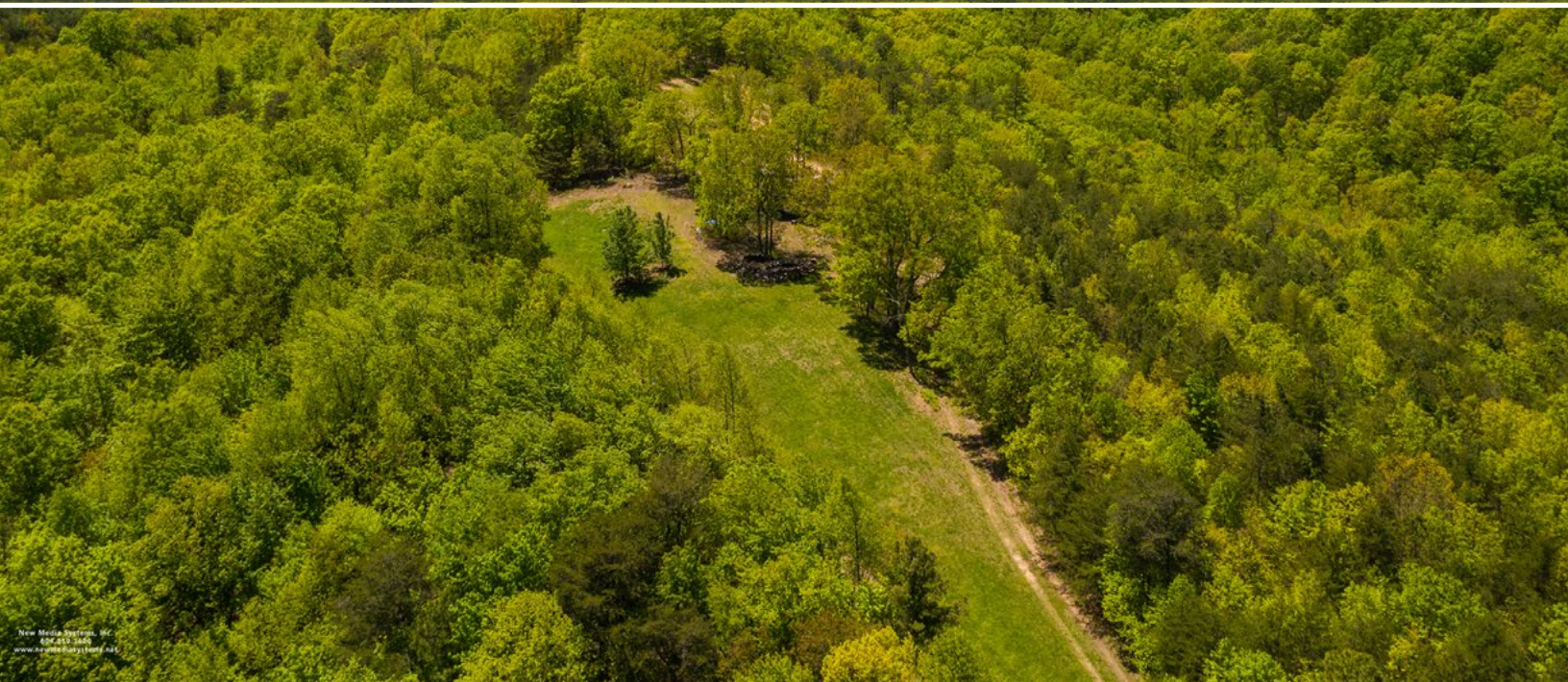




**BLUE KNOB RD (VSR628) & MAX
KENDALL RD (VSR619) MARTINSVILLE, VA 24112**

**FOR SALE | 2,301± ACRES
HENRY & FRANKLIN COUNTY
Price: \$3,000,000 (\$1,303.78/acre)**



Features

EXCELLENT large acreage timberland and recreational Investment Opportunity located near Martinsville, VA.

1,832± AC located in Henry County with 497± acre balance in Franklin County.

FRONTAGE along Blue Knob Road (VSR628) and Max Kendall Road (VSR619).

EXPANSIVE mountain views to the west. 730± acres of merchantable pine with the remaining balance in merchantable upland hardwood offering strong volumes throughout.

DIVERSE terrain and landscape throughout the complex provides exceptional wildlife habitat supporting strong populations of deer, turkeys and bear.

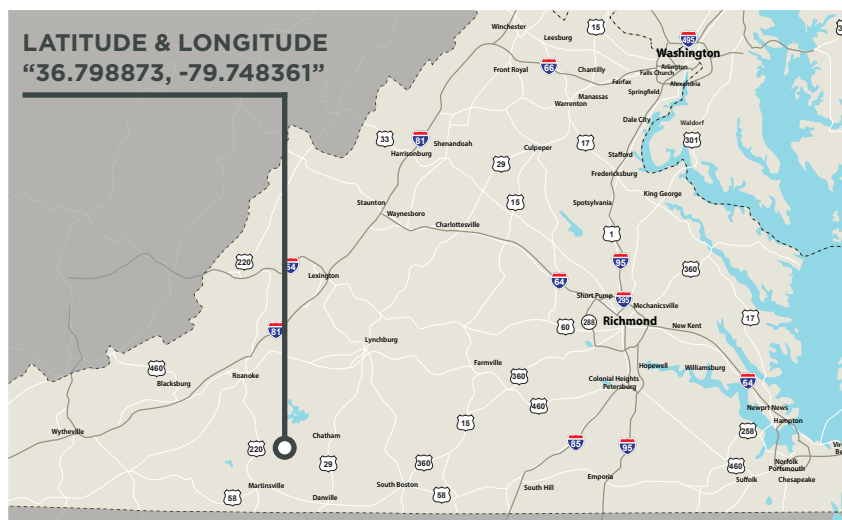
SOLID internal road system offers optimal access to the entire complex.

