIMBERLAND/RECREATIONAL investment located near Yale in Sussex County with frontage along Stokes Rd. (VSR635), Bell Rd. (VSR644) and Loco School Rd (VSR634).

TIMBER is comprised of 70+/- acres of planted pines established in '79, 61+/- acres of planted pines established in '16, 89+/- acres of planted pines established in '21 with the remaining balance in mature natural pines and bottomland hardwoods.

STRONG internal road system and good soils for growing pines.

EXTENSIVE frontage along Raccoon Creek providing ideal wildlife habitat for deer and turkeys.

TAX MAP PARCEL #140-A-5

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



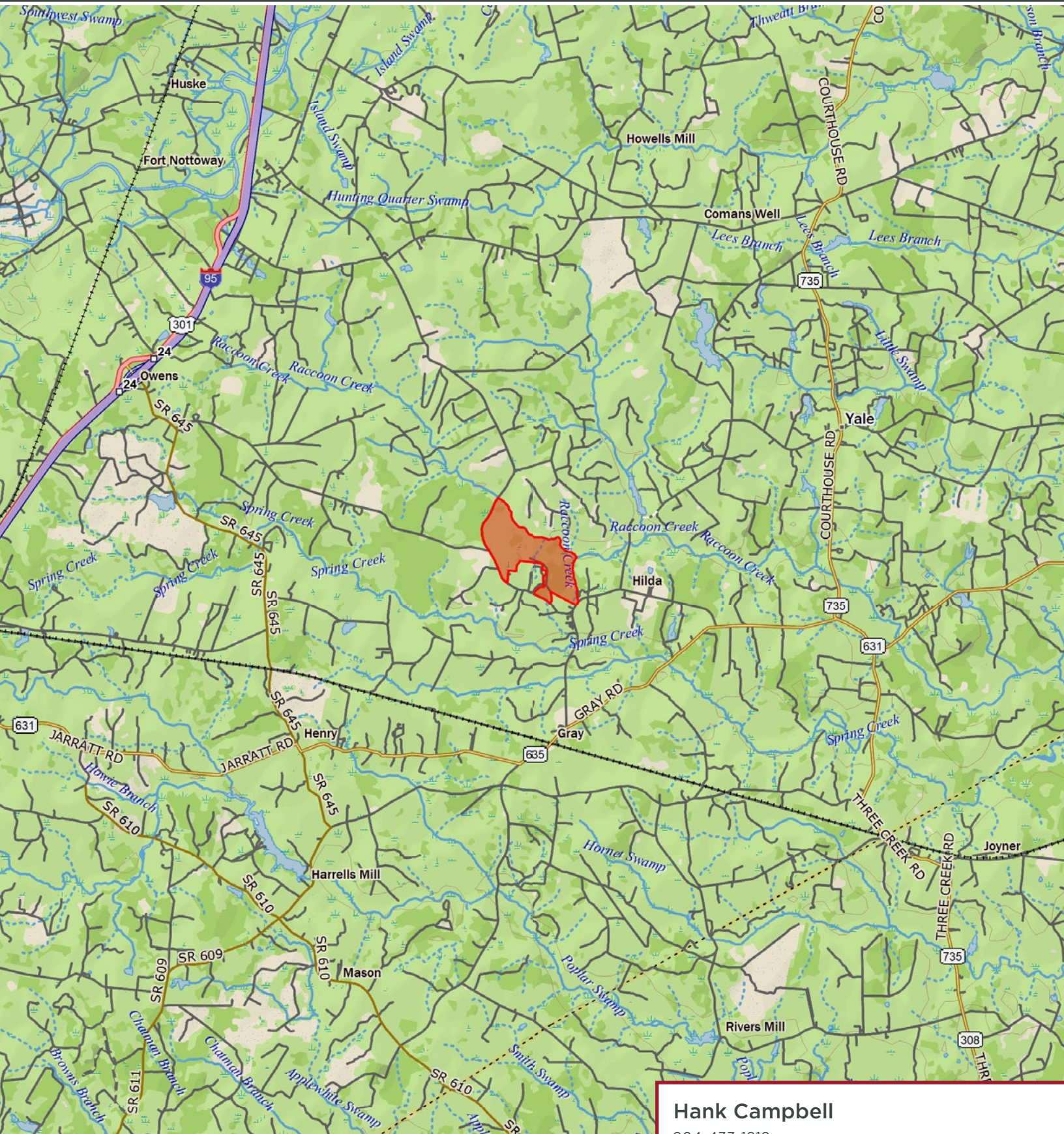
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COMMONWEALTHLAND.COM

