

MEADOWS TRACT

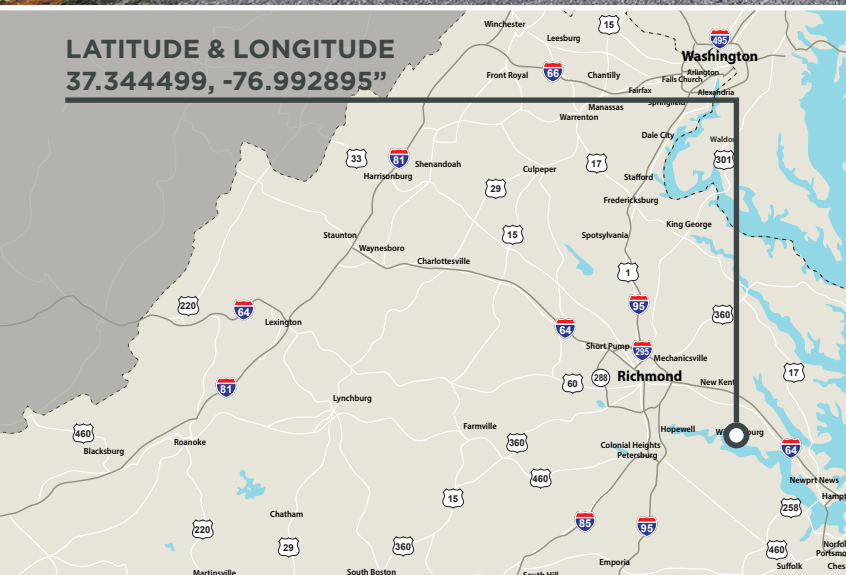
STURGEON POINT ROAD (VSR614)
CHARLES CITY, VA 23030

FOR SALE | 671± ACRES
CHARLES CITY COUNTY

Price: \$1,895,000



LATITUDE & LONGITUDE
37.344499, -76.992895



Features

EXCELLENT TIMBERLAND/RECREATIONAL INVESTMENT OPPORTUNITY offering heavy volumes of merchantable pine

LOCATED along both sides of Sturgeon Point Rd (VSR614) with numerous points of access

TIMBER COMPRISED of merchantable planted Loblolly pine stands of various age classes, and natural hardwood buffers and bottomlands

STRONG internal road system throughout tract

BOUND to the south by Morris Creek with several other smz providing ideal wildlife habitat supporting healthy populations of deer, turkeys and waterfowl