HENRY COUNTY TAX MAP PARCELS #20.3(000)000/040 & #20.6(000)000/027A ZONED A1

FRANKLIN COUNTY TAX MAP #1240000100 ZONED NZ



CLICK TO VIEW VIDEO TOUR



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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.*

Contacts

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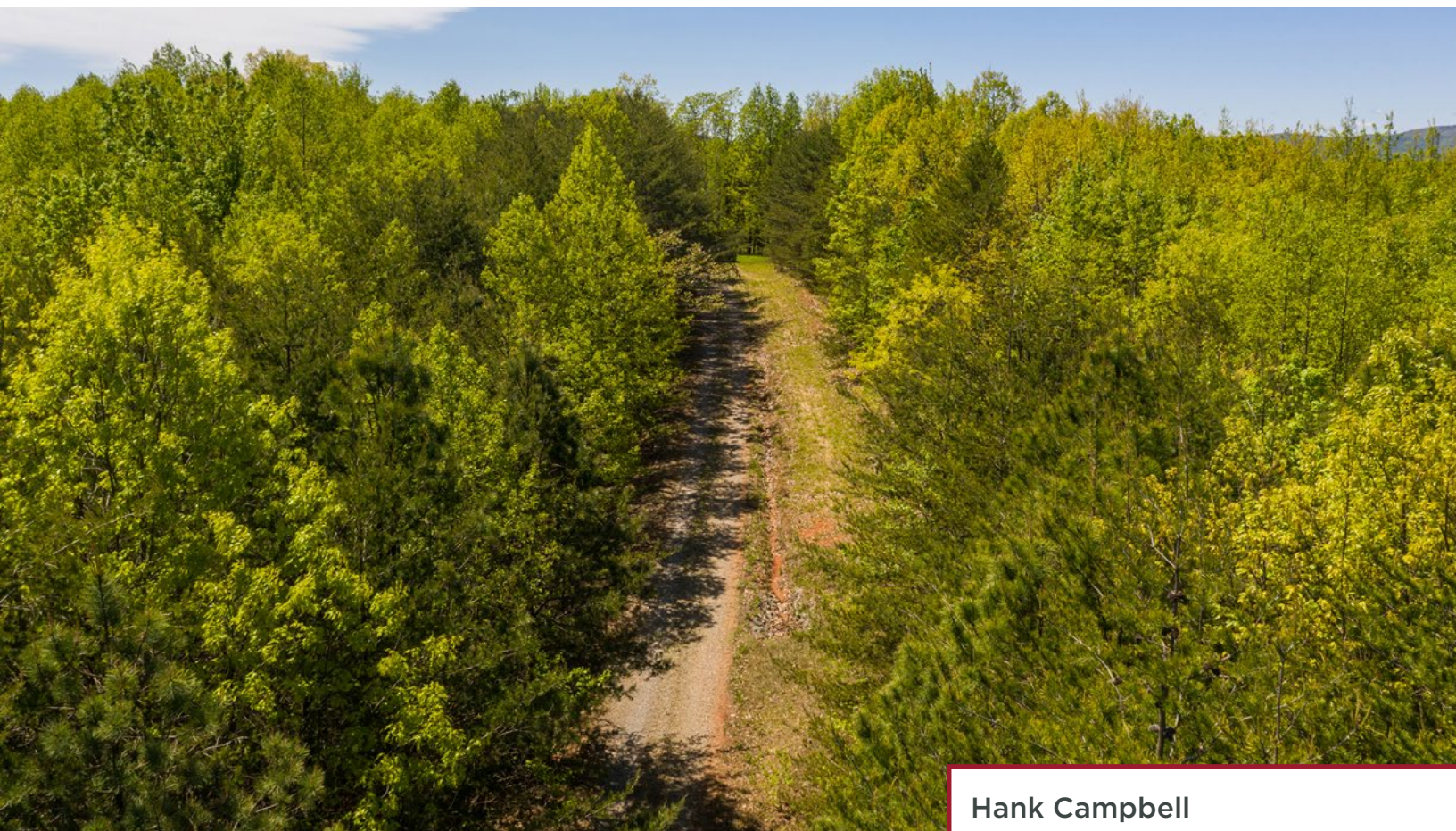
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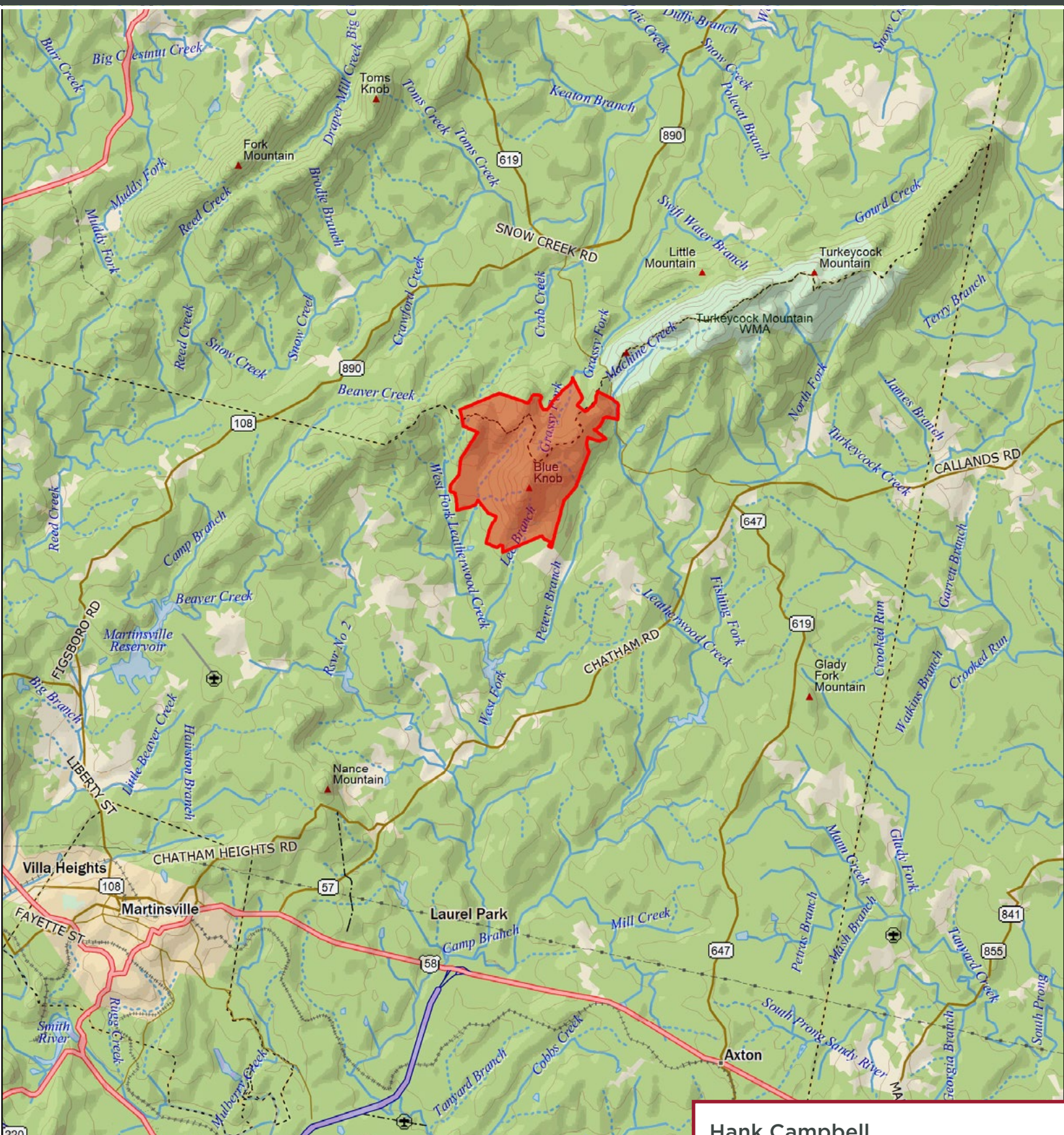