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



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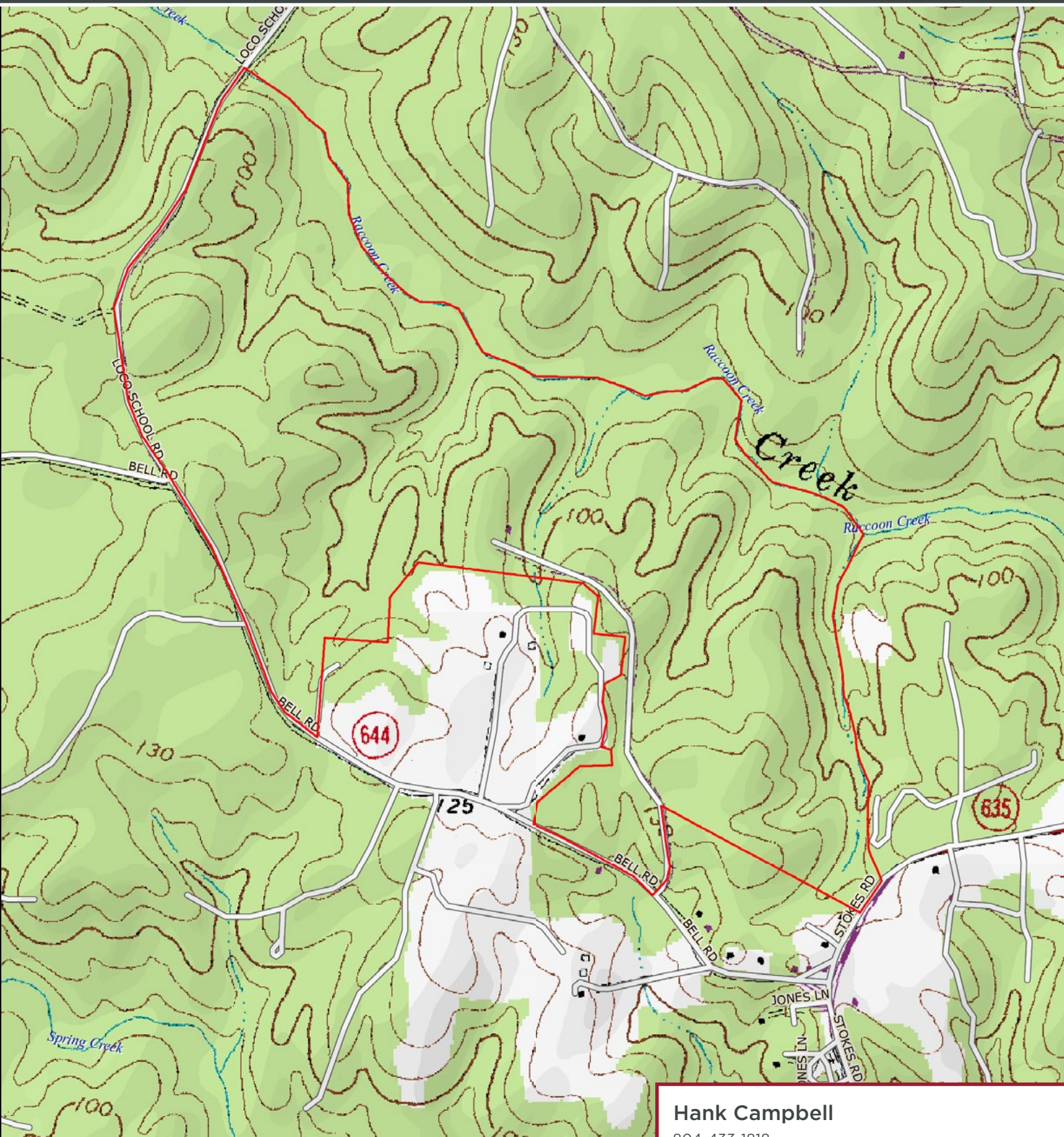
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
12A	Emporia-Slagle complex, 0 to 2 percent slopes	75	1.2	0.4%
12B	Emporia-Slagle complex, 2 to 6 percent slopes	75	55.5	17.1%
12C	Emporia-Slagle complex, 6 to 10 percent slopes	75	106.6	32.8%
13B	Eulonia fine sandy loam, 2 to 6 percent slopes	90	9.8	3.0%
17A	Myatt loam, 0 to 2 percent slopes	88	3.8	1.2%
20D	Nevarc and Emporia soils, 10 to 15 percent slopes	77	18.2	5.6%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	99	29.2	9.0%
23B	Rumford-Uchee complex, 2 to 6 percent slopes	80	19.0	5.9%
25A	Slagle fine sandy loam, 0 to 2 percent slopes	86	1.7	0.5%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	20.2	6.2%
29B	Uchee loamy sand, 0 to 6 percent slopes	80	53.6	16.5%
30C	Uchee-Slagle complex, 6 to 10 percent slopes	80	6.3	2.0%
Totals for Area of Interest			325.1	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.

