

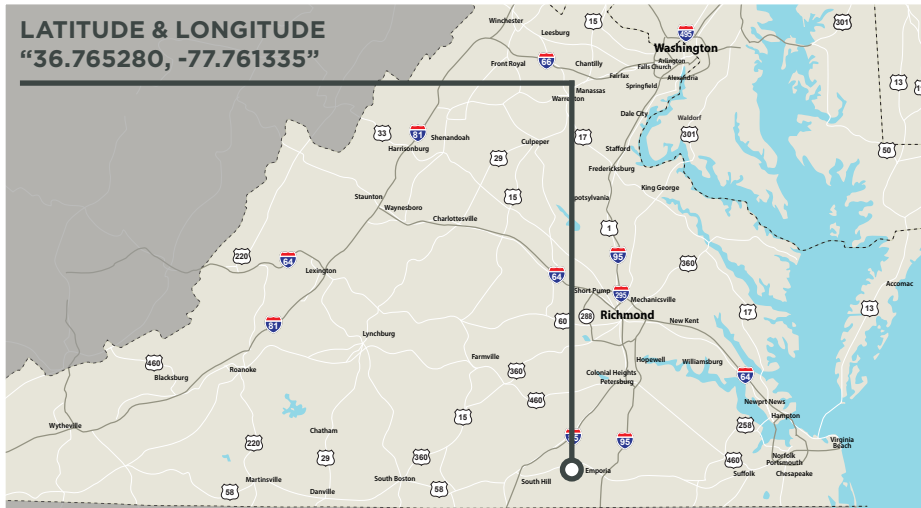


THOMASBURG LANE (VSR731)
FREEMAN, VA 23856

FOR SALE | 98± ACRES
BRUNSWICK COUNTY, VA
Price: \$225,000 (\$2,296/acre)



LATITUDE & LONGITUDE
"36.765280, -77.761335"



Features

SOLID TIMBERLAND/RECREATIONAL investment located near Freeman in Brunswick County with deeded access from Thomasburg Lane (VSR731).

TIMBER is comprised of 80± acres of planted pined established in '16 with the remaining balance in bottomland hardwoods ('50).

THE PROPERTY lays well with some roll and offers ideal wildlife habitat supporting healthy populations of deer and turkeys.

