



COMMONWEALTH
LAND

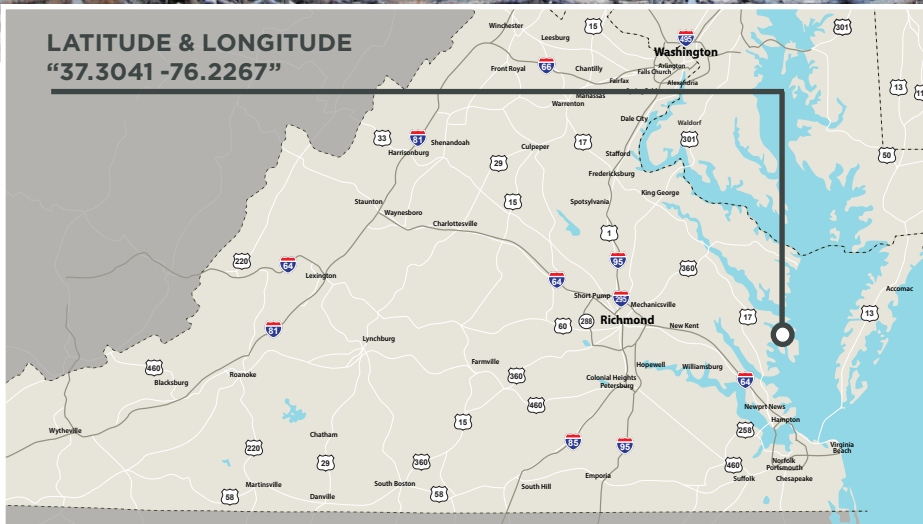
BUCKLEY HALL ROAD (VSR198) COBBS CREEK, VA 23035

**FOR SALE | 53± ACRES
MATHEWS COUNTY, VA**

Price: \$165,000 (3,089/acre)



LATITUDE & LONGITUDE
"37.3041 -76.2267"



Features

IDEAL SMALL ACREAGE timberland/recreational investment opportunity located near Cobbs Creek in Mathews with frontage along (VSR 198)

51± ACRES OF merchantable planted pine '99 with the remaining balance in roads

TAX MAP PARCEL #4-45 AND #4-43



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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