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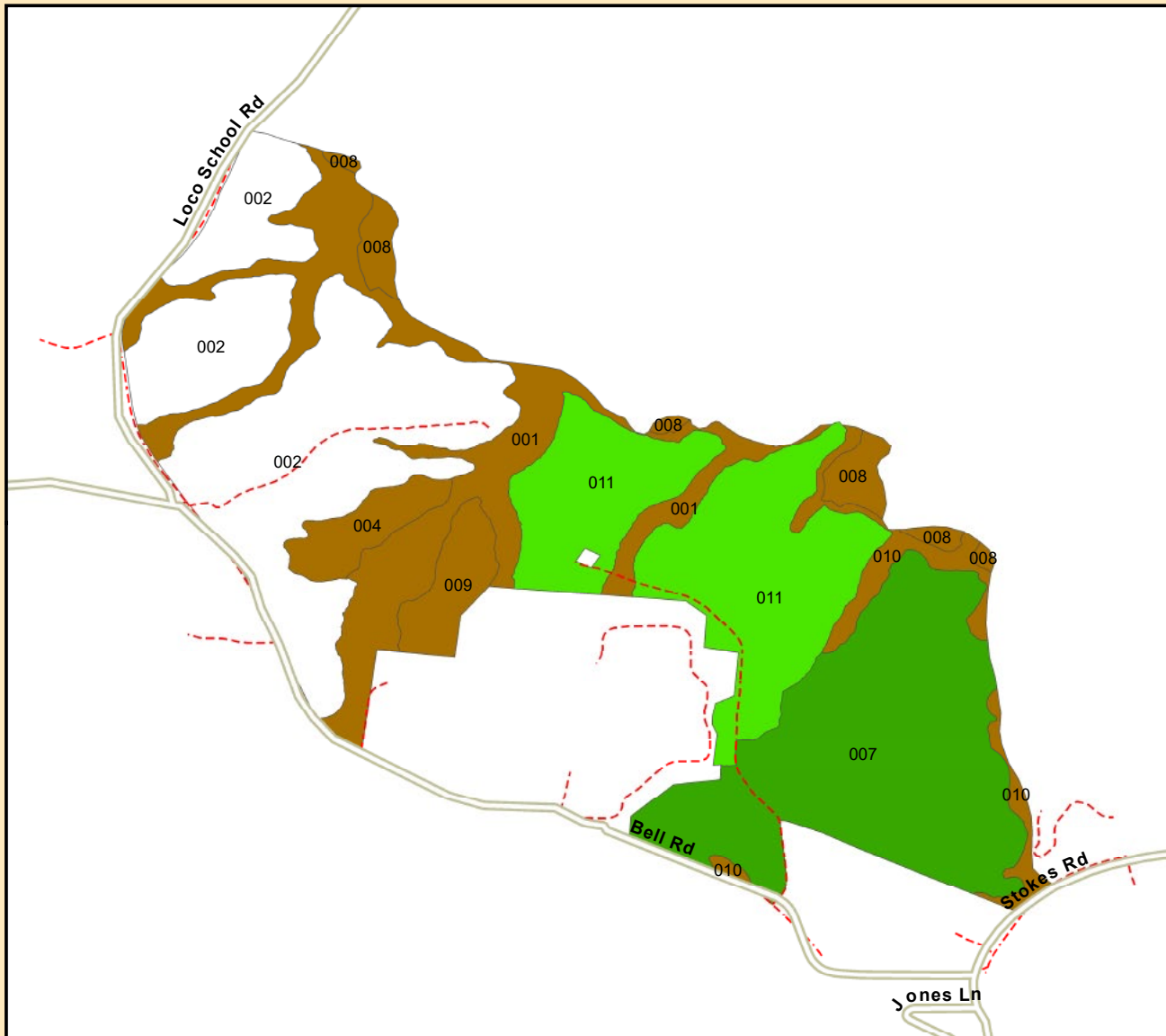
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0 10 20 Chains

**TER-8759
Sussex County, VA
+/- 309 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

- Merch Plantation
- Natural Pine/Hardwood
- Open Productive
- Pre-merch Plantation

