

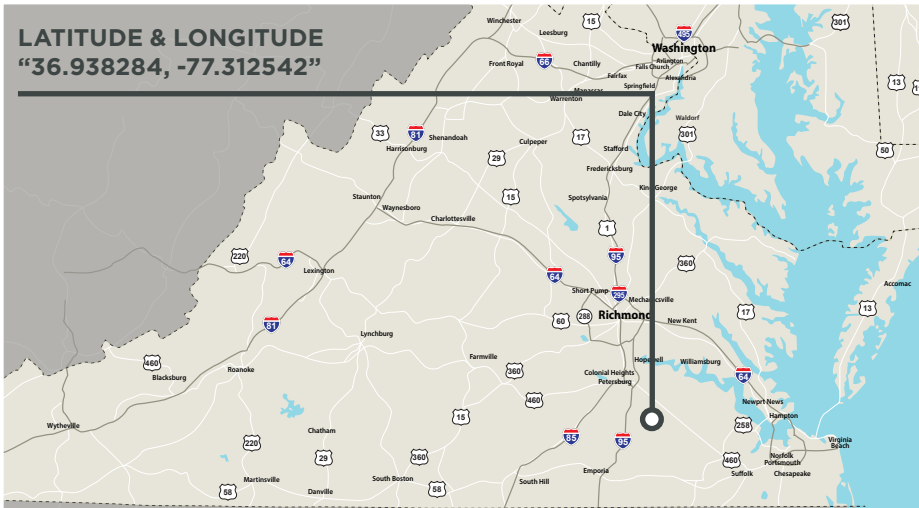


**ANDERSON RD (VSR636)
STONY CREEK, VA 23882**

**FOR SALE | 247± ACRES
SUSSEX COUNTY, VA
Price: \$525,000 (\$2,125/acre)**



**LATITUDE & LONGITUDE
"36.938284, -77.312542"**



Features

SOLID TIMBERLAND/RECREATIONAL investment located north of West Hope in Sussex County with frontage along Anderson Rd (VSR636).

TIMBER is comprised of 121.5+/- acres of planted pine established in '07, 116.5+/- acres of planted pines established in '14 with the remaining 3+/- acre balance in bottomland hardwoods ('50).

THE PROPERTY lays well, has a good internal road system, and offers ideal wildlife habitat supporting healthy populations of deer and turkeys.

