

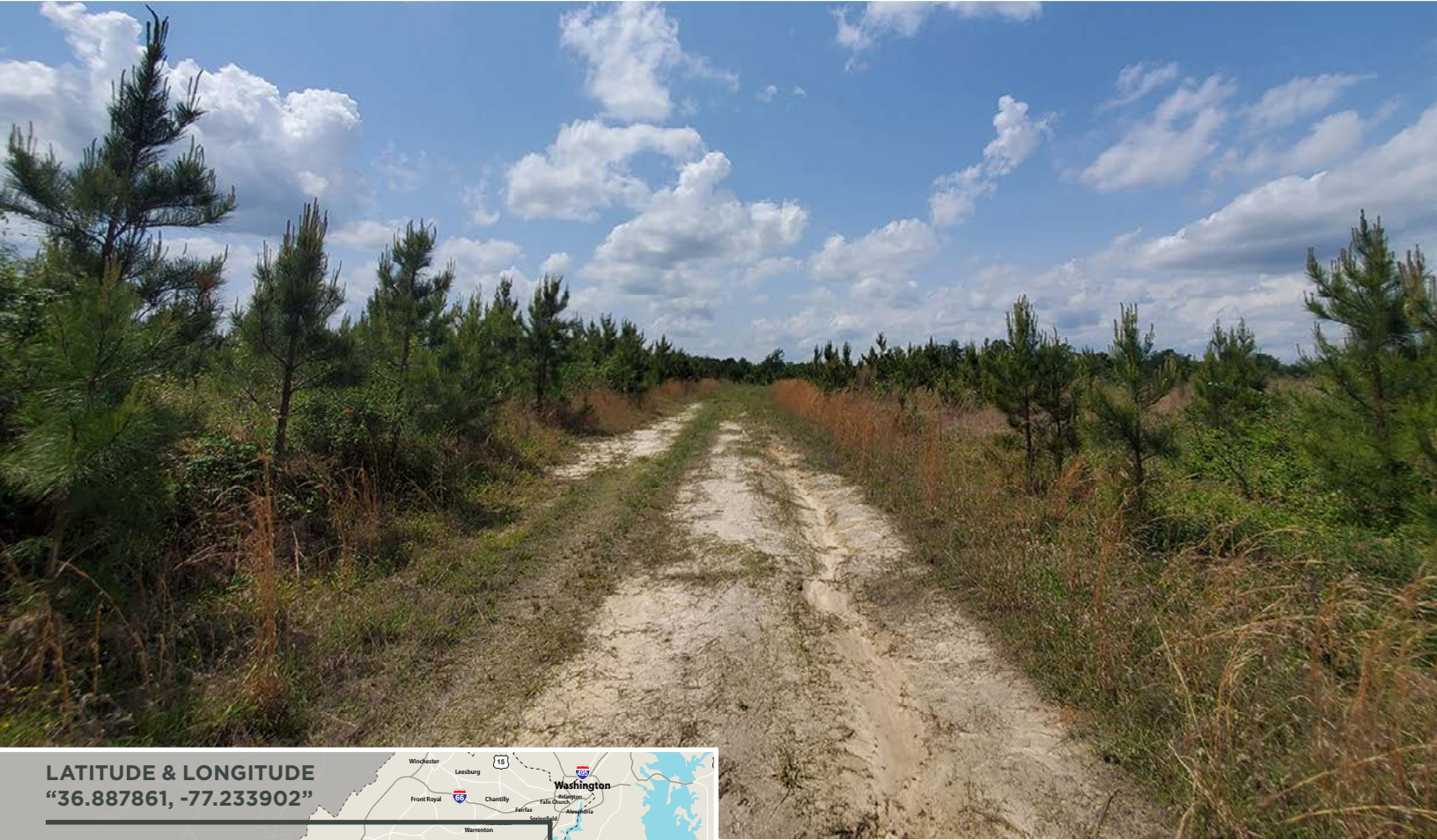


FOR SALE | 162± ACRES

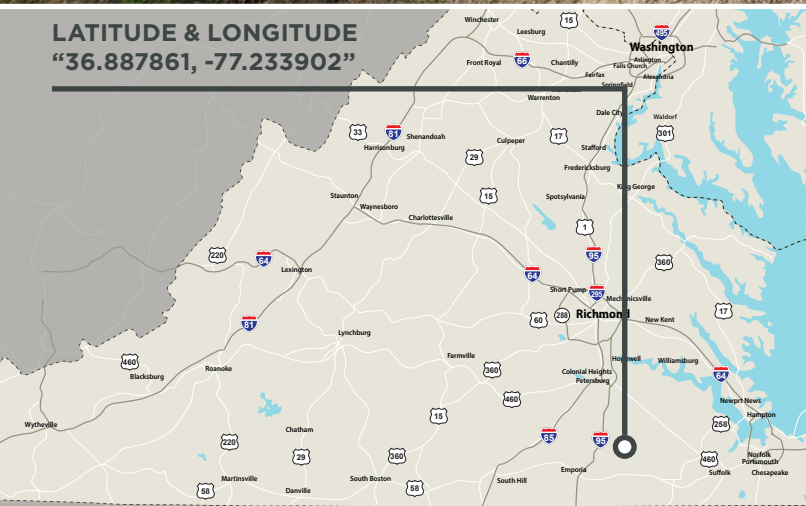
**OFF HUNTING QUARTER ROAD (VSR632)
WAVERLY, VA 23890**

SUSSEX COUNTY

Price: \$285,000 (\$1,759/acre)



LATITUDE & LONGITUDE
"36.887861, -77.233902"



Features

STRONG long-term timberland investment opportunity with a strong recreational component located Southeast of Sussex Courthouse and accessed via a 30' deeded easement from Hunting Quarter Rd (VSR632) to the east

PROPERTY is comprised of 162± acres of planted pines established in '17 and sprayed in '18 with the remaining balance in mixed hardwoods

BOUND to the west by Hunting Quarter Swamp and to the south by Honey Pond providing excellent wildlife habitat supporting strong populations of deer, turkeys, and waterfowl