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**GP Glawson
Teredo Timber, LLC
TER-8759
Sussex County, VA
+/- 309 acres
6/4/2021**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
TER-8759	001	47.92	47.65	1950	Hardwood Non-Convertible
TER-8759	002	89.89	89.14	2021	OP - Open Productive
TER-8759	004	7.97	7.97	1977	Natural Pine Non-Convertible
TER-8759	007	71.62	70.56	1979	Pine Plantation
TER-8759	008	8.97	8.97	2000	Hardwood Non-Convertible
TER-8759	009	8.41	8.41	1938	Natural Pine Convertible
TER-8759	010	10.89	10.59	1950	Hardwood Non-Convertible
TER-8759	011	63.08	61.81	2016	Pine Plantation

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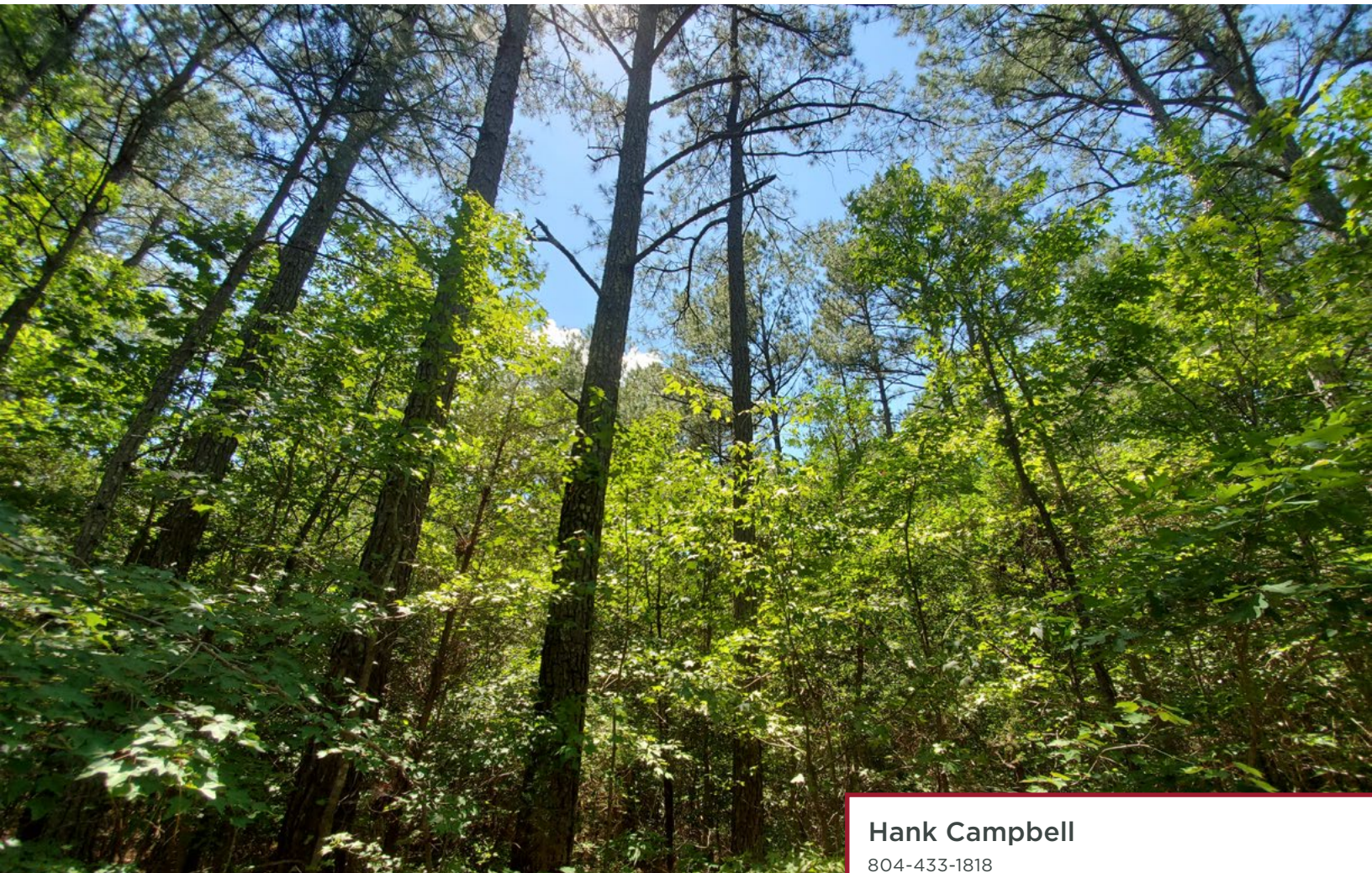
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