hcampbell@commonwealthland.com

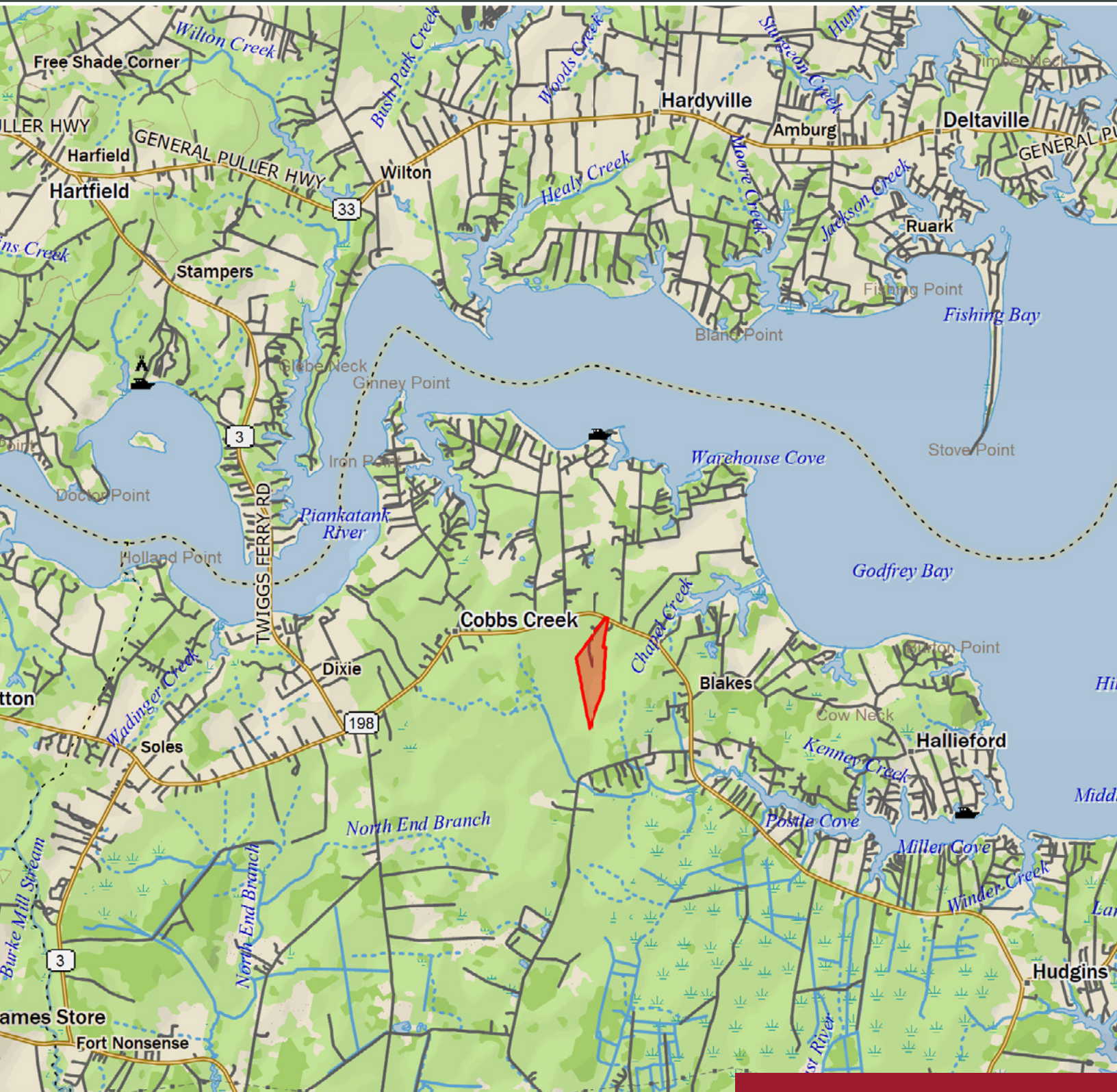


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