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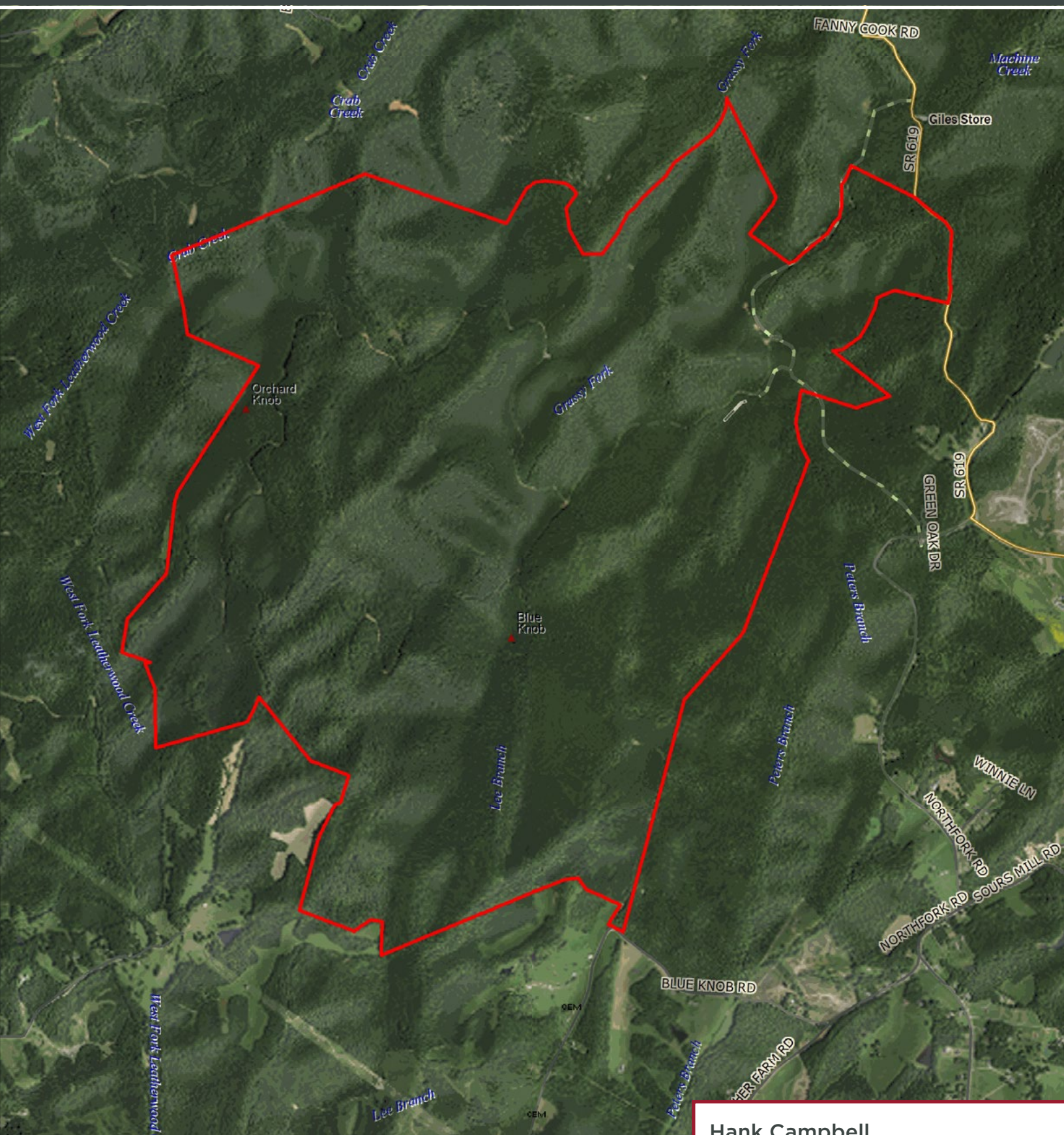
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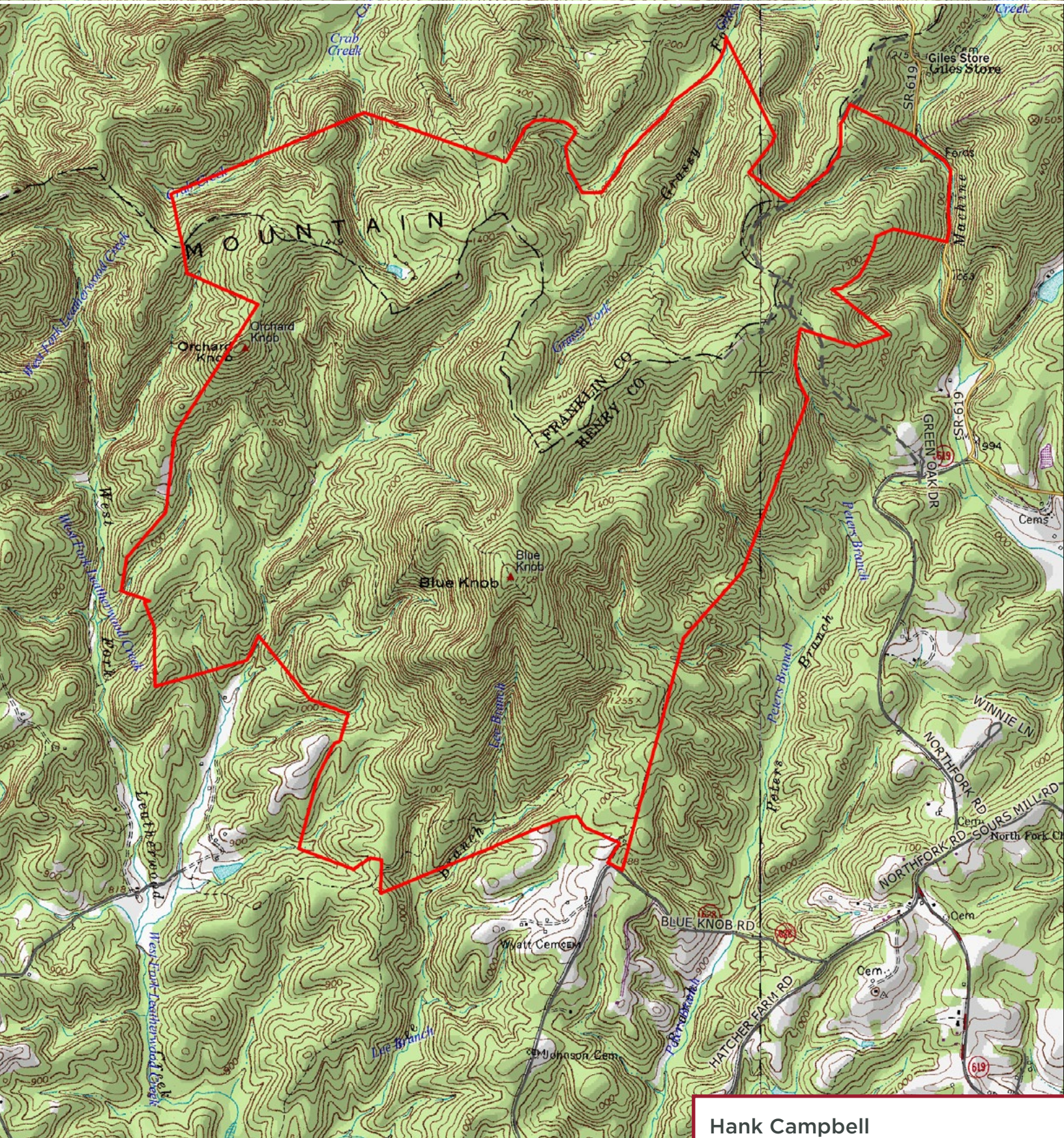
