



COMMONWEALTH
LAND

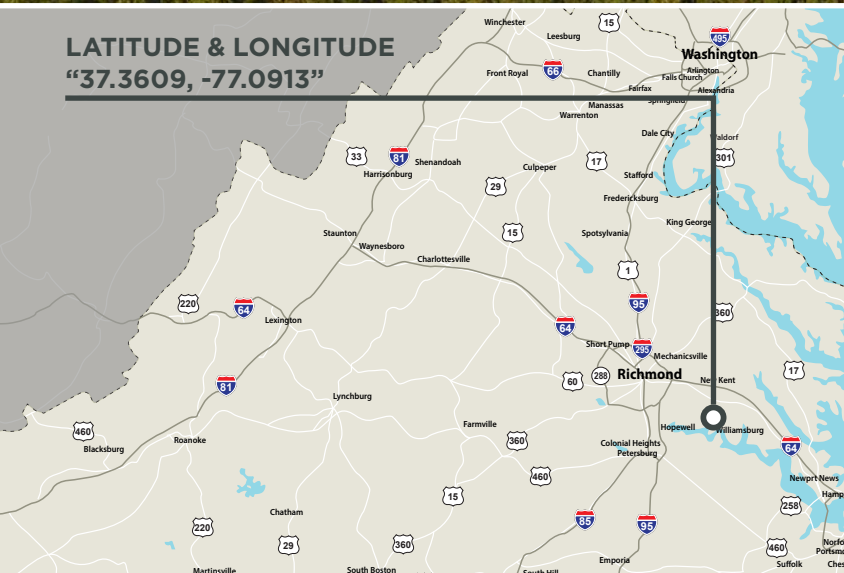
CELLAR RUN CHARLES CITY, VA 23030

**FOR SALE | 40± ACRES
CHARLES CITY COUNTY**

Price: \$135,000



LATITUDE & LONGITUDE
"37.3609, -77.0913"



Features

40± ACRES of timberland

TIMBER COMPRISED of merchantable planted
Loblolly pines and hardwoods on creek buffer

RECREATIONAL TRACT located close to Route 5
and the James River

ACCESS via right-of-way to RT155



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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.*

*Property is sold with representation, "AS IS, WHERE IS", and "WITH ALL FAULTS".
Acreage shown is acreage of record. Actual acreage may be more or less.*