TAX MAP #69-A-32



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

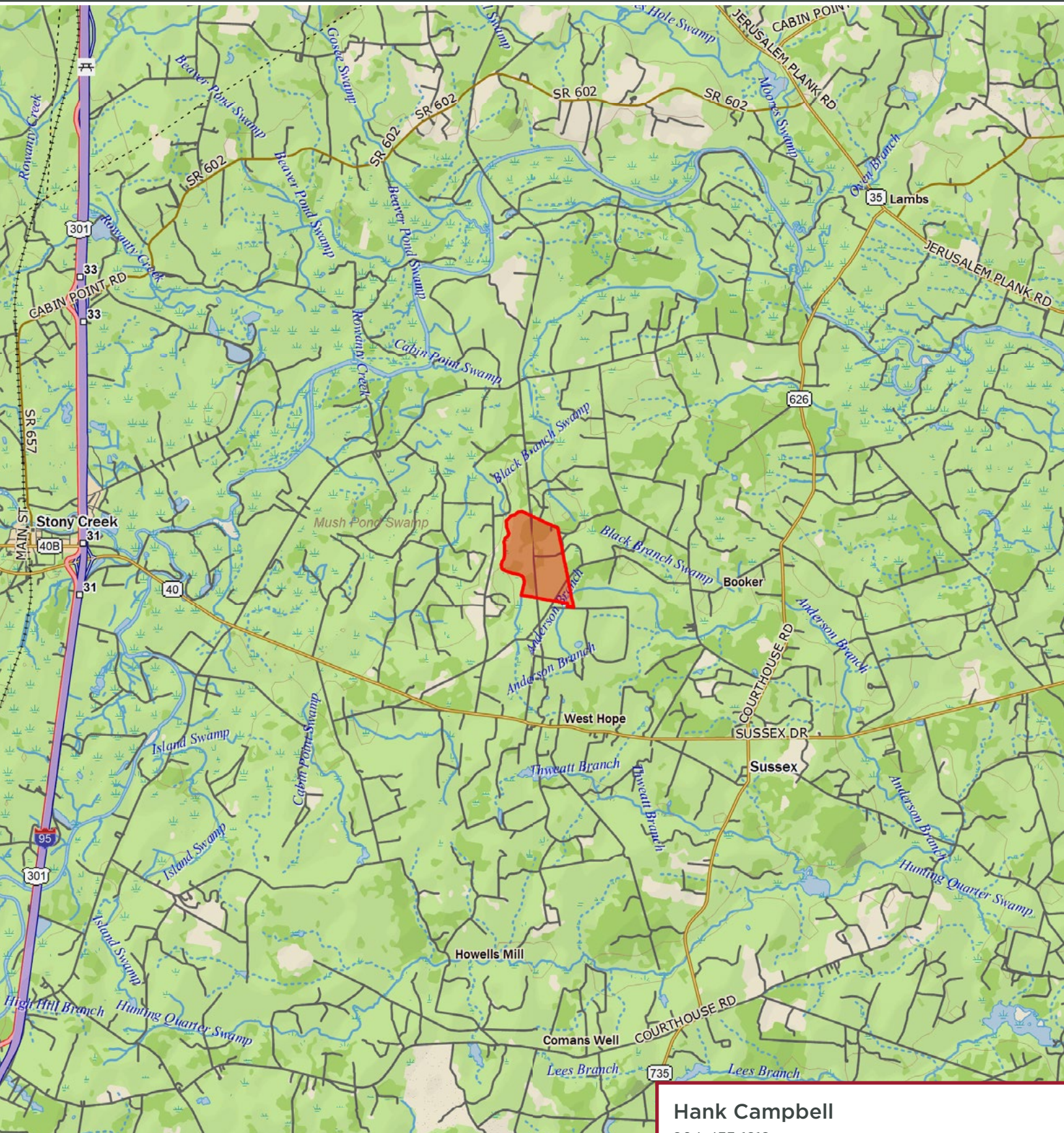