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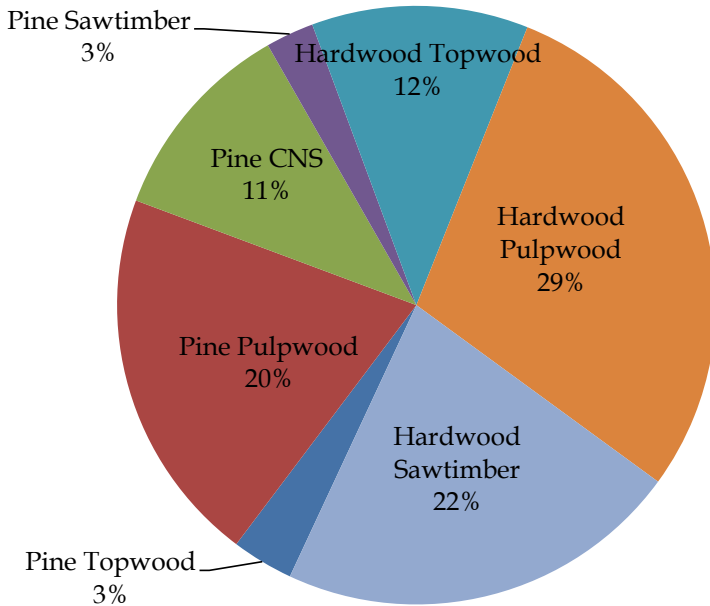
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Pine & Hwd Merchantable Product Tons



