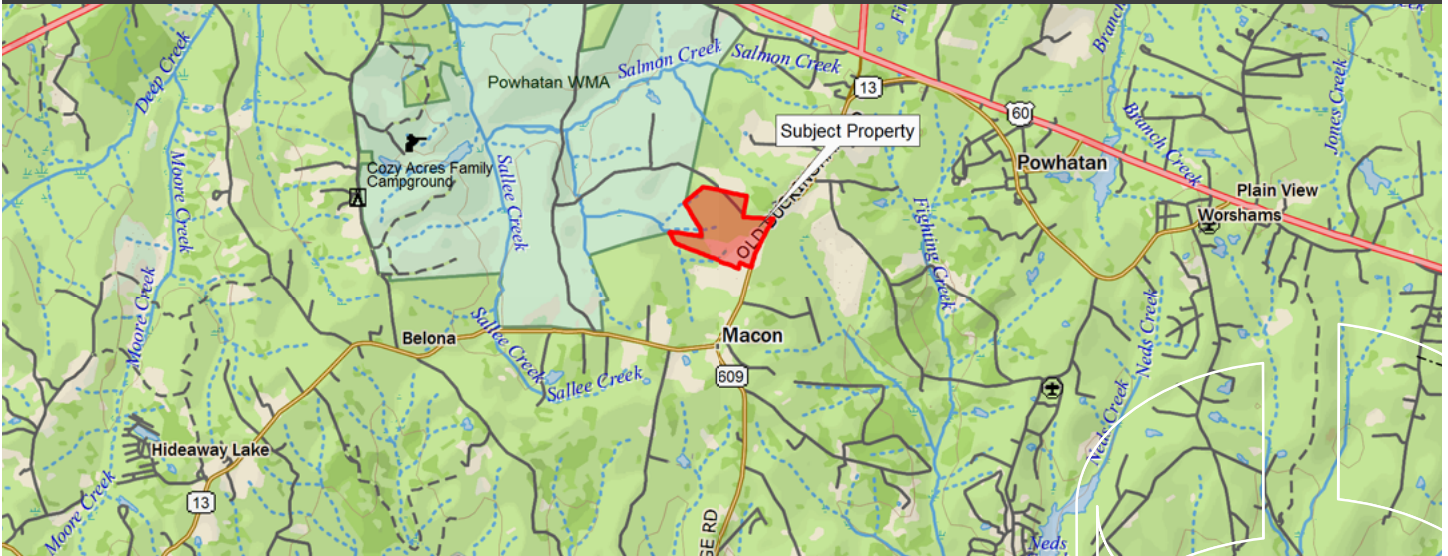




## COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



# FOR SALE

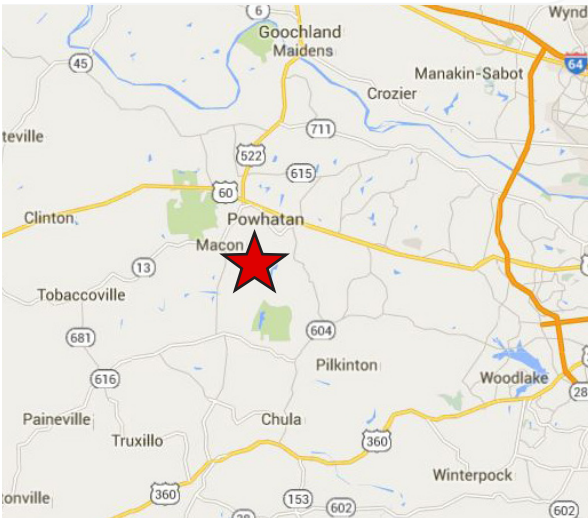
Old Buckingham Road | Powhatan, Virginia 23139



Hank Campbell

T 804-433-1818

E [hcampbell@commonwealthcommercial.com](mailto:hcampbell@commonwealthcommercial.com)