Contacts

Scott Pittman

804-228-4925
spittman@commonwealthland.com

Brian Reinhart

804-793-0065
breinhart@commonwealthland.com

Tract Boundary & Road Locations are Approximate

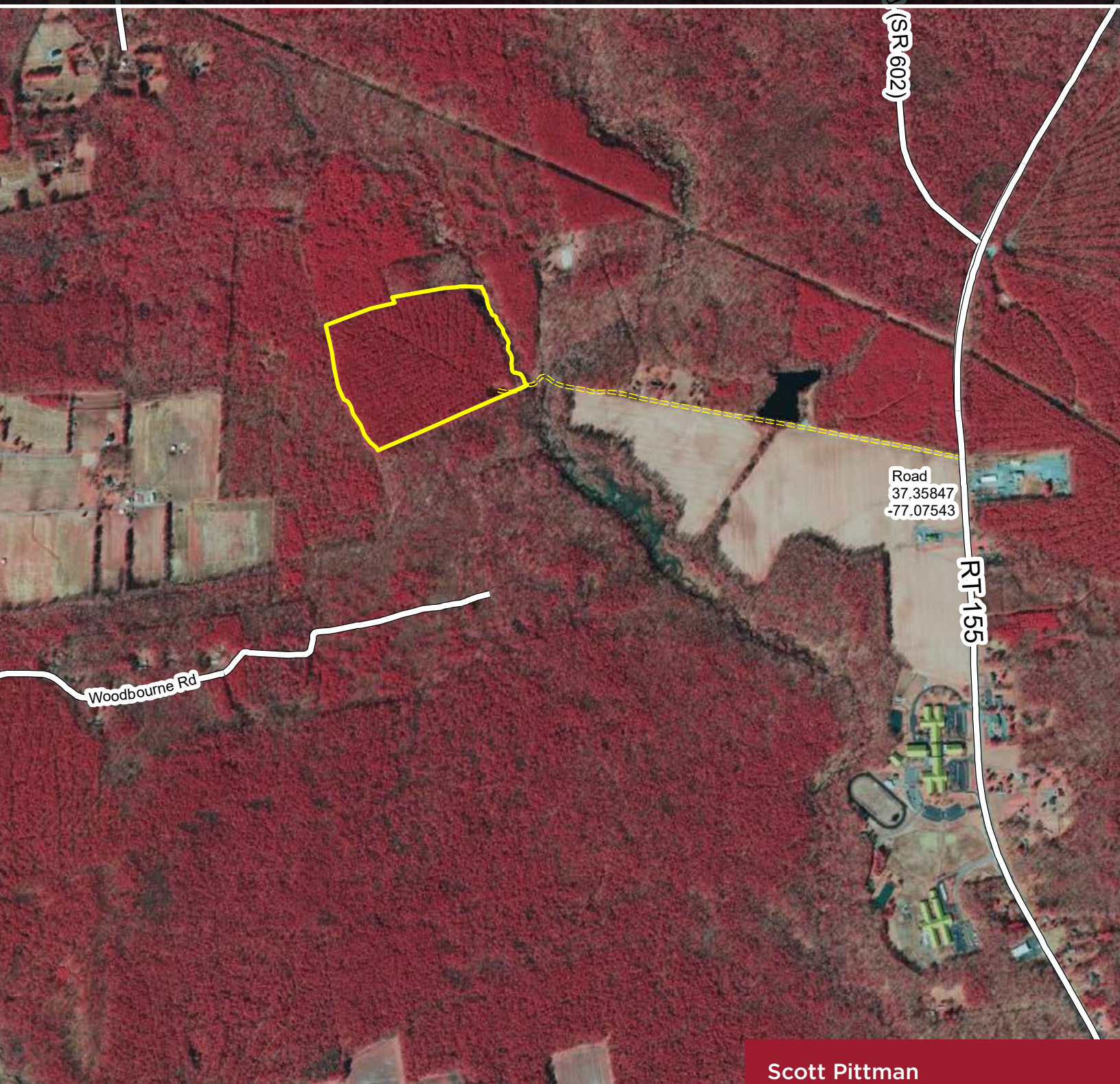


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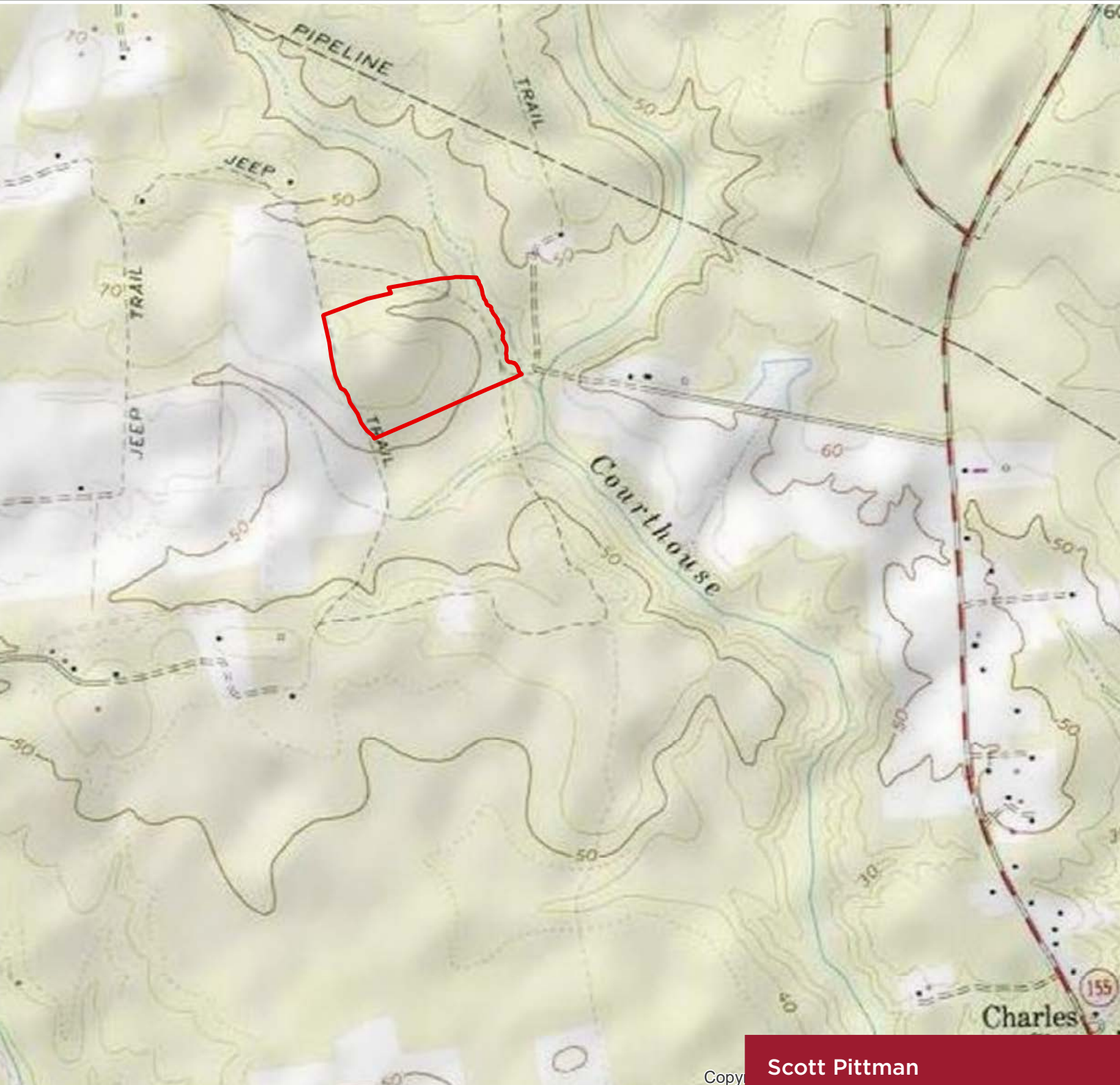