804-433-1818

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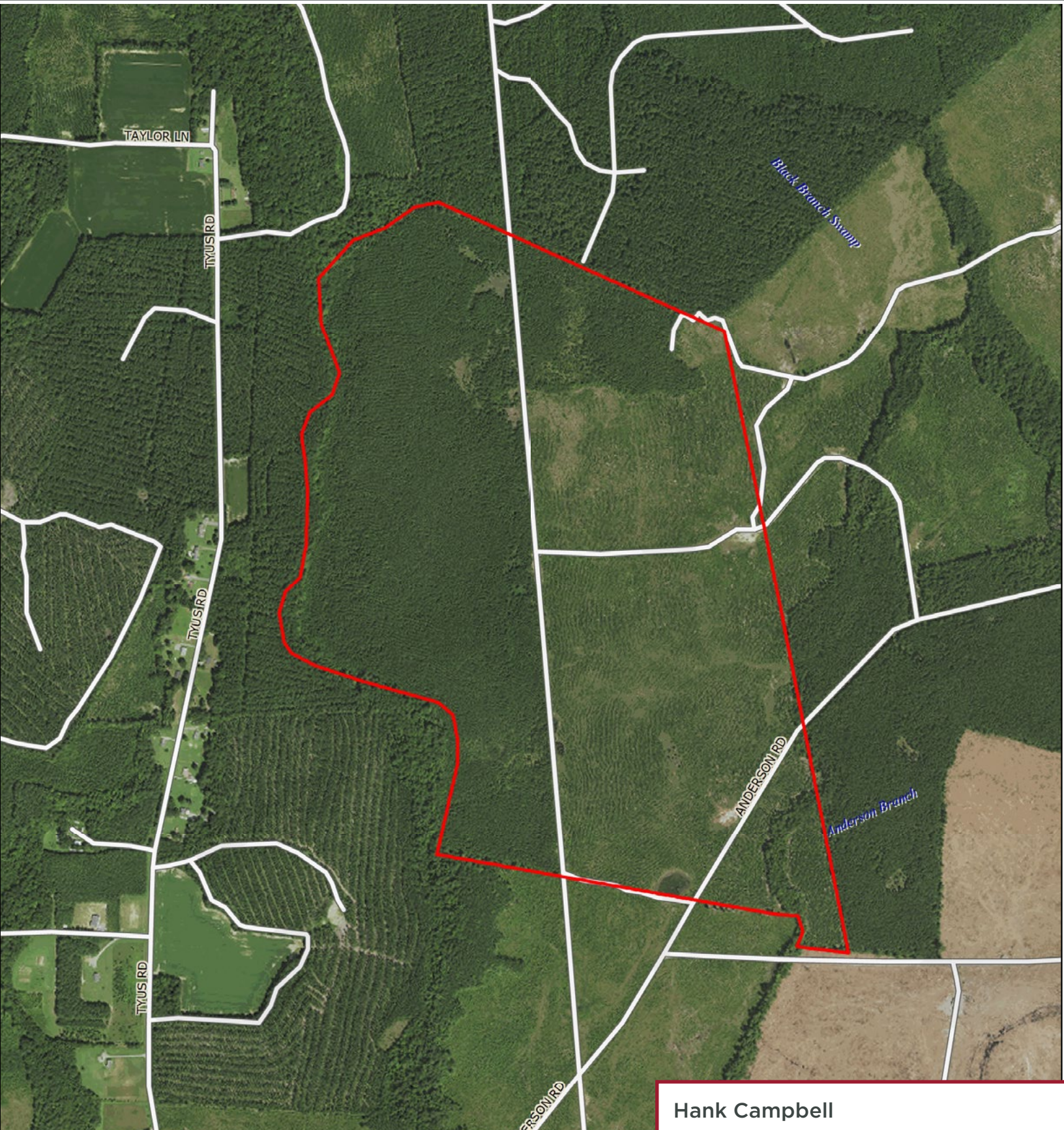