TAX MAP PARCELS #54-101 & 110A



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

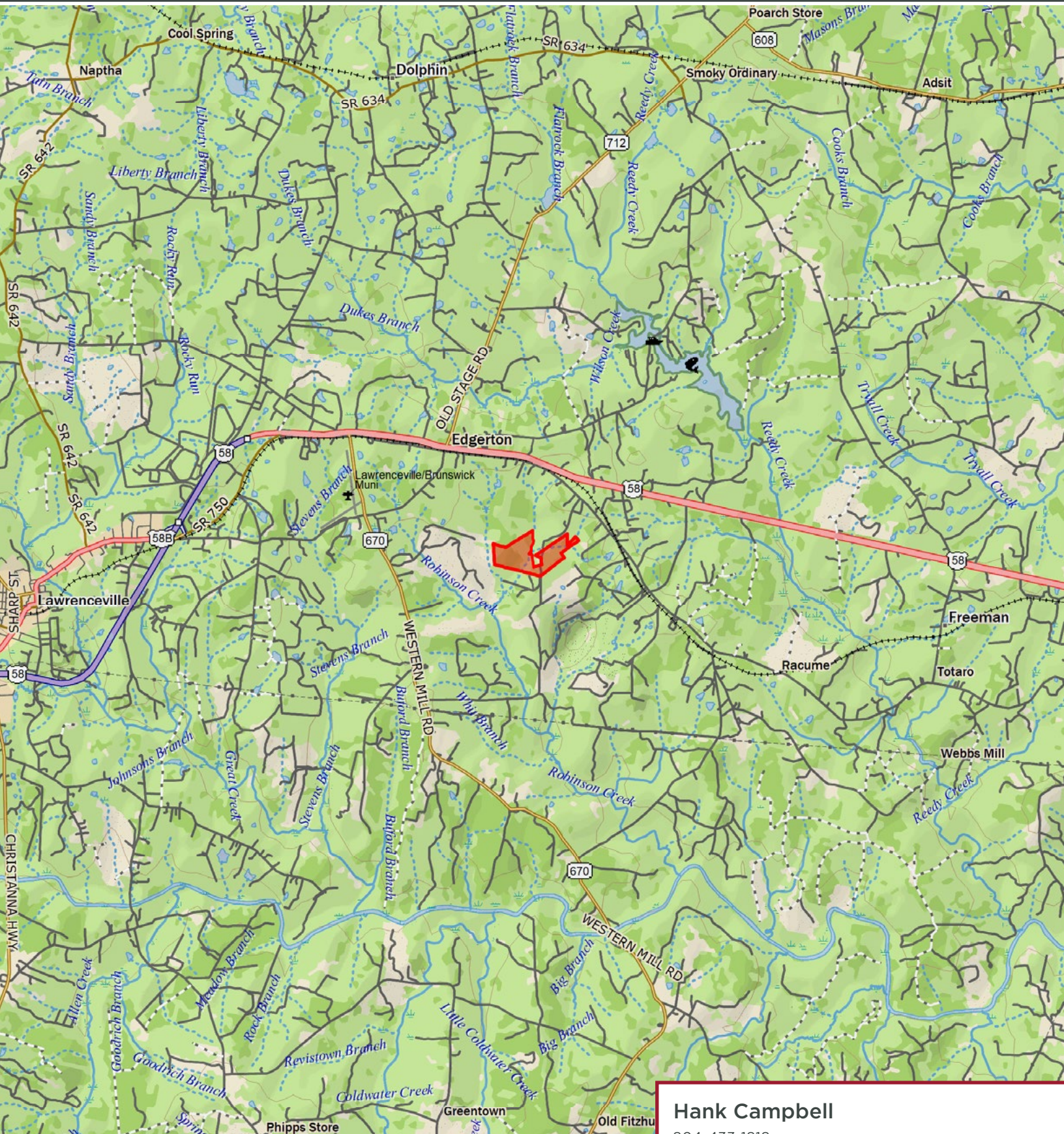