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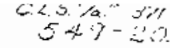
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Tract-Level Timber Information

Tract: Cellar Run

TMP(s): 39-55

Location: Charles City County, VA

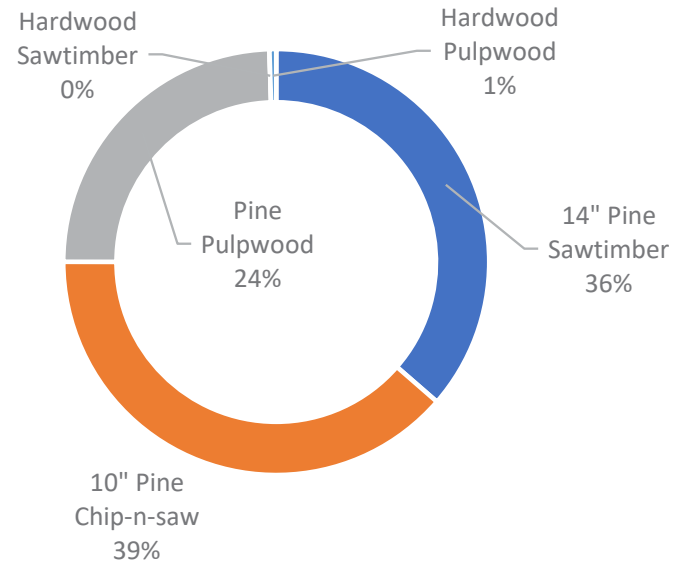
MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	1,426
10" Pine Chip-n-saw	1,514
Pine Pulpwood	959
Hardwood Sawtimber	-
Hardwood Pulpwood	20
Total	3,919

Inventory date: 8/1/2023

Inventory type: 0.1-acre fixed-radius-plot

Number inventory points/plots: 8



PRE-MERCHANTABLE TIMBER:

Yr. Estab.	Origin	Acres
-	-	-

Data contained in this report is not guaranteed or warranted for accuracy or completeness. In no event shall the owner, broker, Broadleaf Forestry Company, LLC, nor Commonwealth Land, its agents, employees, members or representatives, be liable for damages or other pecuniary loss that may arise from the use of this data. Data shall not be relied on by any person or entity. Property is sold without representation, "AS IS", "WHERE IS", and "WITH ALL FAULTS".



