



COMMONWEALTH
LAND

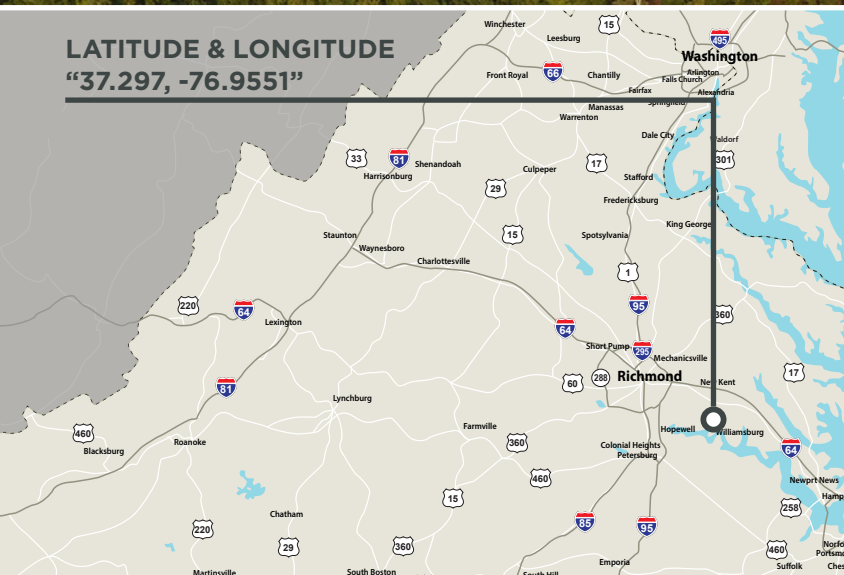
RURAL SHADES CHARLES CITY, VA 23030

**FOR SALE | 45± ACRES
CHARLES CITY COUNTY**

Price: \$97,000



LATITUDE & LONGITUDE
"37.297, -76.9551"



Features

TIMBERLAND investment with recreational opportunities

PLANTED loblolly pines and hardwood creek buffers

LOCATED close to Williamsburg

HISTORICALLY accessed via existing road leading to Sandy Point Road



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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
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Kemp Harper

804-215-1859
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Tract Boundary and Road Locations are Approximate



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Sandy Point Rd

Road entrance
37.29125
-76.96519



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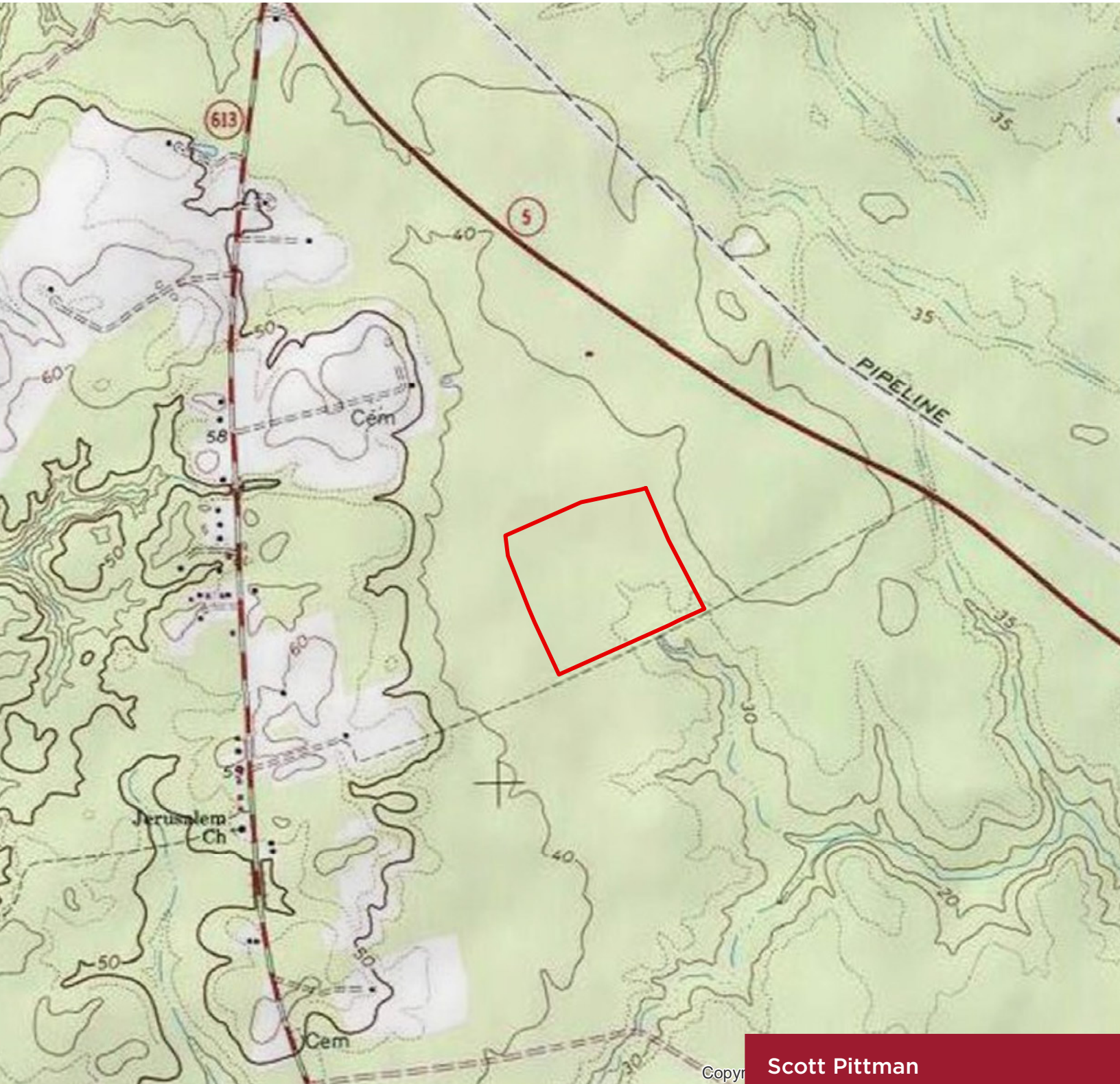