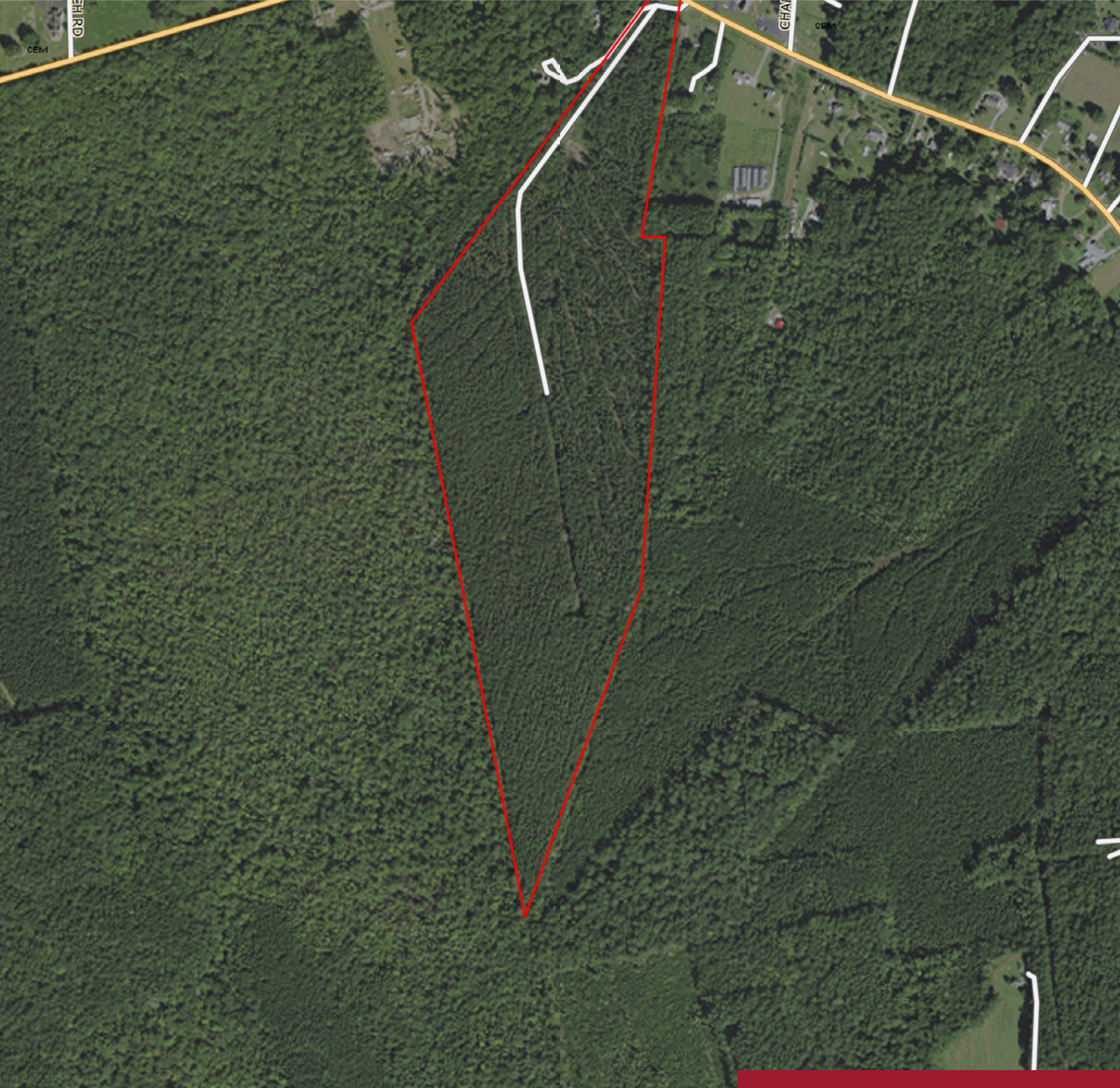


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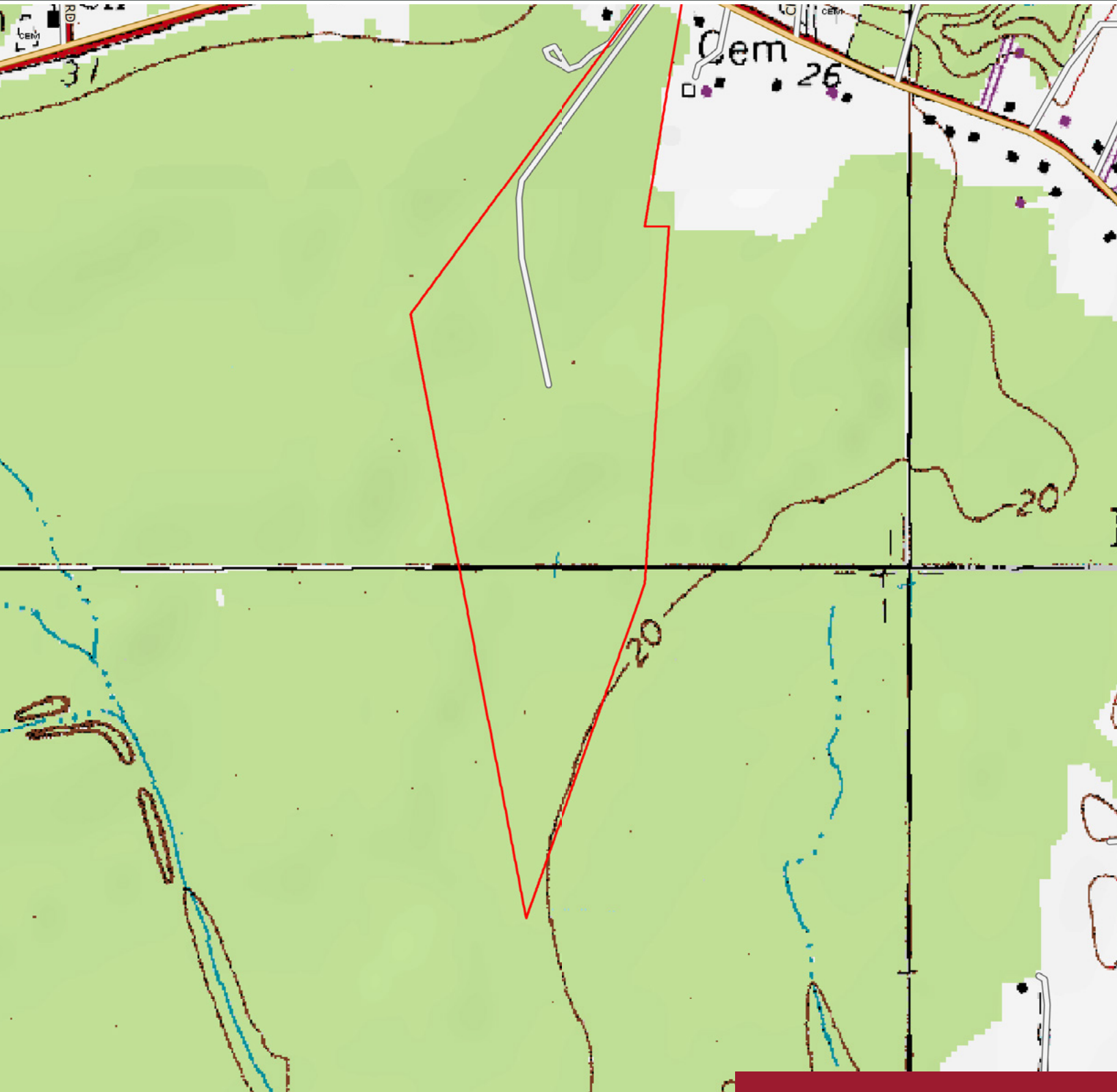