804-433-1818

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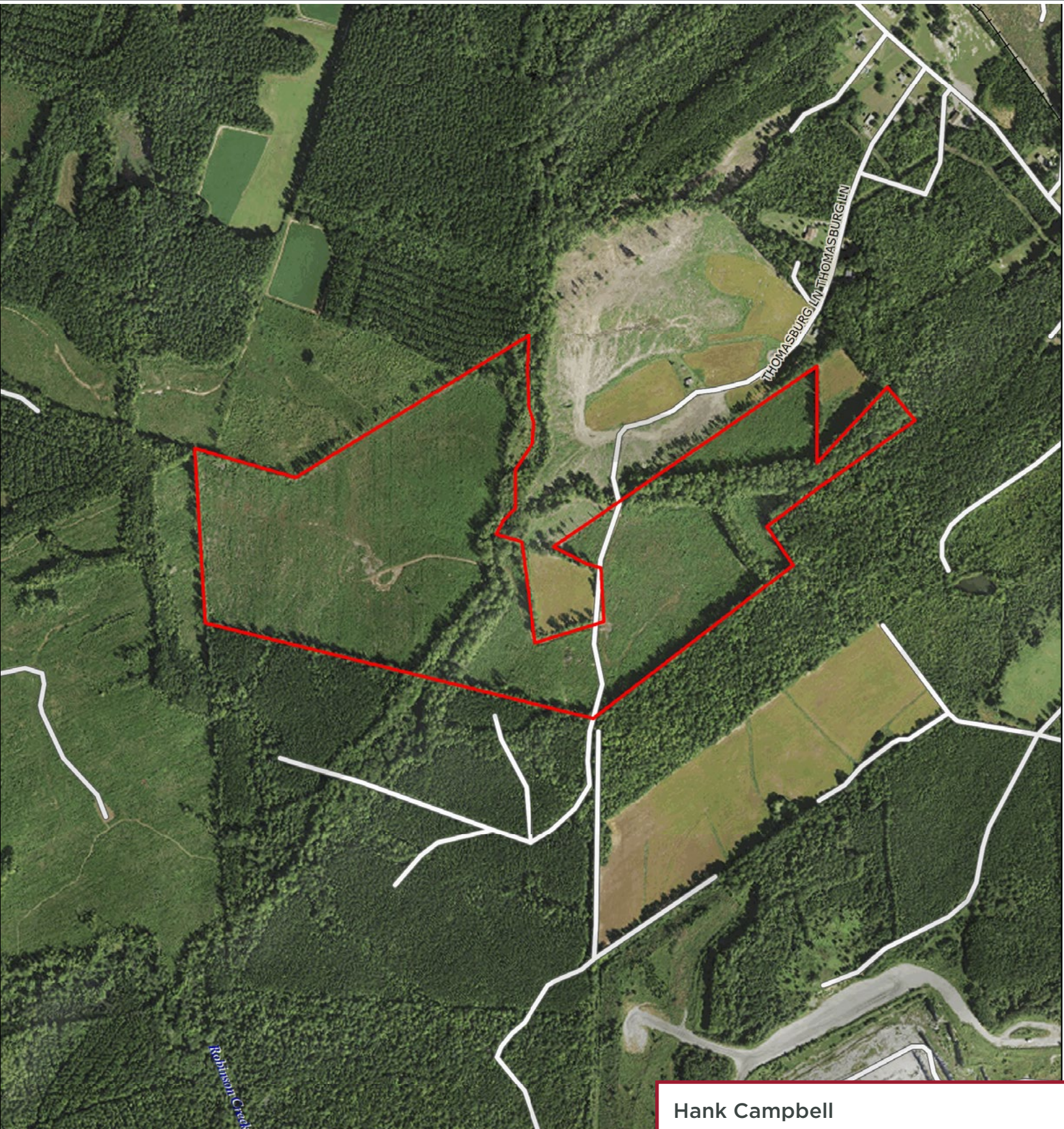