LAND:	
Cover Type	Gross Acres
Planted Pine	741
Natural Pine	103
Planted Hardwood	0
Natural Hardwood	1,449
Non Stocked Forest	0
Non Forest	8
TOTAL ACRES:	2,302

**Land Types Include Fee/Lease/Timber Deed*

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	7,398
Pine Pulpwood	45,319
Pine CNS	24,542
Pine Sawtimber	5,790
Hardwood Topwood	25,995
Hardwood Pulpwood	64,376
Hardwood Sawtimber	48,640
TOTAL MERCH :	222,062

**Merchantable Timber includes volumes from stands aged 15 and older.*

**Land Types Include Fee/Lease/Retained Timber*

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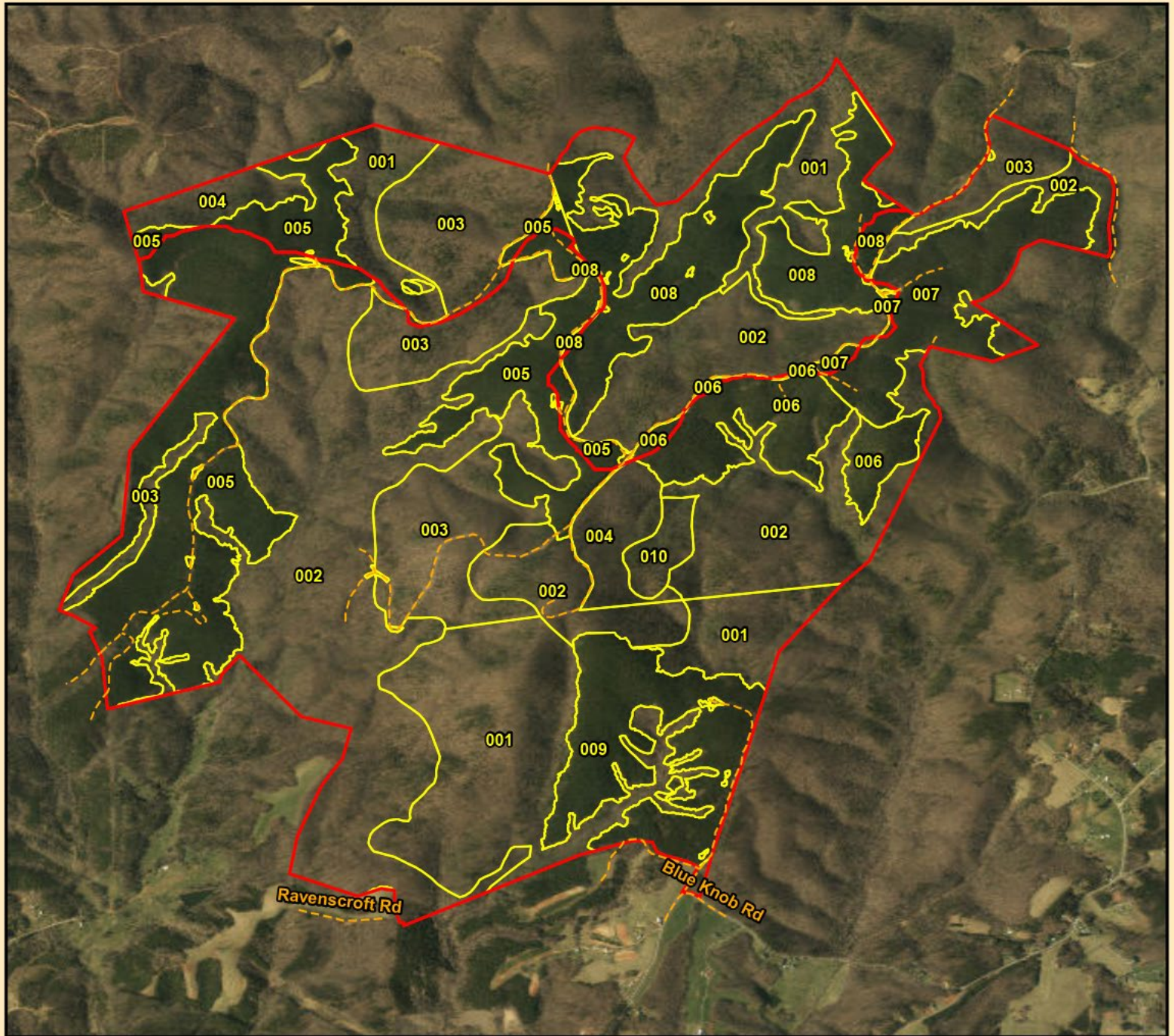
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Map Legend

--- County/Internal Roads

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Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MAG-1201	001	135.52	135.25	1940	Hardwood Non-Convertible
MAG-1201	002	93.84	91.52	1940	Hardwood Non-Convertible
MAG-1201	003	86.31	84.30	1940	Hardwood Non-Convertible
MAG-1201	004	27.26	27.26	1950	Hardwood Non-Convertible
MAG-1201	005	53.86	52.17	2005	Pine Plantation
MAG-1201	006	5.57	5.56	2003	Pine Plantation
MAG-1201	007	4.49	4.19	2003	Natural Pine Convertible
MAG-1201	008	163.39	162.85	2005	Pine Plantation
MAG-1201	914	1.18	0.00	9998	NP - Other
MAG-1201	992	1.89	0.00	9998	NP - Landing
MAG-1201	993	0.72	0.00	9998	NP - Water
MAG-1202	001	249.84	249.41	1940	Hardwood Non-Convertible
MAG-1202	002	591.68	586.53	1940	Hardwood Non-Convertible
MAG-1202	003	205.14	202.97	1940	Hardwood Non-Convertible
MAG-1202	004	41.02	41.02	1940	Hardwood Non-Convertible
MAG-1202	005	296.74	288.12	2005	Pine Plantation
MAG-1202	006	85.62	85.41	2003	Pine Plantation
MAG-1202	007	98.97	98.47	2003	Natural Pine Convertible
MAG-1202	008	9.49	8.47	2005	Pine Plantation
MAG-1202	009	126.49	124.40	2005	Pine Plantation
MAG-1202	010	18.87	18.87	1950	Natural Pine Non-Convertible
MAG-1202	991	0.19	0.00	9998	NP - Field
MAG-1202	992	2.41	0.00	9998	NP - Landing
MAG-1202	995	1.28	0.00	9998	NP - Other