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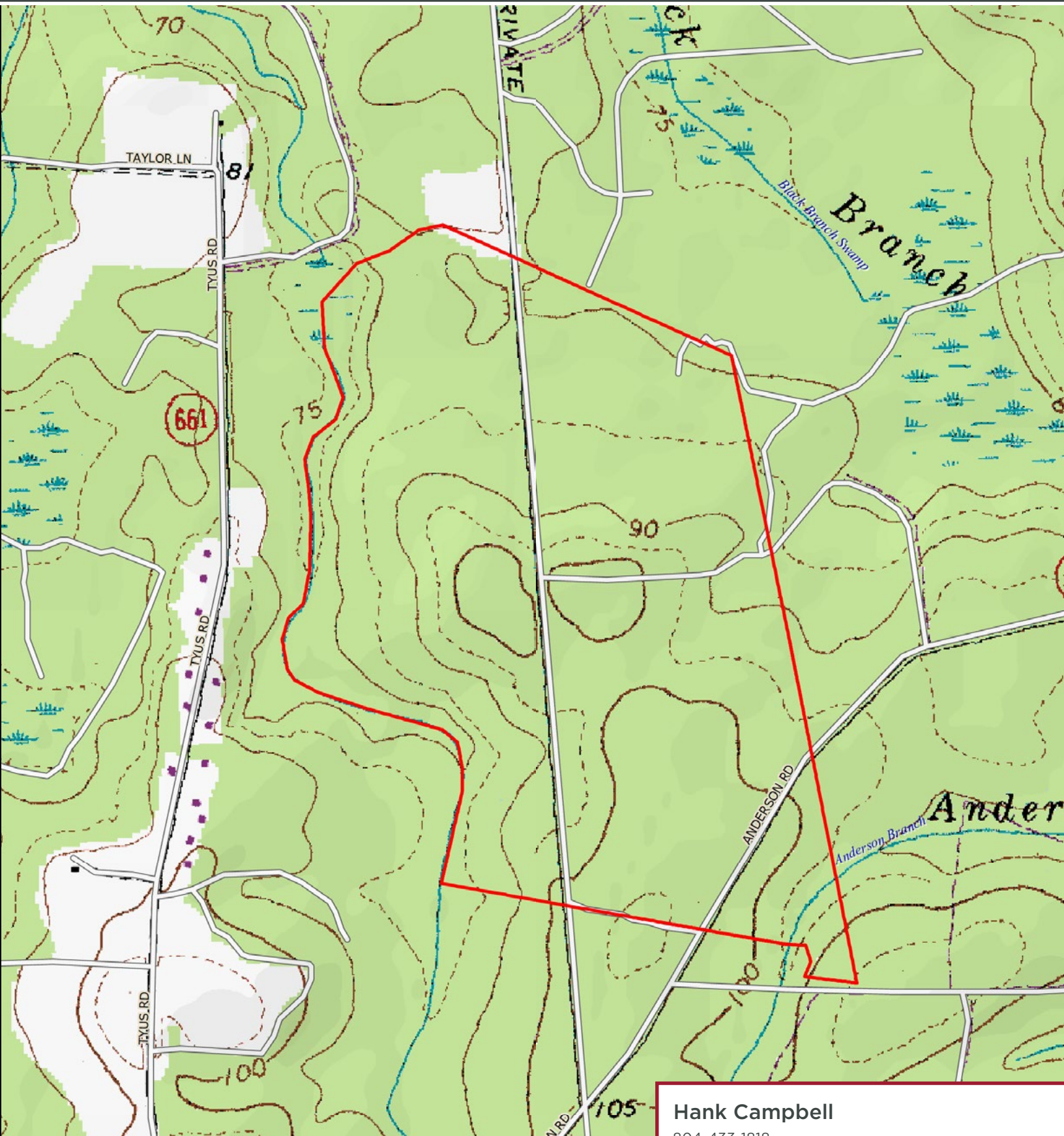