TAX MAP #110-A-23



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

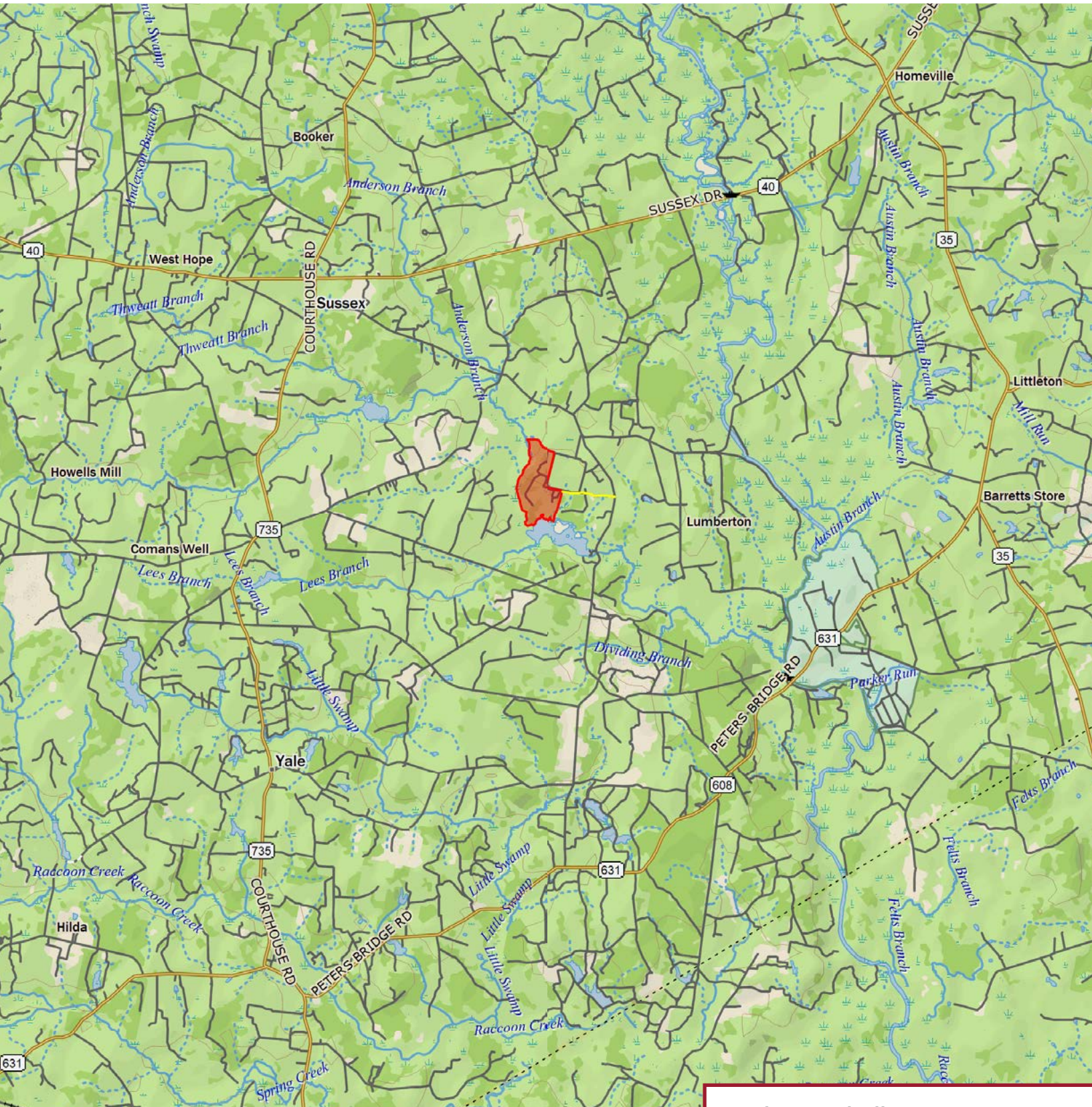
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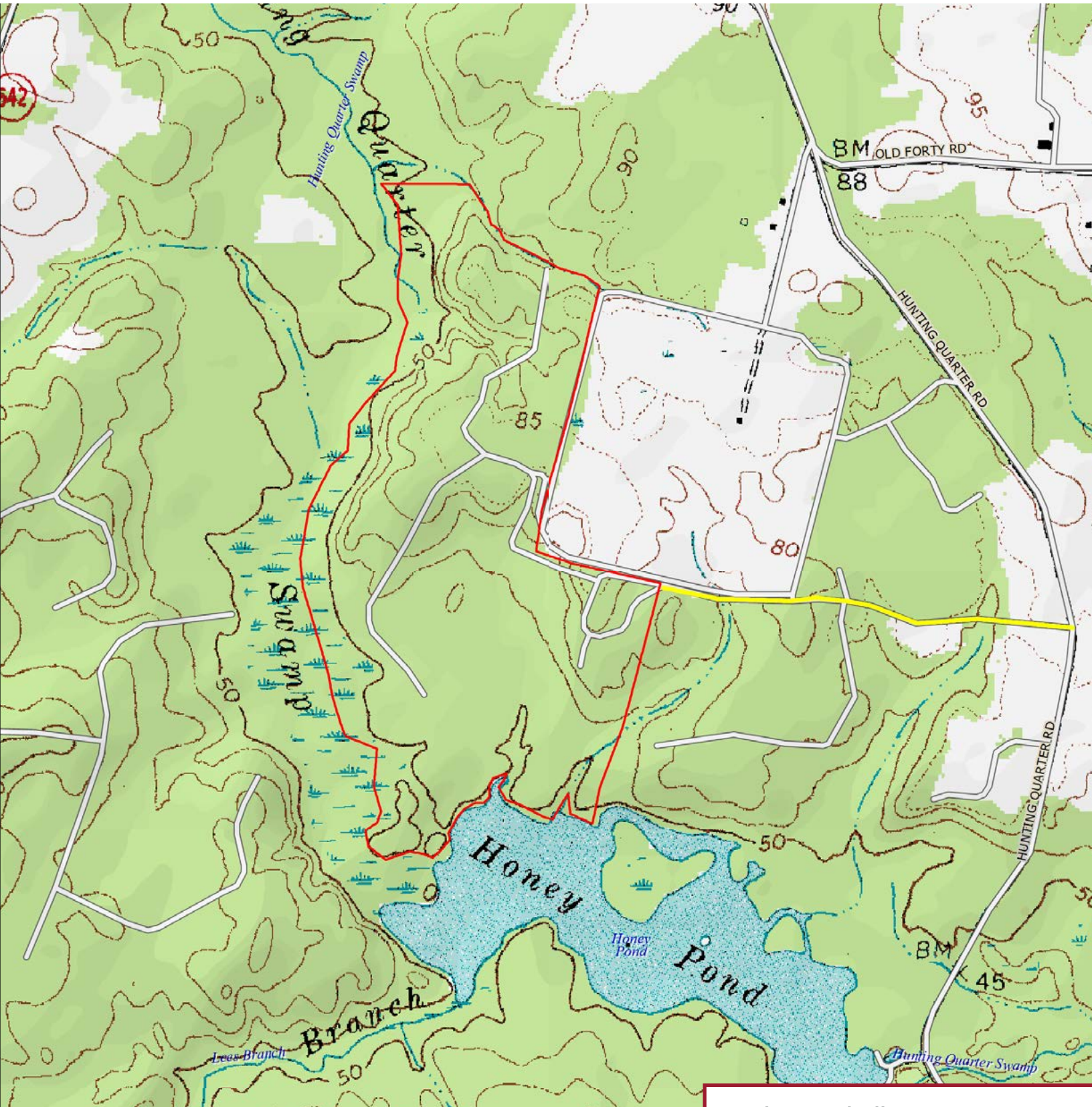
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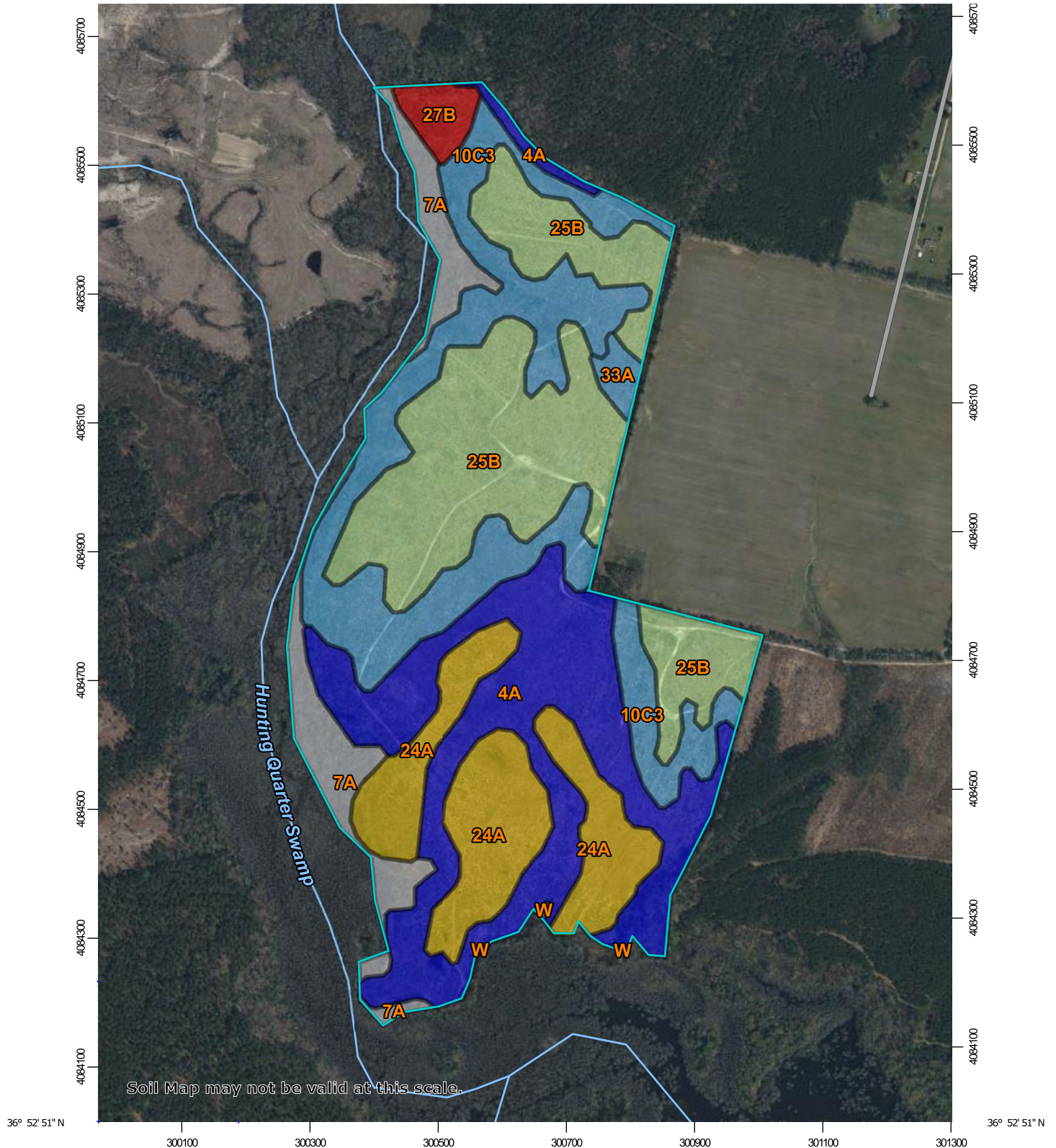
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
4A	Bibb and Chastain soils, 0 to 2 percent slopes, frequently flooded	100	38.8	25.0%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		11.4	7.4%
10C3	Craven clay loam, 6 to 10 percent slopes, severely eroded	88	34.4	22.2%
24A	Seabrook sand, 0 to 2 percent slopes	81	23.8	15.4%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	42.1	27.2%
27B	Tarboro loamy sand, 0 to 6 percent slopes, rarely flooded	72	2.6	1.7%
33A	Yemassee fine sandy loam, 0 to 2 percent slopes	90	1.5	0.9%
W	Water		0.1	0.1%
Totals for Area of Interest			154.8	100.0%

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