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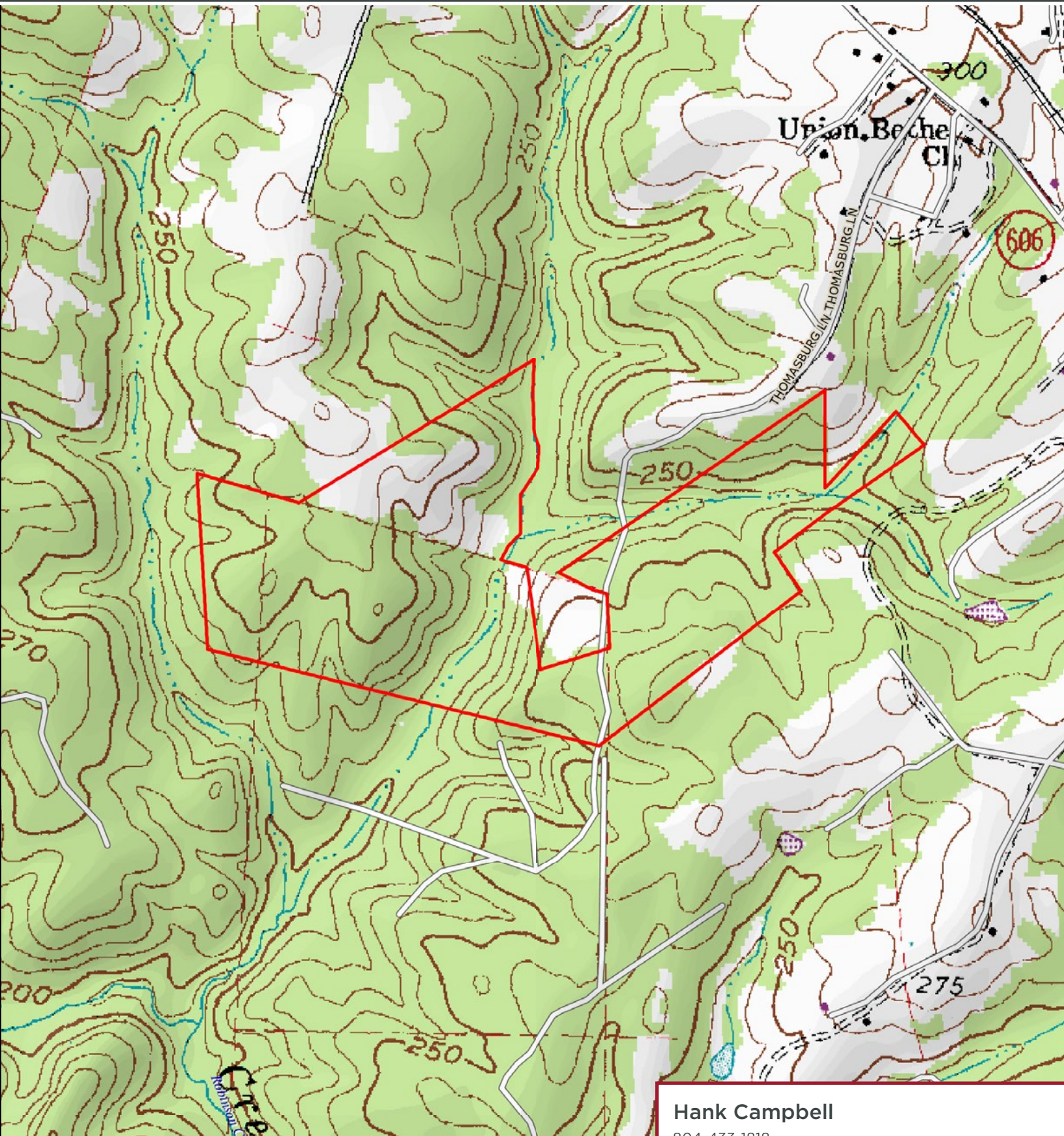


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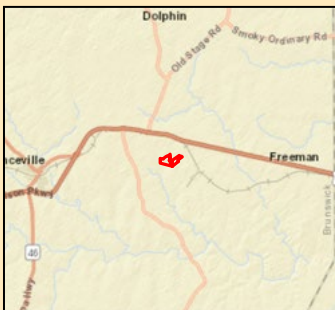
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0 660 1,320 Feet
0 10 20 Chains

**Imphal
Imphal Timber, LLC
WAT-5012
Brunswick County, VA
+/- 98 acres
3/3/2022**



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 OWNER'S 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

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Imphal
Imphal Timber, LLC
WAT-5012
Brunswick County, VA
+/- 98 acres
3/3/2022

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
WAT-5012	001	17.10	17.02	1950	Hardwood Non-Convertible
WAT-5012	002	33.49	32.71	2016	Pine Plantation
WAT-5012	003	47.62	47.19	2016	Pine Plantation