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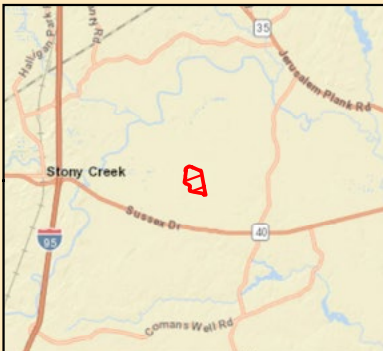
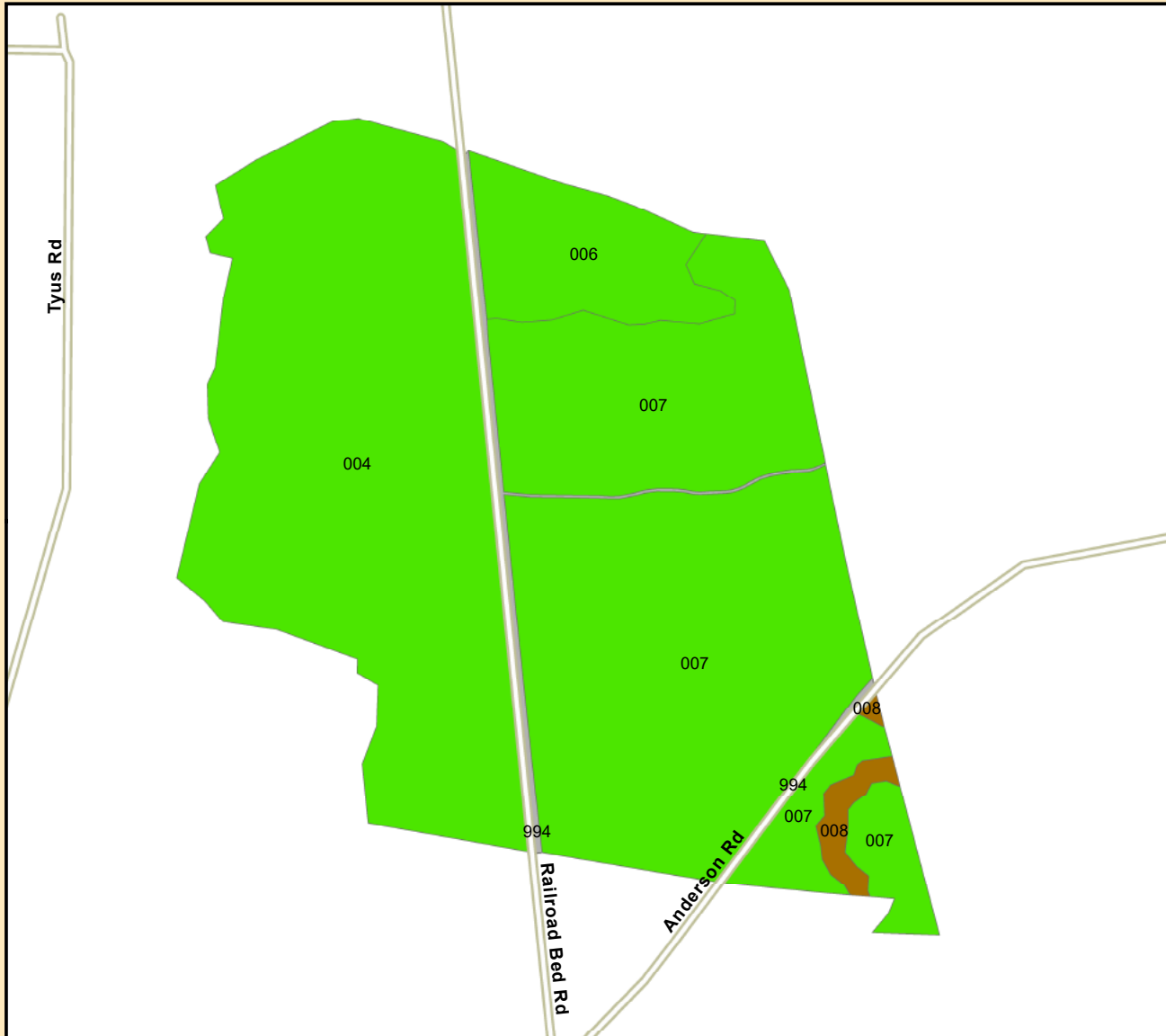
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0 10 20 Chains