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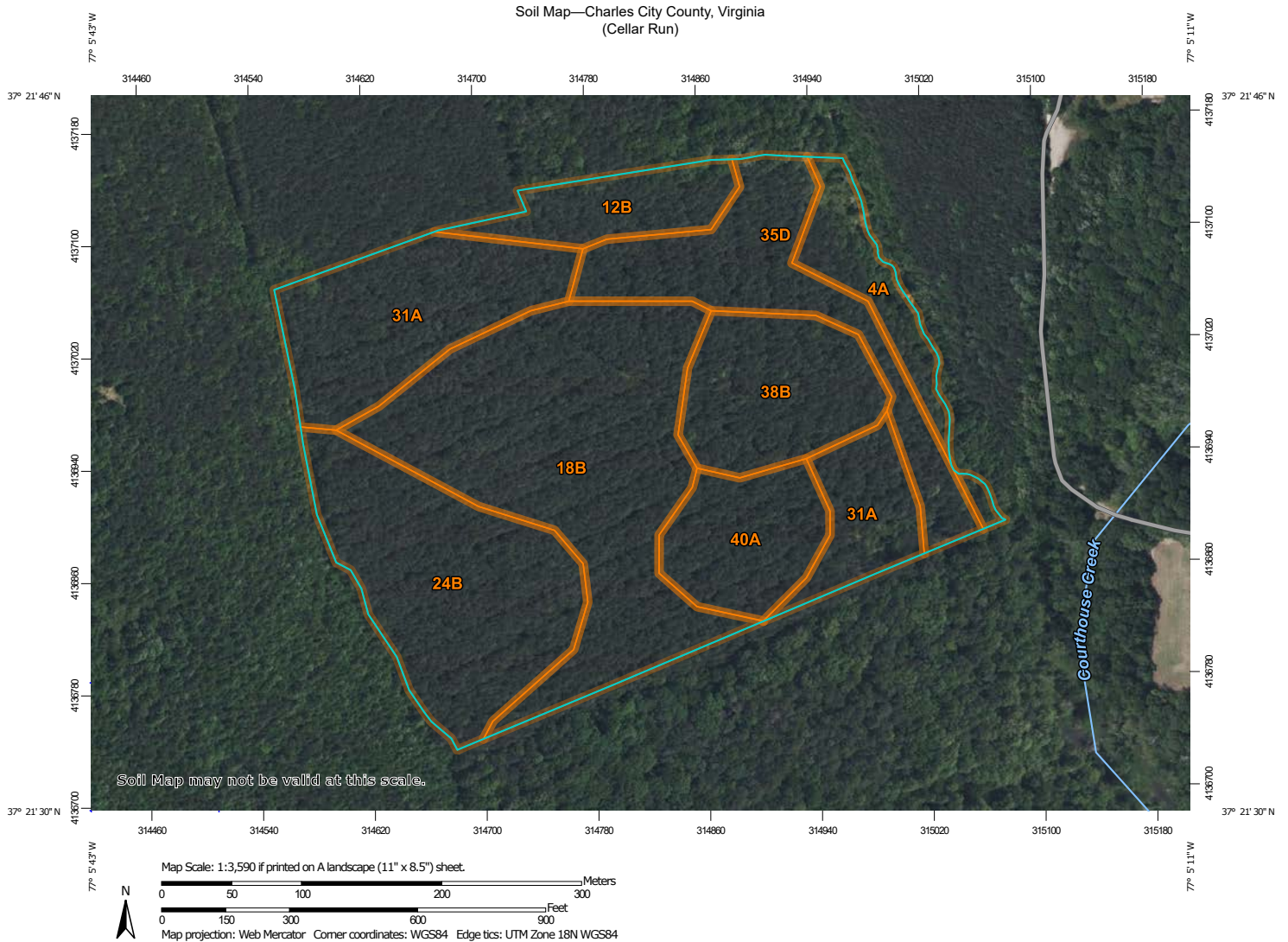
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 **Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

11/12/2023
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Soil Map—Charles City County, Virginia
(Cellar Run)


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot


 Closed Depression

 Gravel Pit


 Gravelly Spot


 Landfill


 Lava Flow

 Marsh or swamp


 Mine or Quarry


 Miscellaneous Water


 Perennial Water


 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot




Other



Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Charles City County, Virginia

Survey Area Data: Version 18, Aug 25, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 19, 2022—Jul 12, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



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Soil Map—Charles City County, Virginia