TAX PARCEL: #42-40



COMMONWEALTH
LAND

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

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Brian Reinhart

804-793-0065

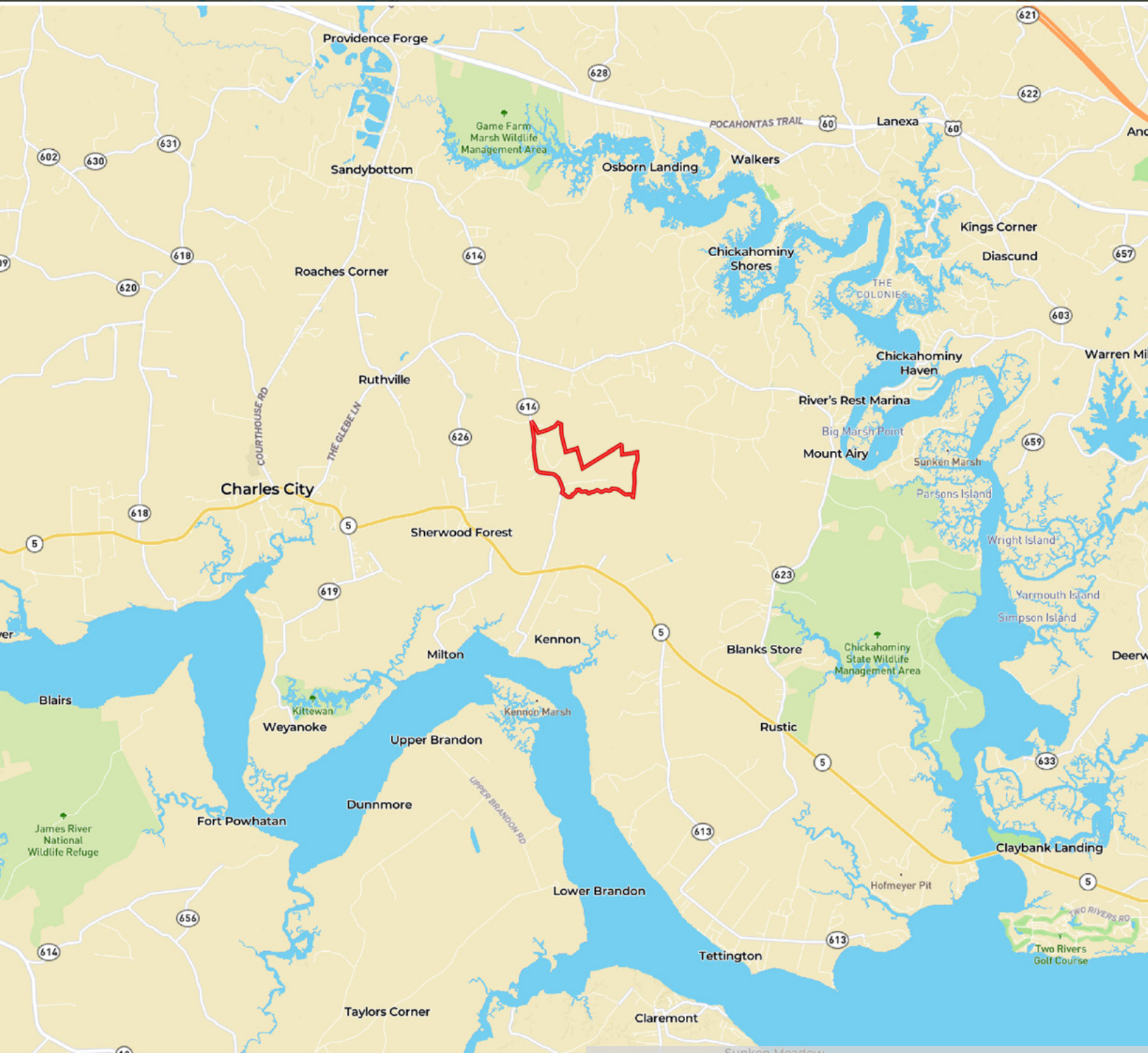