**GAT-9862
Sussex County, VA
+/- 247 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
-  NonForest
-  Pre-merch Plantation

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**Jefferson
Twain Timber, LLC
GAT-9862
Sussex County, VA
+/- 247 acres
6/4/2021**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
GAT-9862	004	104.68	103.84	2007	Pine Plantation
GAT-9862	006	17.88	17.74	2007	Pine Plantation
GAT-9862	007	118.23	116.54	2014	Pine Plantation
GAT-9862	008	3.05	3.05	1950	Hardwood Non-Convertible
GAT-9862	994	3.58	0.00	9998	NP - Right Of Way

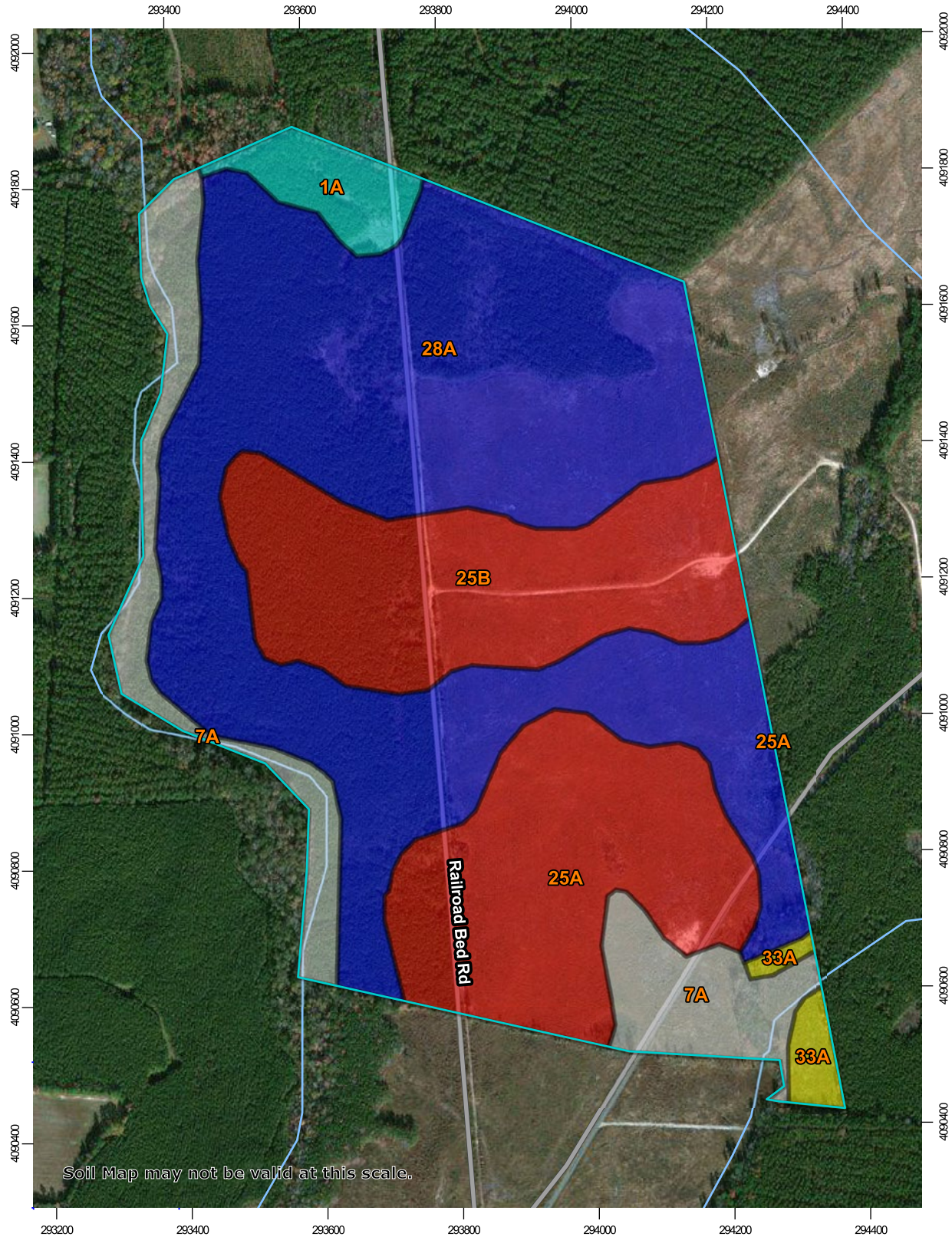
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**Forest Productivity (Tree Site Index): loblolly pine (Coile,
Schumacher 1953 (690))**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	91	7.3	2.9%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		27.0	10.8%
25A	Slagle fine sandy loam, 0 to 2 percent slopes	86	42.0	16.8%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	43.5	17.4%
28A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	99	127.2	50.8%
33A	Yemassee fine sandy loam, 0 to 2 percent slopes	90	3.4	1.3%
Totals for Area of Interest			250.4	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