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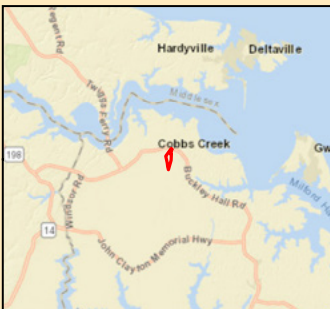
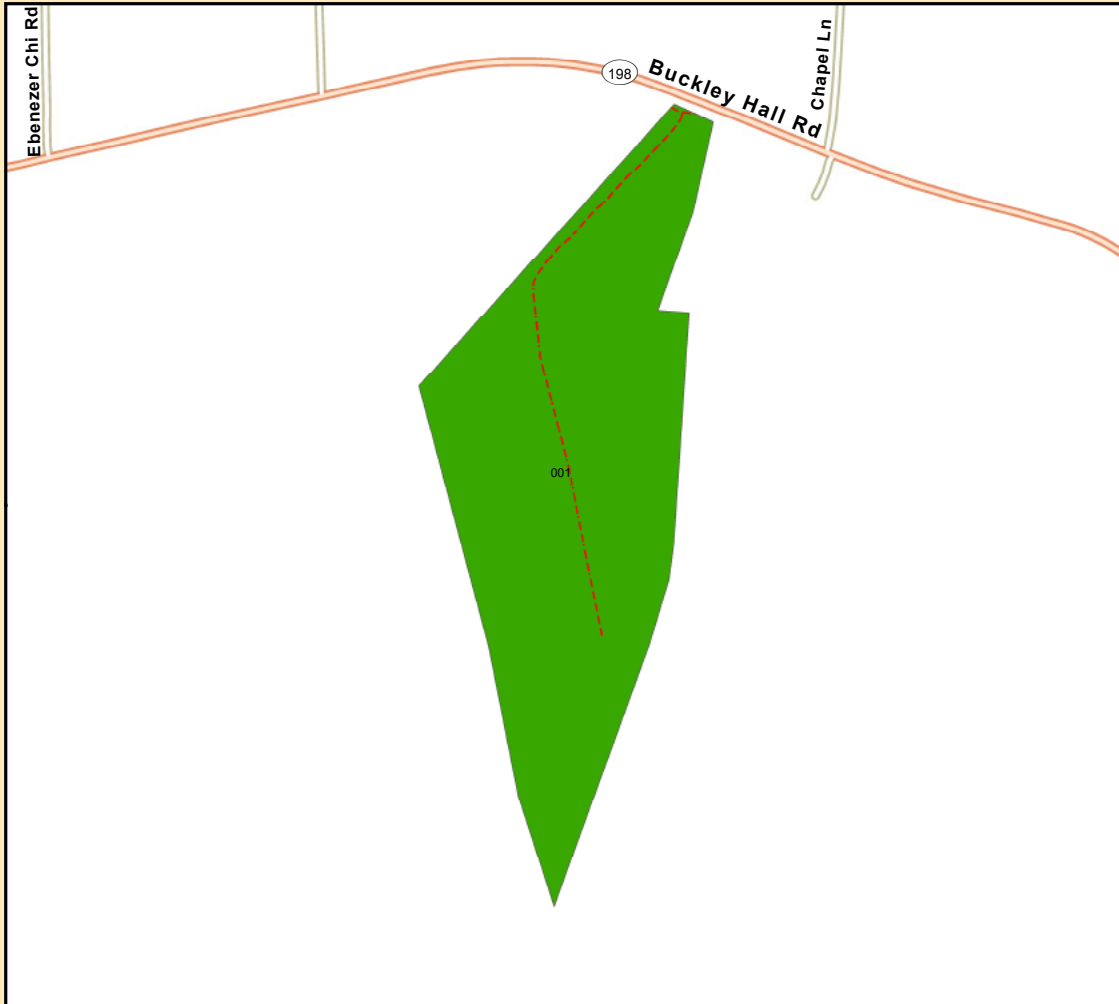
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FOR SALE | 53± ACRES MATHEWS COUNTY, VA