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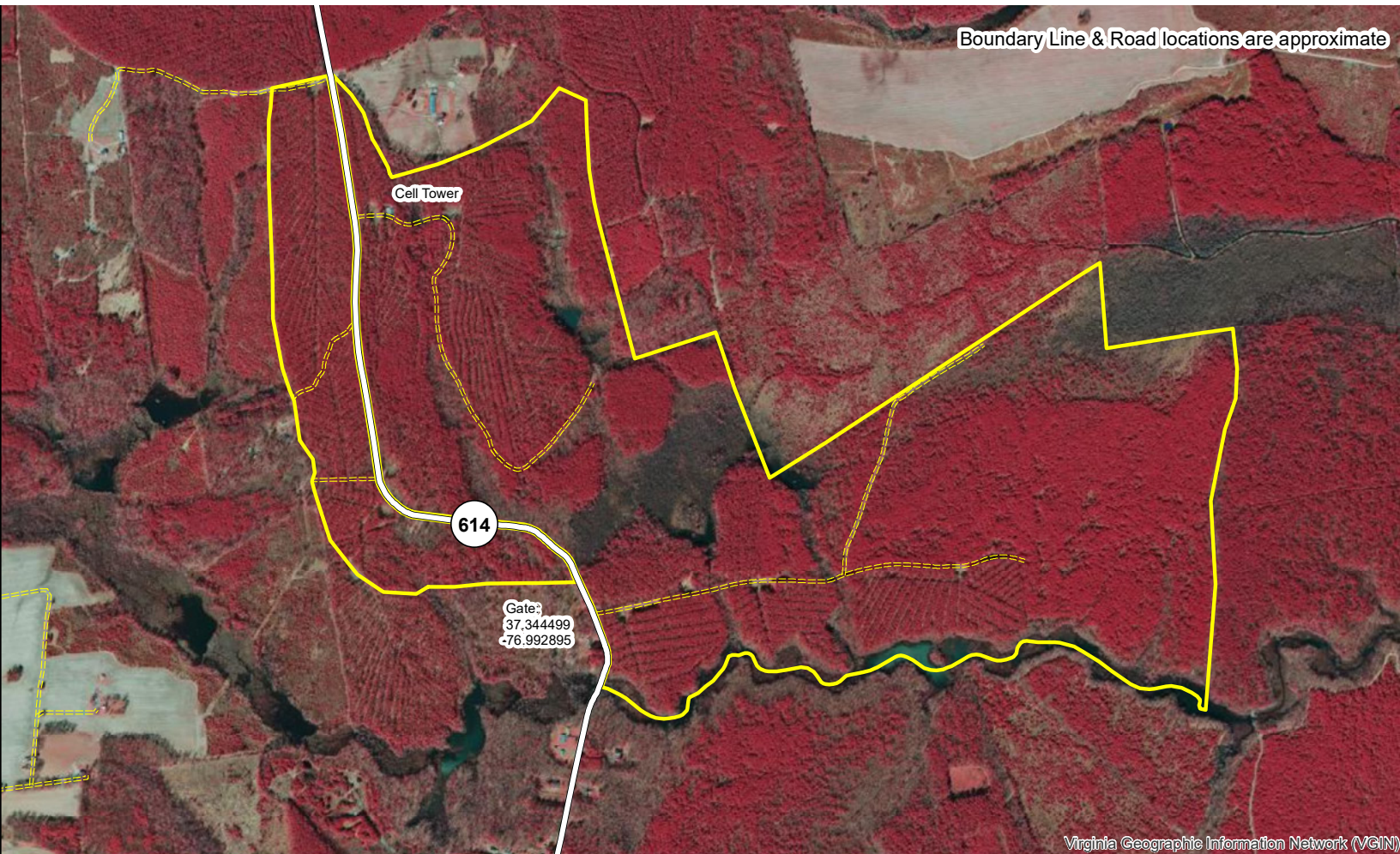
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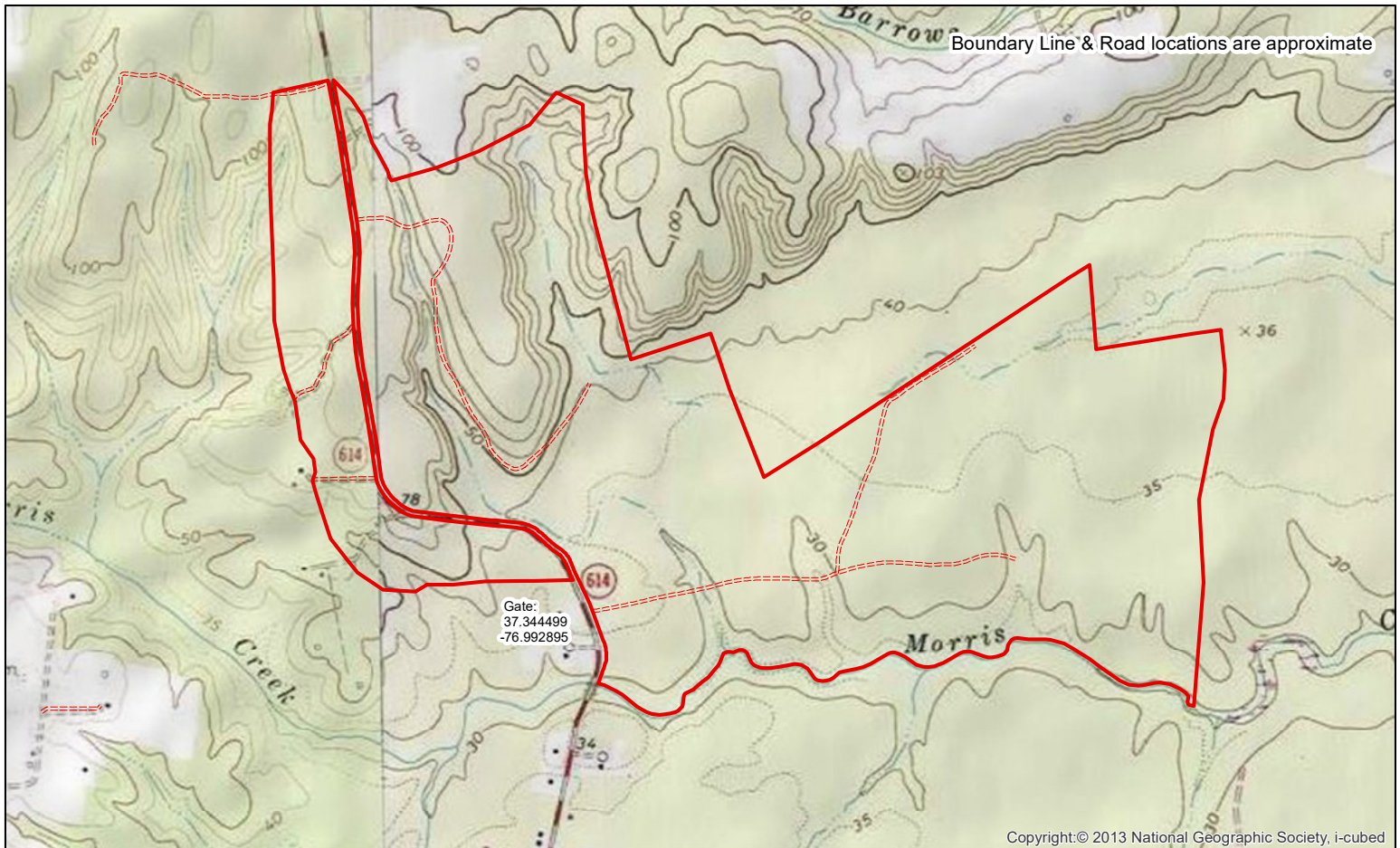
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Tract-Level Timber Information