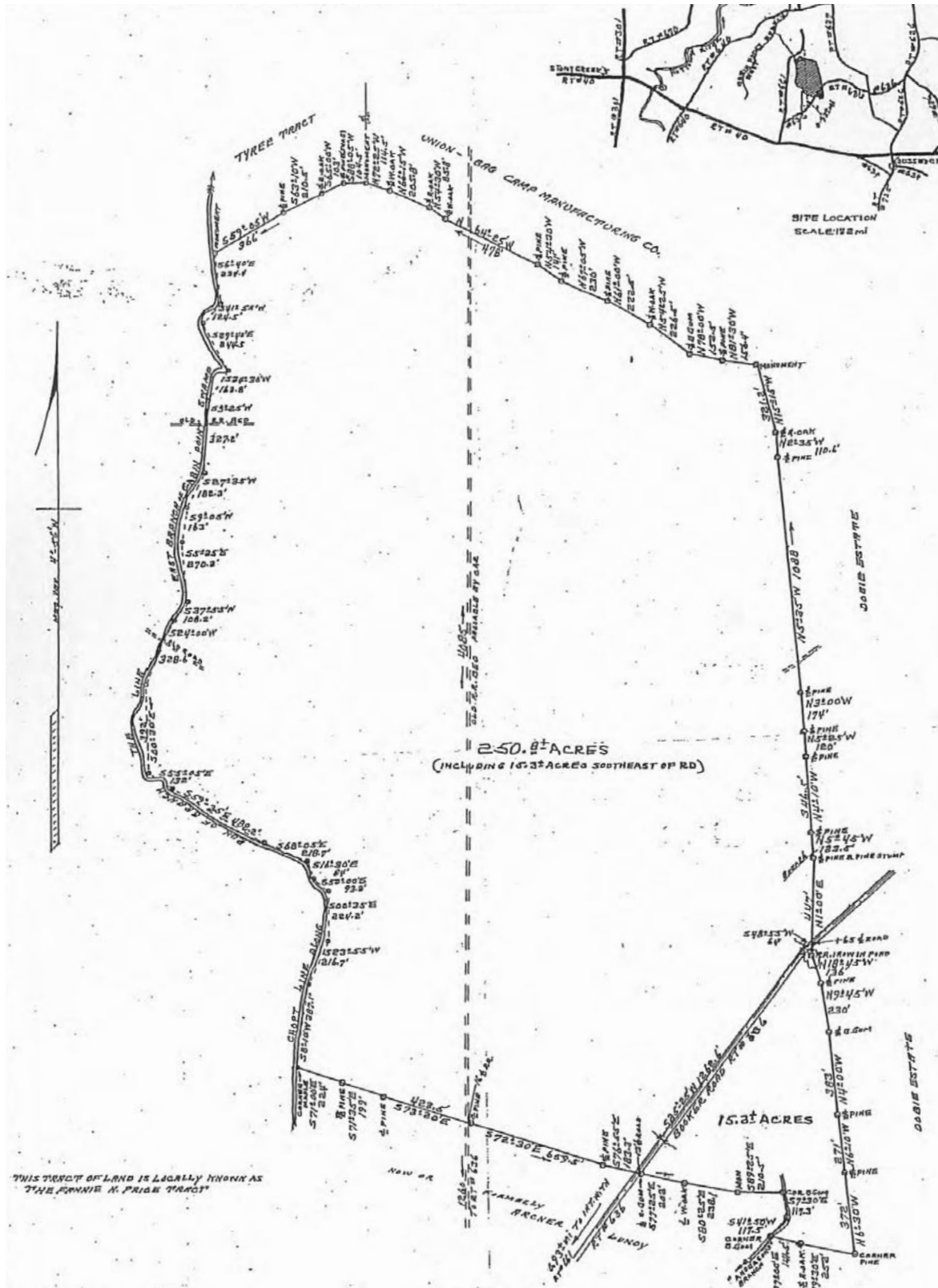
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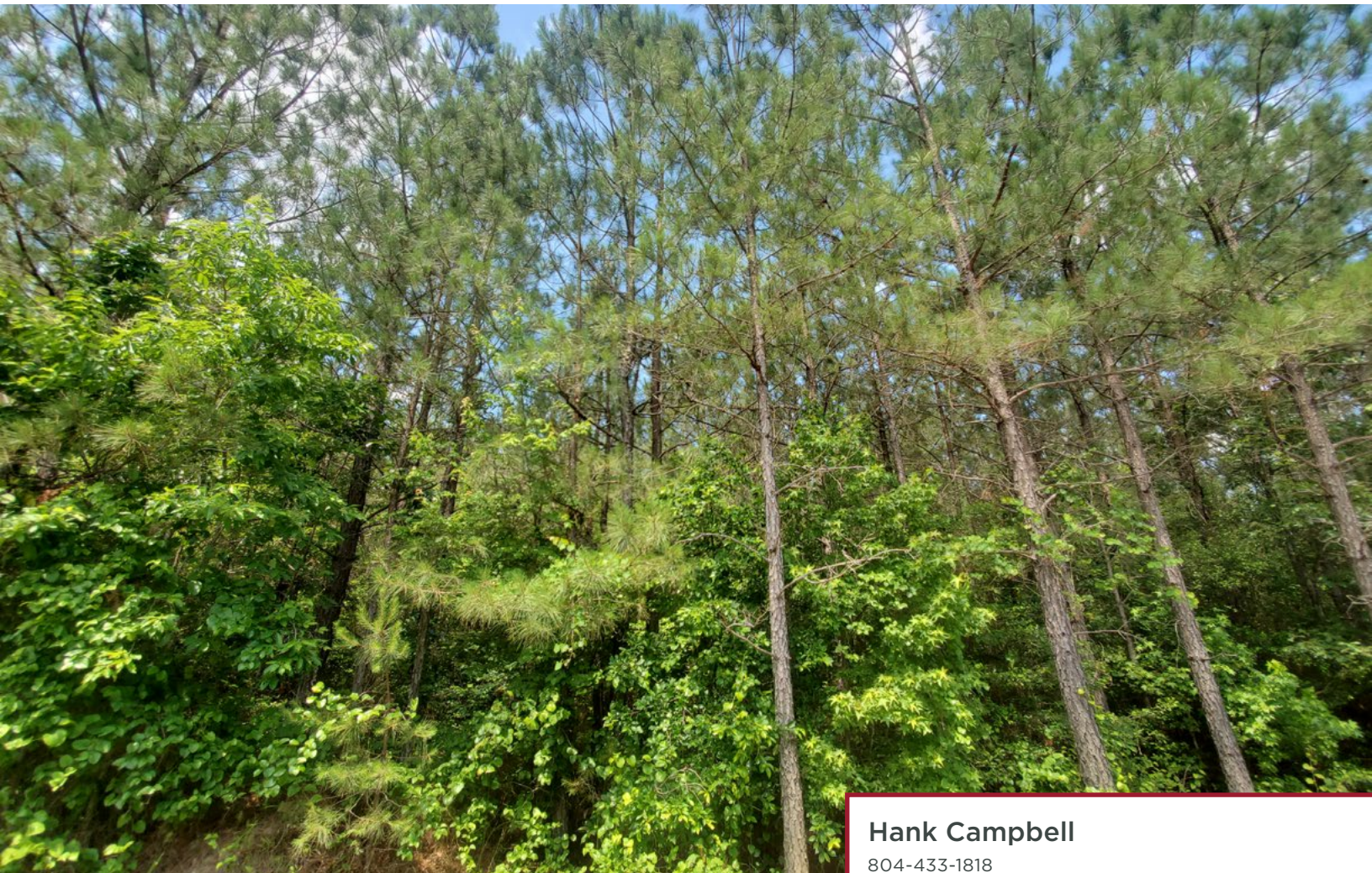