## Features

- 189± acre hardwood timber tract located just north of Macon and 1/5 miles south of US 60 in Powhatan with approximately 2,250' of frontage along SR 13 (Old Buckingham Road)
- Gently rolling site comprised of approximately 132± acres of mature hardwood and the remaining 57± acre balance in overgrown pasture
- Significant volumes of mature hardwood with good soils and easy access during winter logging months
- Zoned Agricultural (A10) and identified as Tax Map Parcels #37-23C & 23D
- The property is adjacent to the Powhatan Wildlife Management Area to the west and offers ideal habitat for deer and turkeys
- Price: \$675,000

MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060    MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

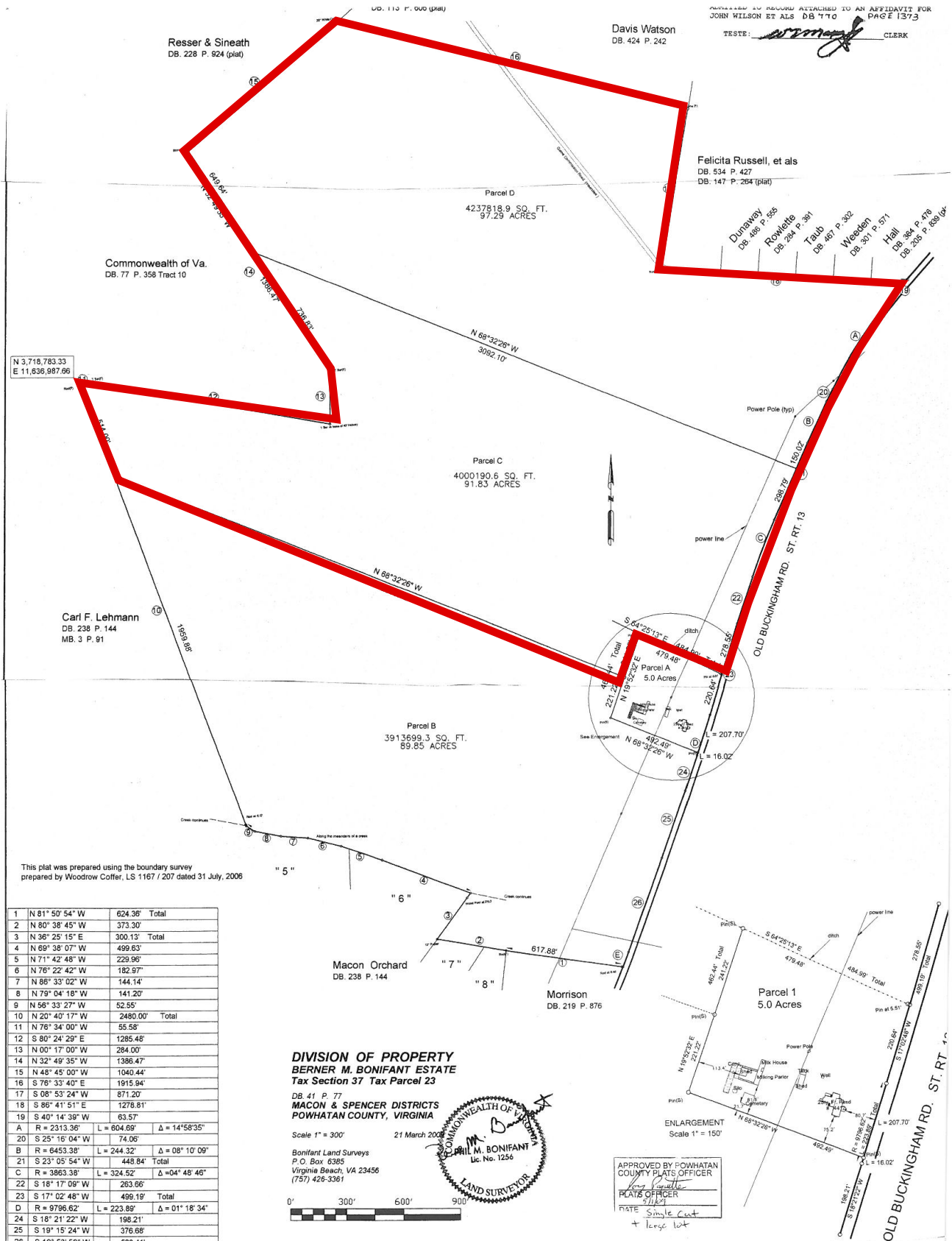
T 804-346-4966    F 804-346-5901    [COMMONWEALTHCOMMERCIAL.COM](http://COMMONWEALTHCOMMERCIAL.COM)