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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
1C	Appling sandy loam, 8 to 15 percent slopes	84	43.7	43.3%
2B	Appling-Mattaponi complex, 2 to 8 percent slopes	85	15.8	15.7%
5B	Cecil sandy loam, 2 to 8 percent slopes	83	23.7	23.5%
9A	Chewacla and Wehadkee soils, 0 to 2 percent slopes, frequently flooded	84	6.2	6.2%
16B	Helena sandy loam, 2 to 8 percent slopes	84	9.7	9.6%
24C	Rion-Ashlar sandy loam, 8 to 15 percent slopes	80	1.8	1.8%
Totals for Area of Interest			100.9	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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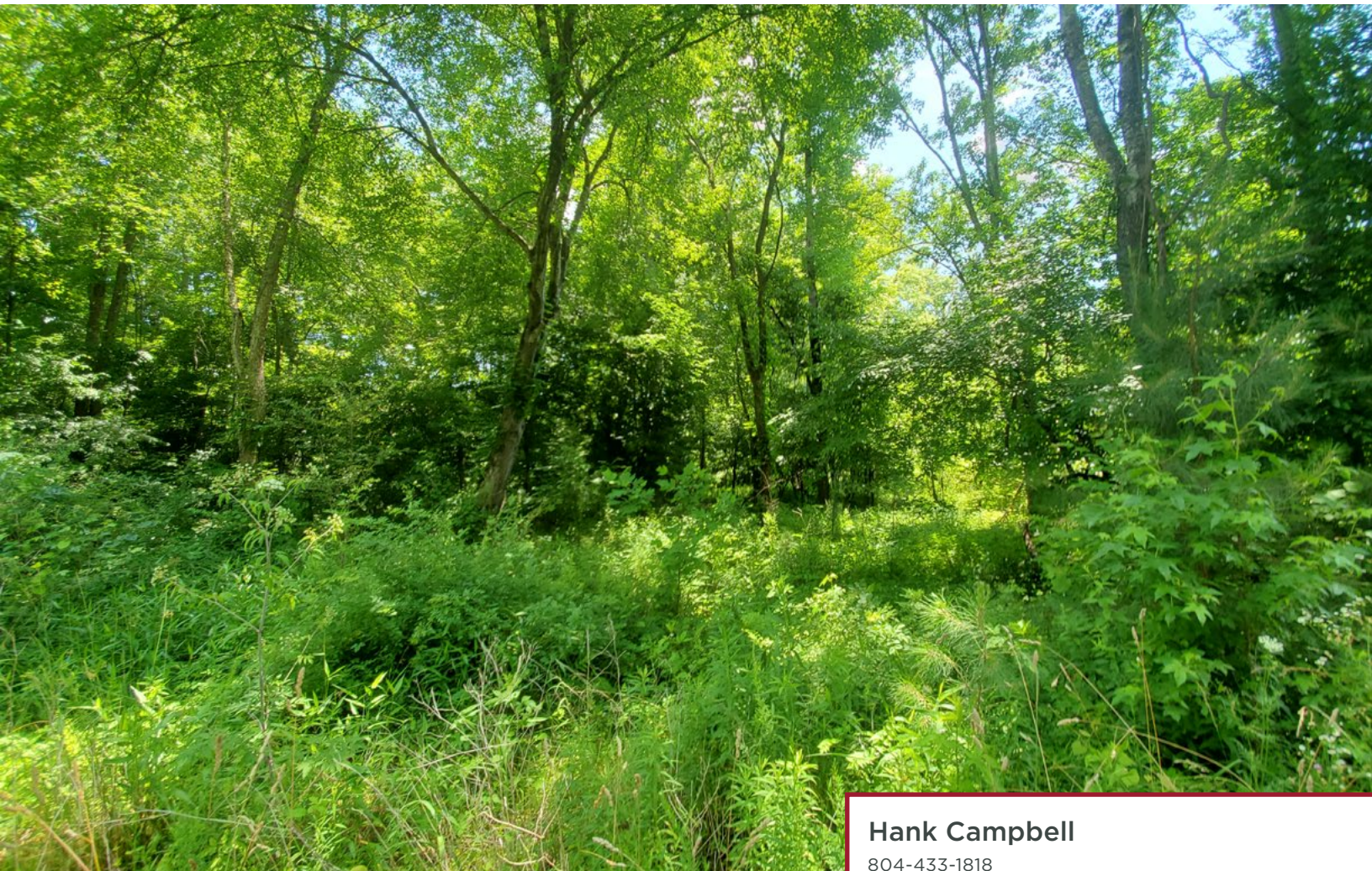
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