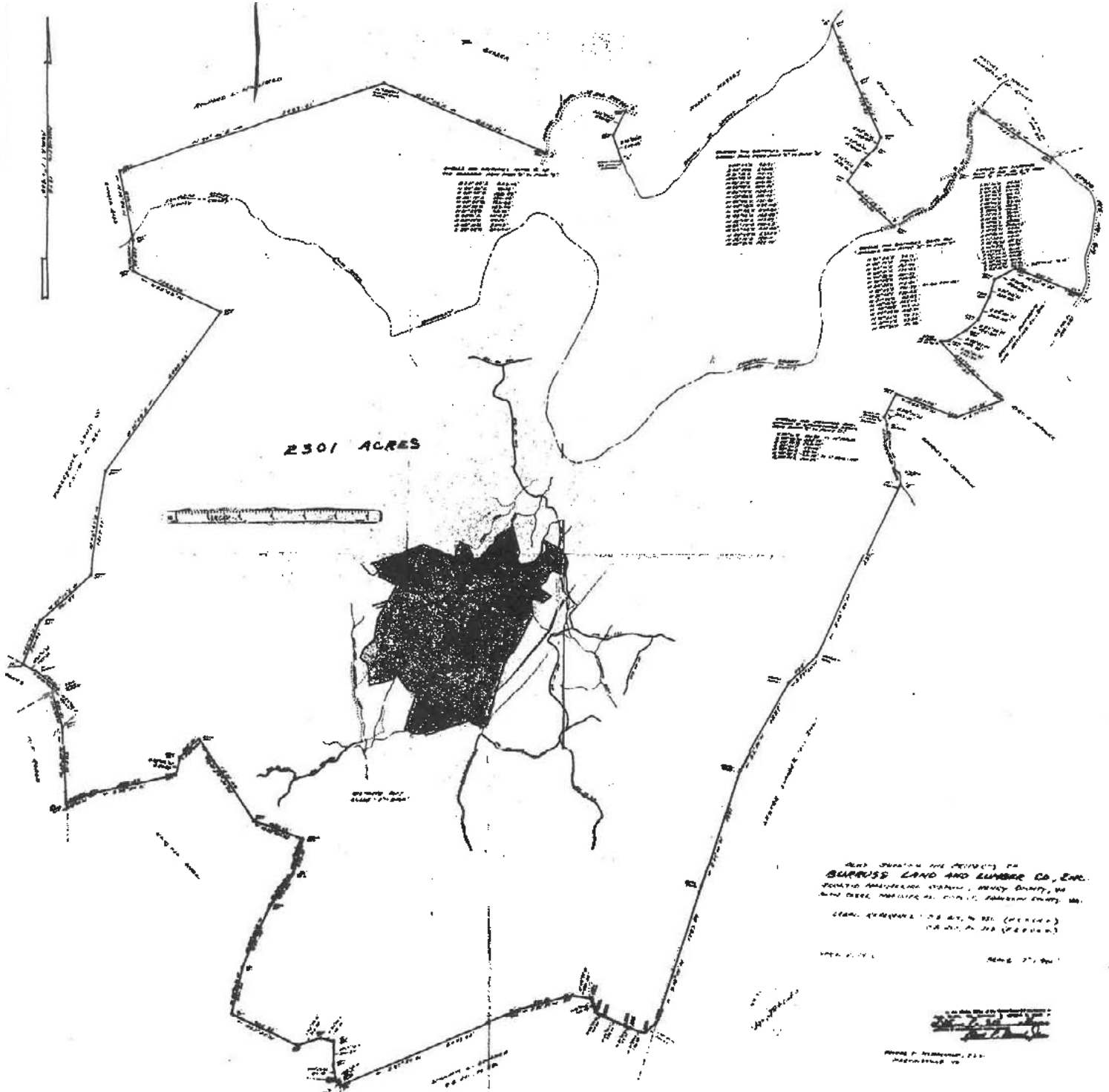
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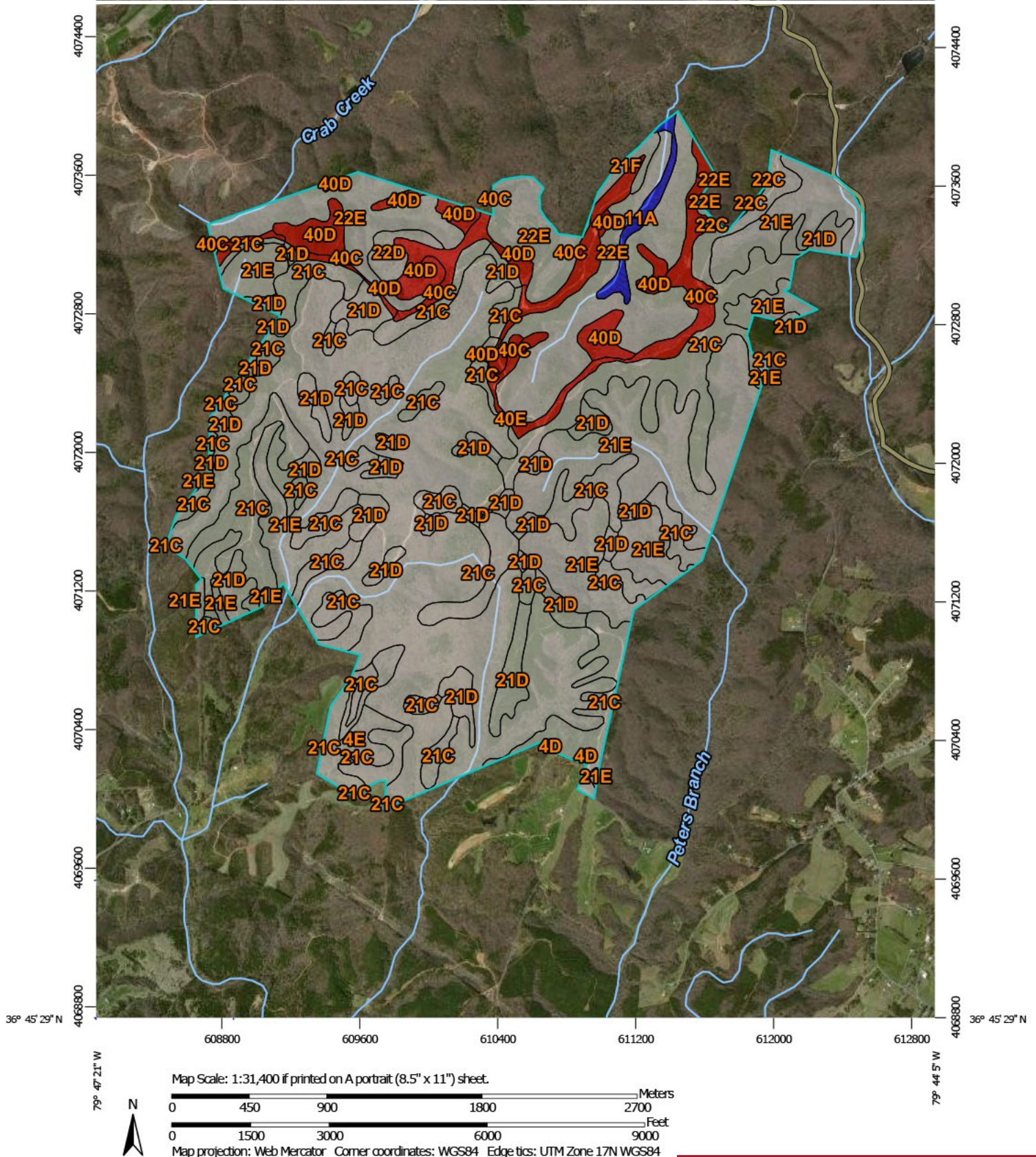
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Franklin County, Virginia (VA067)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
11A	Comus Maggadoo Elsinboro complex, 0 to 4 percent slopes	105	16.6	0.7%
21F	Hickoryknob-Rhodhiss complex, 45 to 75 percent slopes, rocky		9.9	0.4%
22C	Hickoryknob-Rhodhiss- Stott Knob complex, 8 to 15 percent slopes		1.4	0.1%
22D	Hickoryknob-Rhodhiss- Stott Knob complex, 15 to 25 percent slopes		15.8	0.7%
22E	Hickoryknob-Rhodhiss- Stott Knob complex, 25 to 60 percent slopes		297.7	12.9%
40C	Woolwine-Fairview- Westfield complex, 8 to 15 percent slopes, stony	75	105.0	4.5%
40D	Woolwine-Fairview- Westfield complex, 15 to 25 percent slopes, stony	75	77.7	3.4%
40E	Woolwine-Fairview- Westfield complex, 25 to 60 percent slopes, stony	75	0.6	0.0%
Subtotals for Soil Survey Area			524.6	22.7%
Totals for Area of Interest			2,309.4	100.0%