OFFICE LOCATIONS: Richmond | Hampton Roads | Nashville | Jacksonville | Greensboro | Tampa

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



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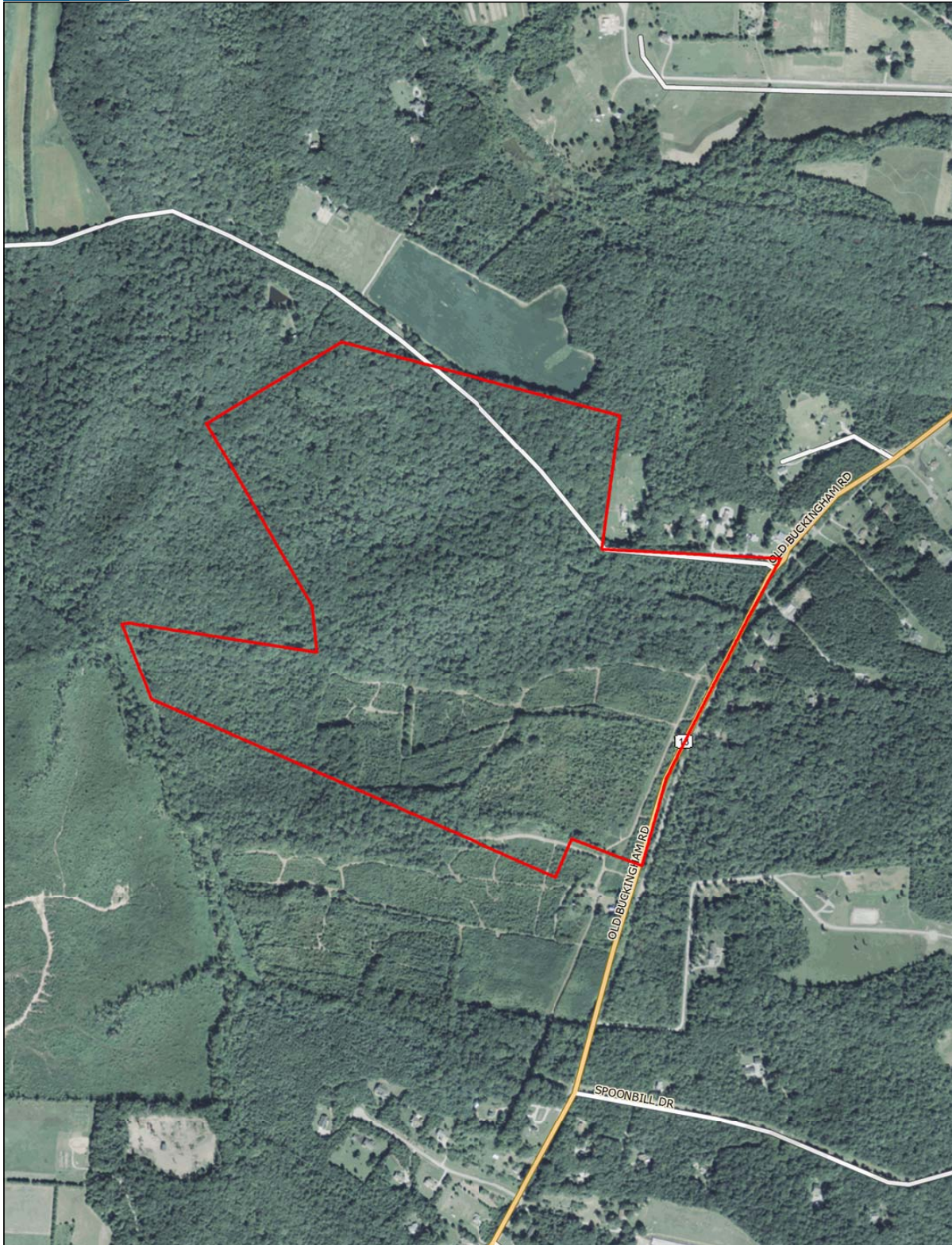