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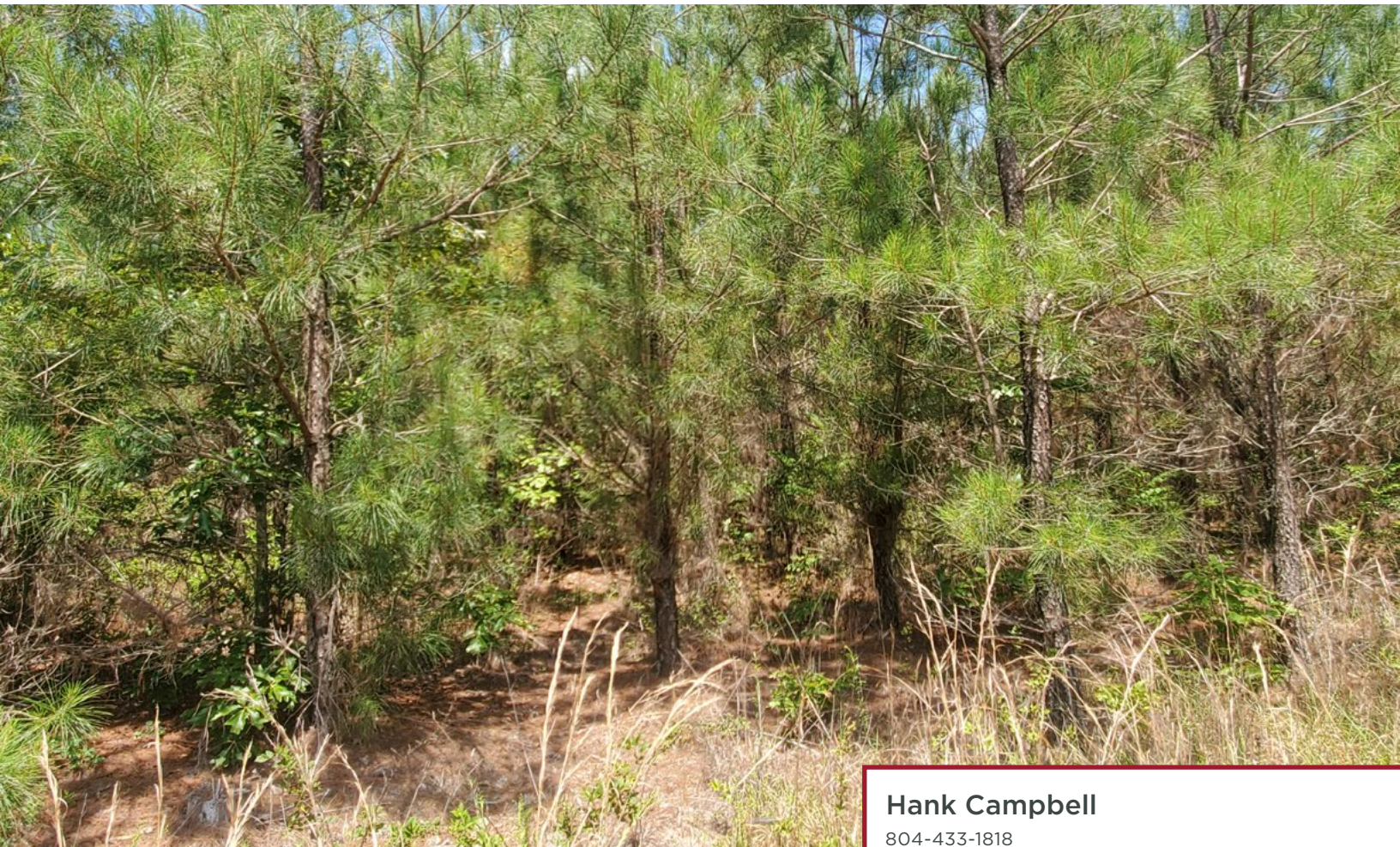


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