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Henry County, Virginia (VA089)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
4D	Clifford sandy loam, 15 to 25 percent slopes		1.5	0.1%
4E	Clifford sandy loam, 25 to 45 percent slopes		32.7	1.4%
21C	Woolwine-Clifford complex, 7 to 15 percent slopes		474.9	20.6%

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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Franklin County, Virginia, and Henry County, Virginia

Blue Knob Tract Site Index Map

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Henry County, Virginia (VA089)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
21D	Woolwine-Clifford complex, 15 to 25 percent slopes		213.5	9.2%
21E	Woolwine-Clifford complex, 25 to 45 percent slopes		1,062.1	46.0%
Subtotals for Soil Survey Area			1,784.7	77.3%
Totals for Area of Interest			2,309.4	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

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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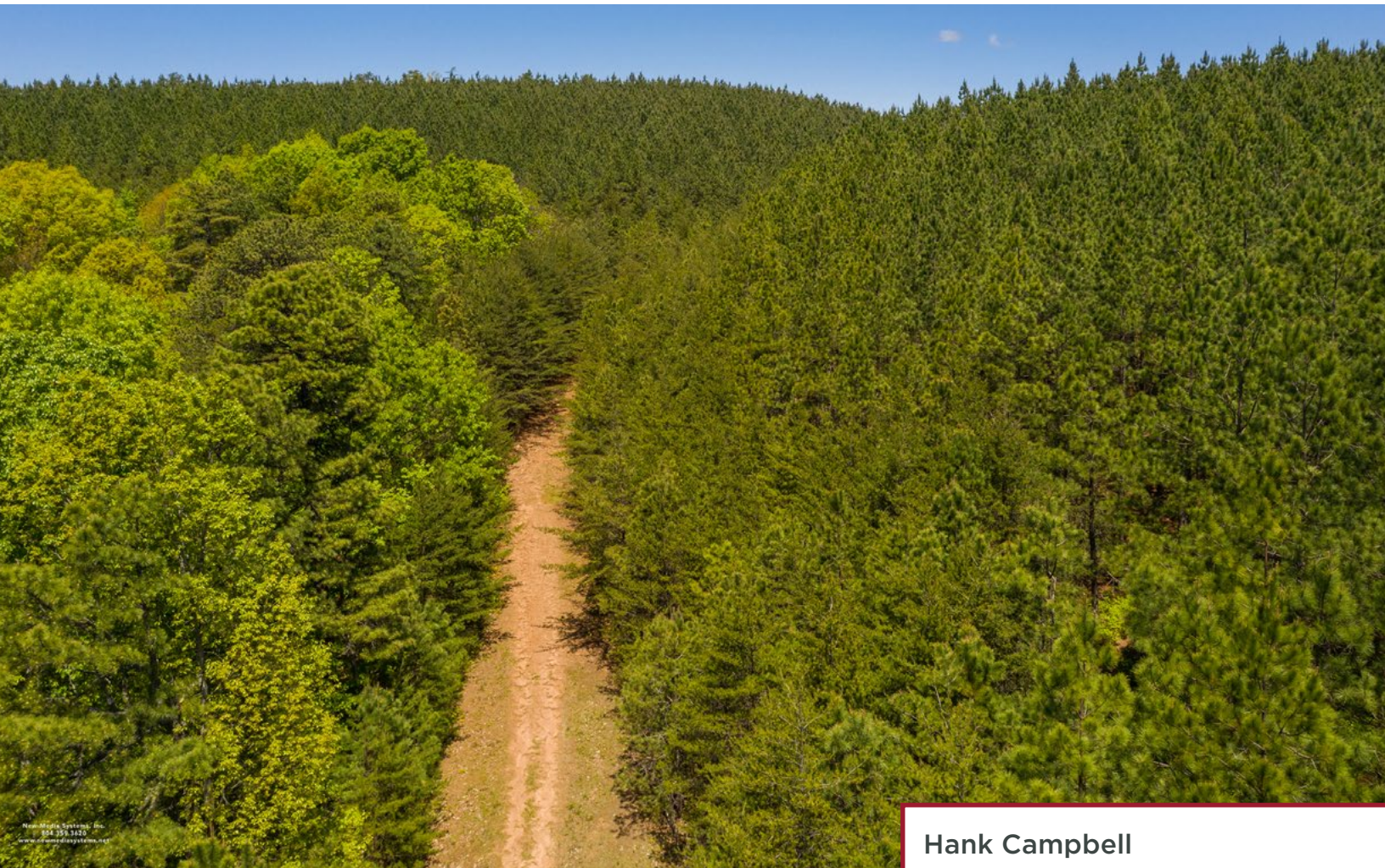
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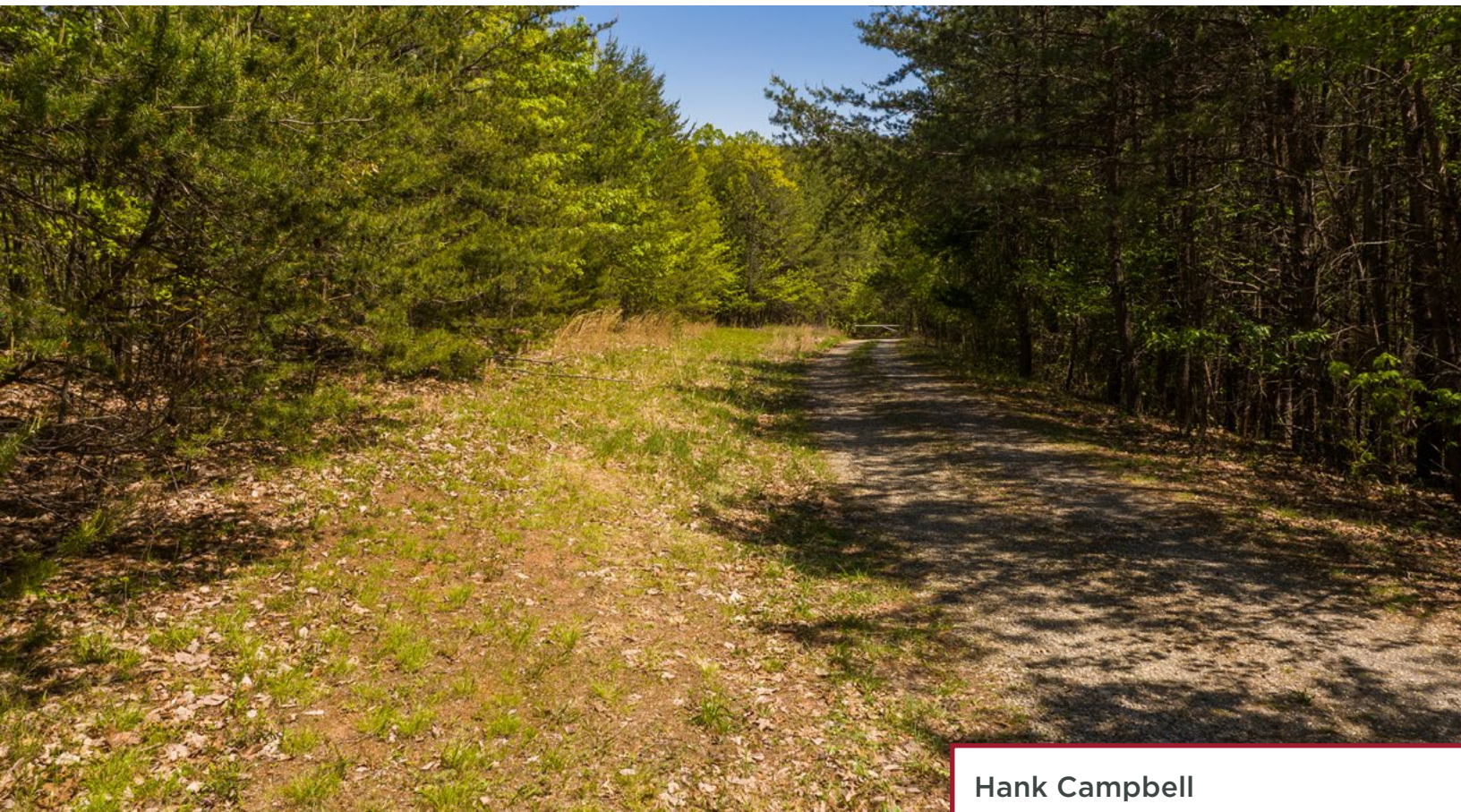


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