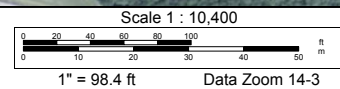


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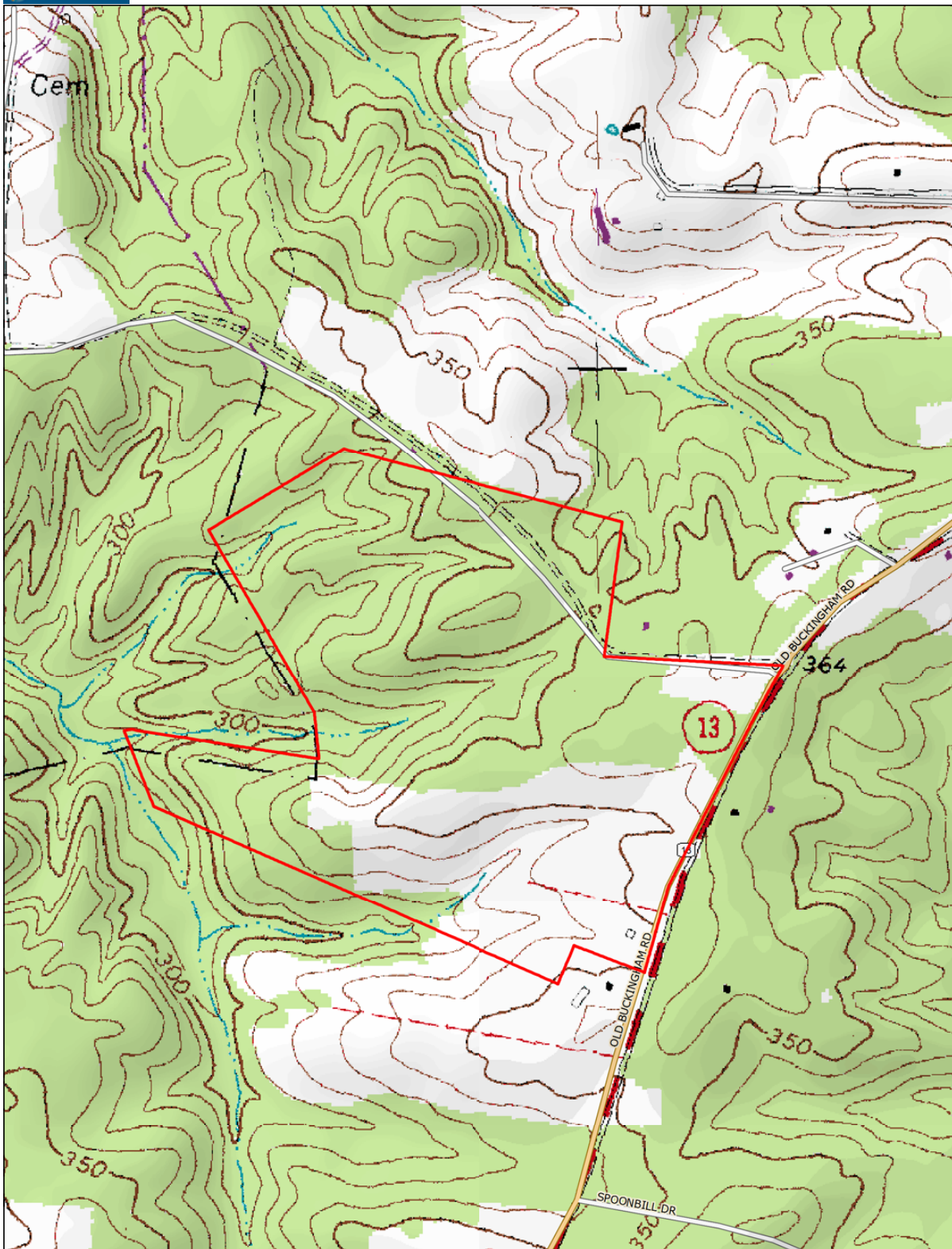