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0 10 20 Chains

ETO II TRS, LLC
ET2-2028
Mathews County, VA
+/- 53 acres
3/6/2023



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, ACRAGE 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

 Merch Plantation



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Tanager ETO II TRS, LLC ET2-2028 Mathews County, VA +/- 53 acres 3/6/2023					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2028	001	53.45	51.20	1999	Pine Plantation



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Tanager
ETO II TRS, LLC
Tract: ET2-2028
Data Report Pulled: 3/6/2023 by: JWC

LAND:	
Origin/Species Group	Gross Acres
Planted Pine	53
Natural Pine	0
Planted Hardwood	0
Natural Hardwood	0
Non Stocked Forest	0
Non Forest	0
TOTAL ACRES:	53

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

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	543
Pine Pulpwood	2,653
Pine CNS	1,598
Pine Sawtimber	1,752
Hardwood Topwood	0
Hardwood Pulpwood	0
Hardwood Sawtimber	0
TOTAL MERCH :	6,546

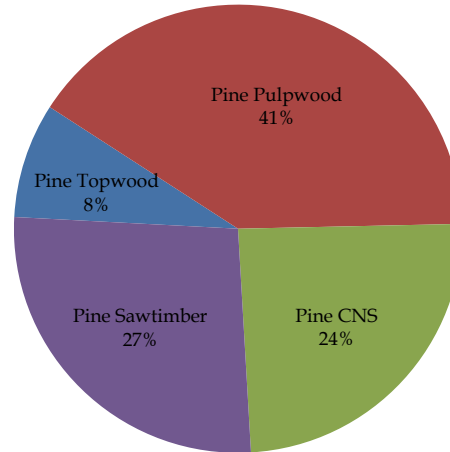
**Merchantable Timber includes volumes from stands aged 12 and older.*

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

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2023	0
2022	0
2021	0
2020	0
2019	0
2018	0
2017	0
2016	0
2015	0
2014	0
2013	0
2012	0
TOTAL PREMERCH:	0