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Tract-Level Timber Information (revised)

Tract: Rural Shades
TMP(s): 69-58
Location: Charles City County, VA

MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	-
10" Pine Chip-n-saw	-
Pine Pulpwood	-
Hardwood Sawtimber	-
Hardwood Pulpwood	-
Total	-

Inventory date: 9/1/2023
Inventory type: 0.1-acre fixed-radius-plot
Number inventory points/plots: 4

PRE-MERCHANTABLE TIMBER:

Yr. Estab.	Origin	Acres
2008	Planted	36.0

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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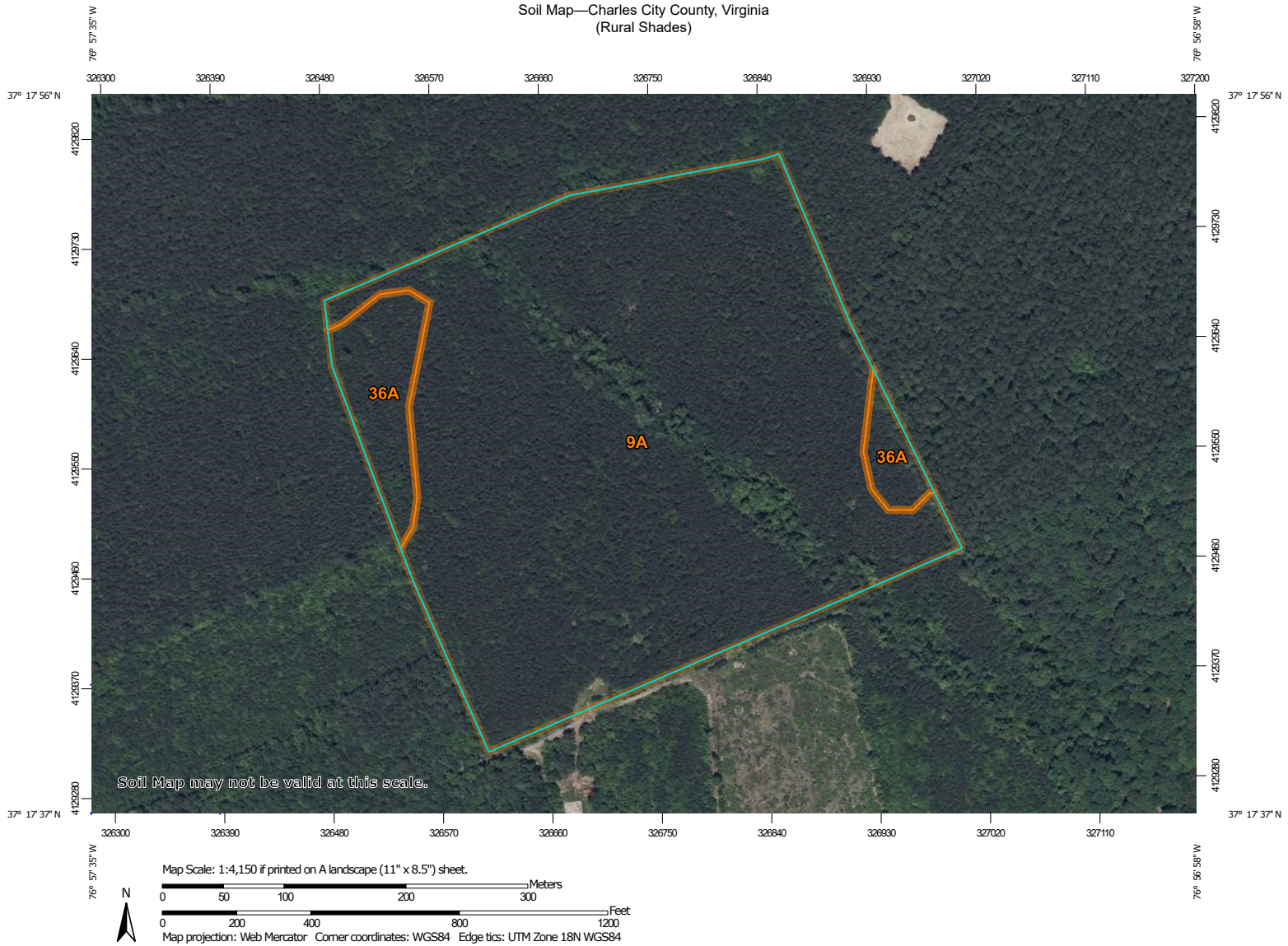
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 **Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/13/2023
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MAP LEGEND

Area of Interest (AOI)			Spoil Area
	Area of Interest (AOI)		Stony Spot
Soils			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
Special Point Features		Water Features	
	Blowout		Streams and Canals
	Borrow Pit	Transportation	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	Background	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

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 21, 2022—Jul 13, 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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9A	Chickahominy loam, 0 to 2 percent slopes	36.2	91.8%
36A	Newflat silt loam, 0 to 2 percent slopes	3.2	8.2%
Totals for Area of Interest		39.4	100.0%



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