**FOR SALE** Old Buckingham Road | Powhatan, Virginia 23139

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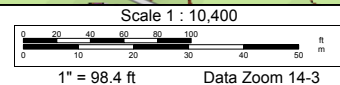
XMap® 8

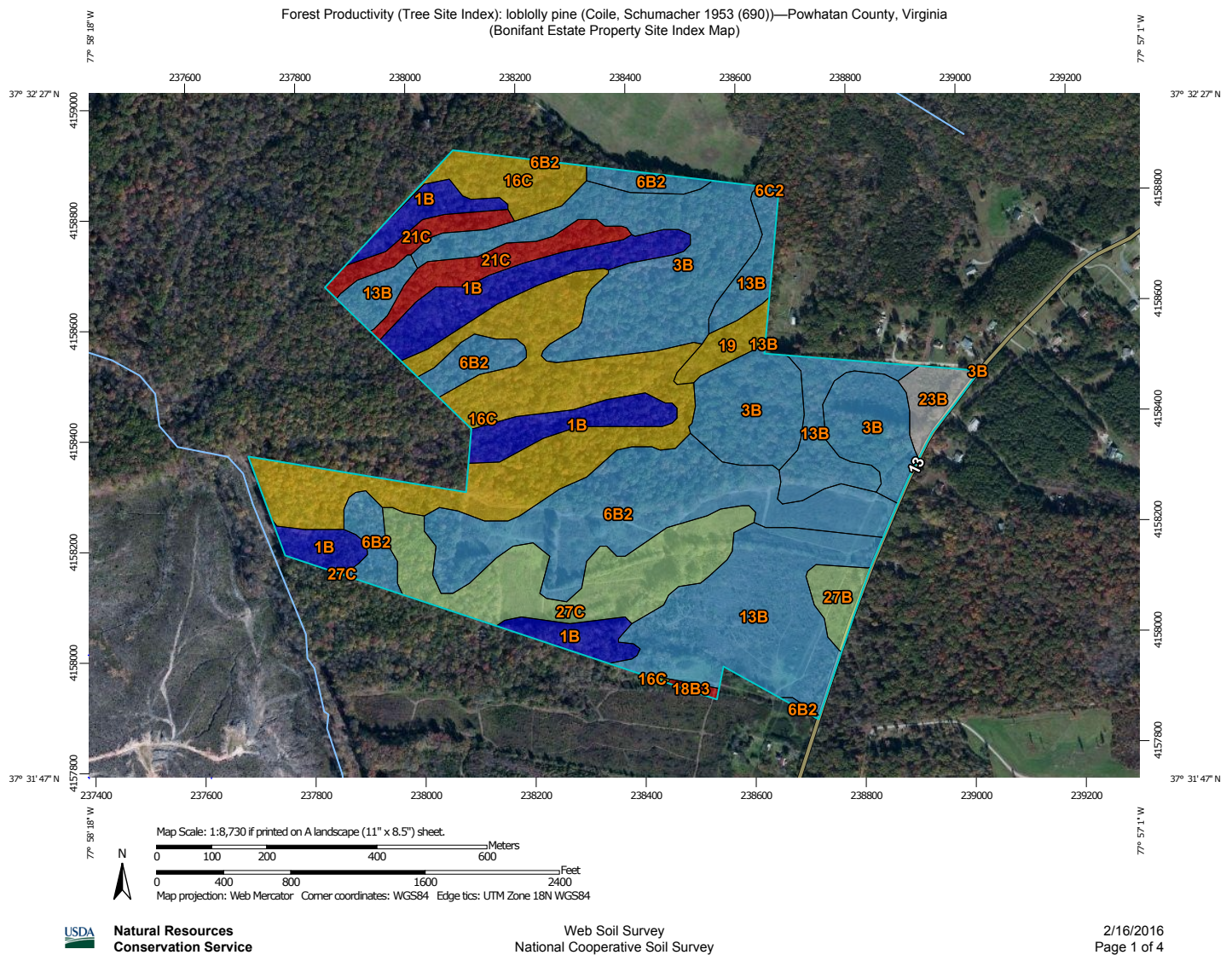


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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Powhatan County, Virginia  
(Bonifant Estate Property Site Index Map)







## MAP LEGEND

### Area of Interest (AOI)







 Area of Interest (AOI)

### Soils







#### Soil Rating Polygons

-   $\leq 70$
-   $> 70$  and  $\leq 78$
-   $> 78$  and  $\leq 80$
-   $> 80$  and  $\leq 84$
-   $> 84$  and  $\leq 90$
-  Not rated or not available


#### Soil Rating Lines

-   $\leq 70$
-   $> 70$  and  $\leq 78$
-   $> 78$  and  $\leq 80$
-   $> 80$  and  $\leq 84$
-   $> 84$  and  $\leq 90$
-  Not rated or not available






#### Soil Rating Points

-   $\leq 70$
-   $> 70$  and  $\leq 78$
-   $> 78$  and  $\leq 80$
-   $> 80$  and  $\leq 84$
-   $> 84$  and  $\leq 90$
-  Not rated or not available


### 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 1:15,800.

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: <http://websoilsurvey.nrcs.usda.gov>  
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: Powhatan County, Virginia  
Survey Area Data: Version 9, Dec 16, 2013

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

Date(s) aerial images were photographed: Jul 4, 2010—Nov 8, 2010

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.





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

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Powhatan County, Virginia (VA145)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1B	Abell fine sandy loam, 2 to 7 percent slopes	90	21.1	11.1%