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

Pine & Hwd Merchantable Product Tons



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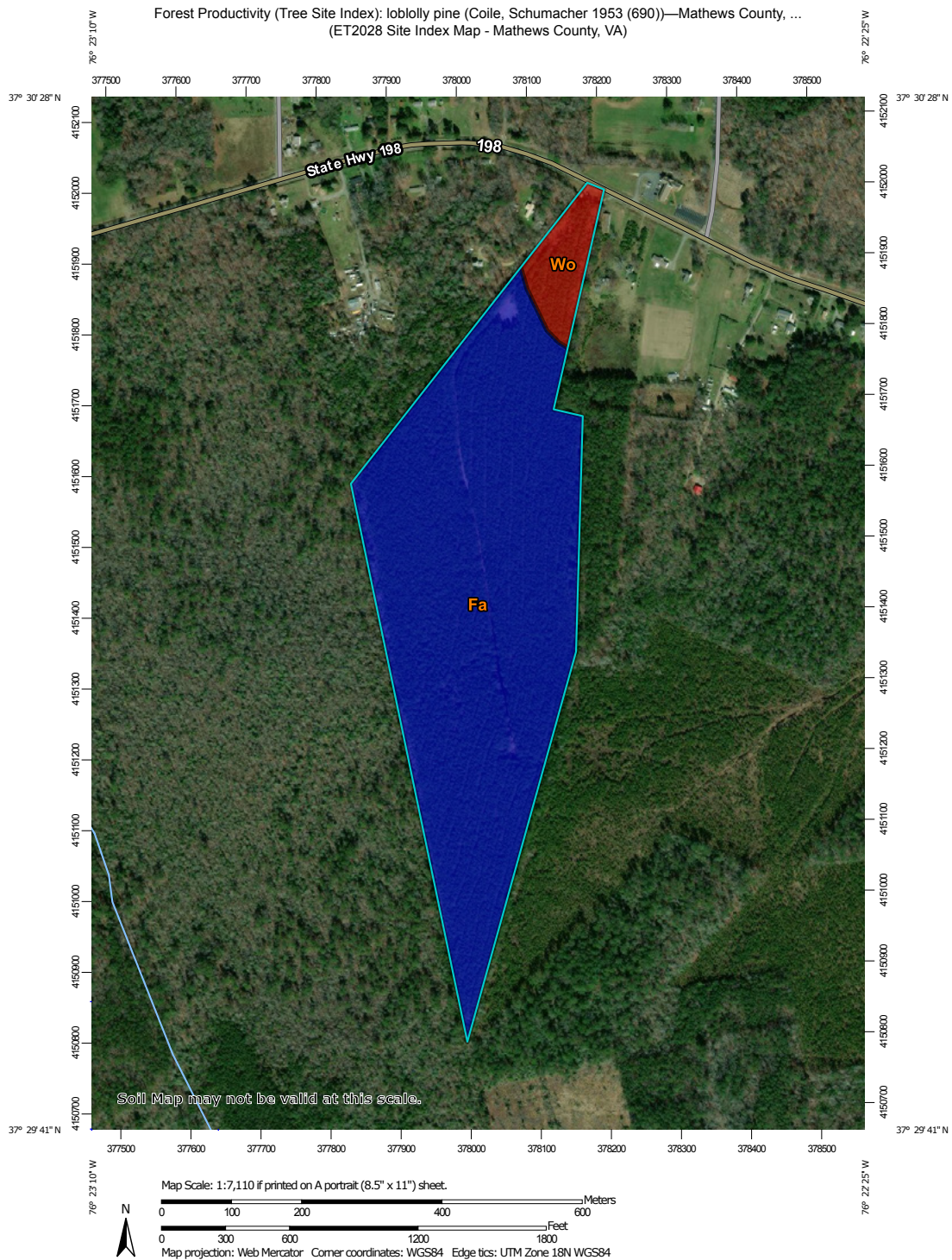
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Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/8/2019
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Mathews County, Virginia

ET2028 Site Index Map - Mathews County, VA

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
Fa	Fallsington fine sandy loam	90	49.5	93.7%
Wo	Woodstown fine sandy loam	85	3.3	6.3%
Totals for Area of Interest			52.8	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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