Tract: Meadows

TMP(s): 42-40

Location: Charles City County, VA

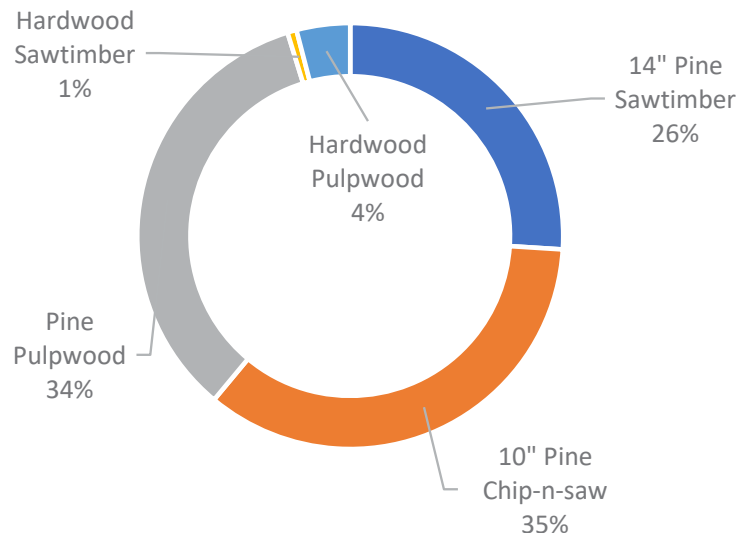
MERCHANTABLE TIMBER:

Species/Product	Tons
14" Pine Sawtimber	6,775
10" Pine Chip-n-saw	9,129
Pine Pulpwood	8,909
Hardwood Sawtimber	180
Hardwood Pulpwood	1,059
Total	26,052

Inventory date: 8/25/2023

Inventory type: 0.1-acre fixed-radius-plot

Number inventory points/plots: 81



PRE-MERCHANTABLE TIMBER:

Yr. Estab.	Origin	Acres
2009	Planted	171.9

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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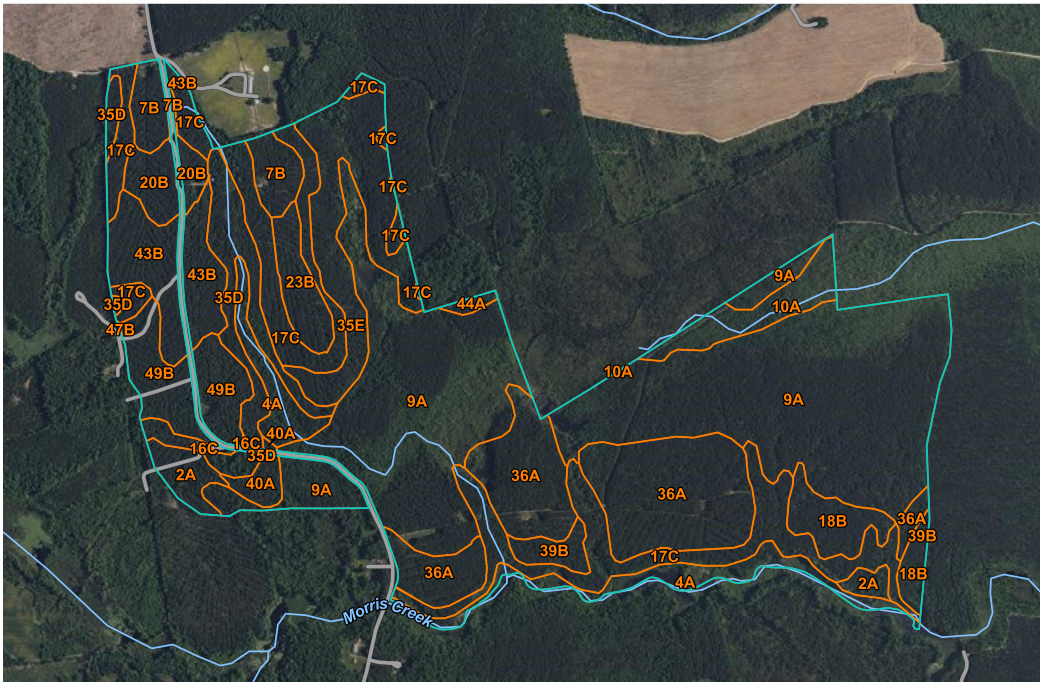
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2A	Augusta sandy loam, 0 to 2 percent slopes	11.0	1.6%
4A	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	27.6	4.1%
7B	Caroline-Emporia complex, 2 to 6 percent slopes	16.8	2.5%
9A	Chickahominy loam, 0 to 2 percent slopes	244.1	36.4%
10A	Chickahominy loam, 0 to 2 percent slopes, ponded	15.7	2.3%
16C	Craven-Remlik complex, 6 to 10 percent slopes	5.9	0.9%
17C	Craven-Uchee complex, 6 to 10 percent slopes	81.5	12.2%
18B	Dogue silt loam, 2 to 6 percent slopes	17.0	2.5%
20B	Emporia fine sandy loam, 2 to 6 percent slopes	12.5	1.9%
23B	Emporia-Kempsville complex, 2 to 6 percent slopes	12.1	1.8%
35D	Nevarc-Remlik complex, 10 to 15 percent slopes	25.2	3.8%
35E	Nevarc-Remlik complex, 15 to 25 percent slopes	43.2	6.4%
36A	Newflat silt loam, 0 to 2 percent slopes	85.8	12.8%
39B	Peawick silt loam, 2 to 6 percent slopes	6.7	1.0%
40A	Roanoke silt loam, 0 to 2 percent slopes	5.0	0.7%
43B	Slagle-Emporia complex, 2 to 6 percent slopes	30.9	4.6%
44A	Tomotley fine sandy loam, 0 to 2 percent slopes	1.6	0.2%
47B	Udorthents, loamy, gently sloping	0.1	0.0%
49B	Wickham fine sandy loam, 2 to 6 percent slopes	27.2	4.1%
Totals for Area of Interest		669.8	100.0%



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