3B	Appling fine sandy loam, 2 to 7 percent slopes	84	36.7	19.3%
6B2	Cecil fine sandy loam, 2 to 7 percent slopes, eroded	83	31.3	16.5%
6C2	Cecil fine sandy loam, 7 to 15 percent slopes, eroded	83	0.1	0.0%
13B	Helena-Enon complex, 2 to 7 percent slopes	84	32.5	17.1%
16C	Pacolet fine sandy loam, 7 to 15 percent slopes	78	35.5	18.7%
18B3	Pacolet clay loam, 2 to 7 percent slopes, severely eroded	70	0.3	0.2%
19	Partlow loam	78	2.5	1.3%
21C	Poindexter sandy loam, 7 to 15 percent slopes	70	7.8	4.1%
23B	Trenholm sandy loam, 2 to 7 percent slopes		2.9	1.5%
27B	Wedowee sandy loam, 2 to 7 percent slopes	80	2.6	1.4%
27C	Wedowee sandy loam, 7 to 15 percent slopes	80	16.5	8.7%
<b>Totals for Area of Interest</b>			<b>189.7</b>	<b>100.0%</b>

### 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.

The aggregation method "Dominant Component" returns the attribute value associated with the component with the highest percent composition in the map unit. If more than one component shares the highest percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher attribute value should be returned in the case of a percent composition tie. The result returned by this aggregation method may or may not represent the dominant condition throughout the map unit.

*Component Percent Cutoff:* None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

*Tie-break Rule:* Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

*Interpret Nulls as Zero:* No

This option indicates if a null value for a component should be converted to zero before aggregation occurs. This will be done only if a map unit has at least one component where this value is not null.