Cellar Run

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4A	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	1.8	5.0%
12B	Craven loam, 2 to 6 percent slopes	1.9	5.2%
18B	Dogue silt loam, 2 to 6 percent slopes	9.8	27.3%
24B	Izagora silt loam, 0 to 4 percent slopes	6.2	17.2%
31A	Nahunta silt loam, 0 to 2 percent slopes	6.1	17.0%
35D	Nevarc-Remlik complex, 10 to 15 percent slopes	4.2	11.8%
38B	Pamunkey loam, 2 to 6 percent slopes	3.4	9.4%
40A	Roanoke silt loam, 0 to 2 percent slopes	2.5	7.0%
Totals for Area of Interest		35.8	100.0%



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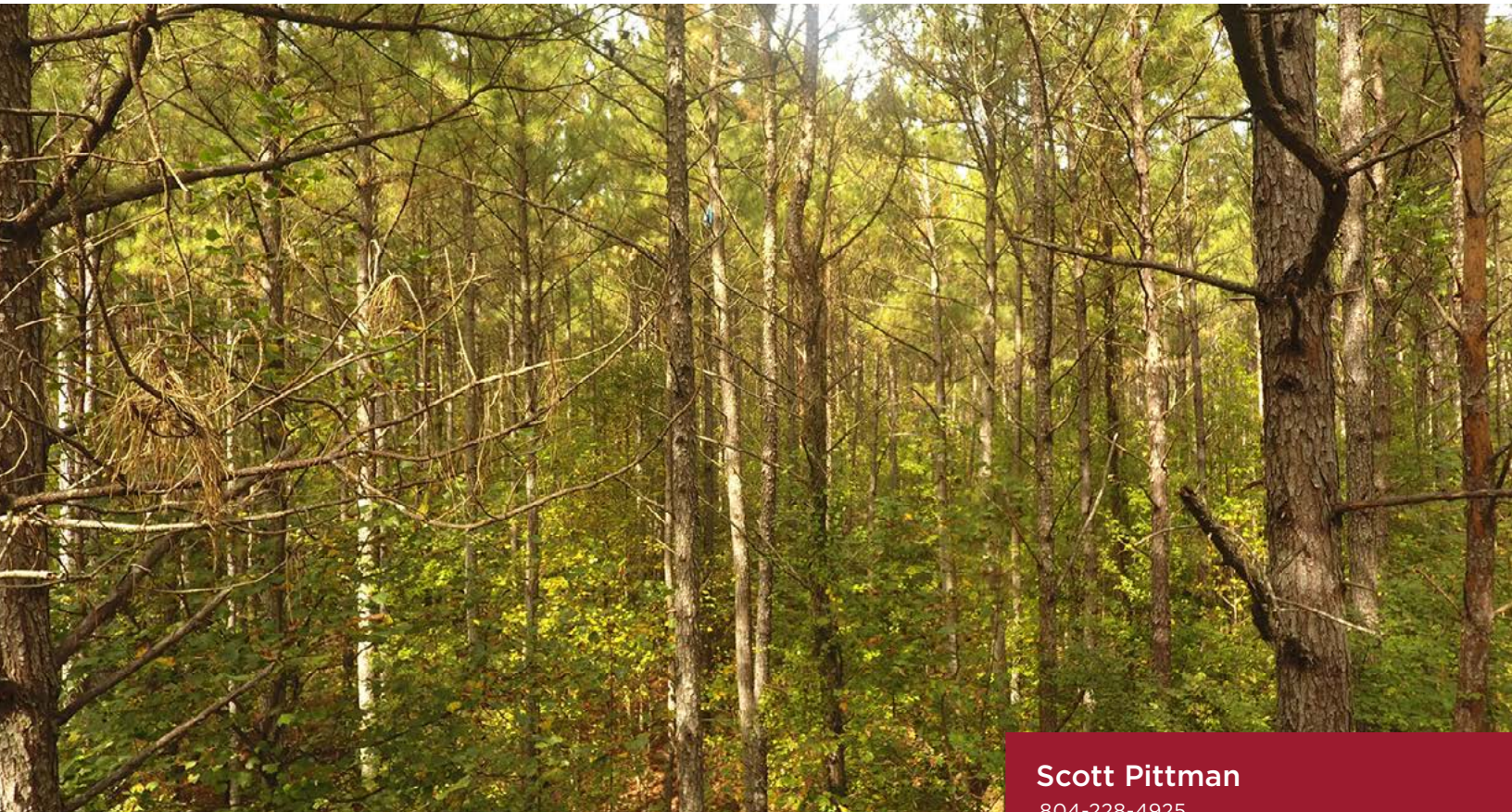


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