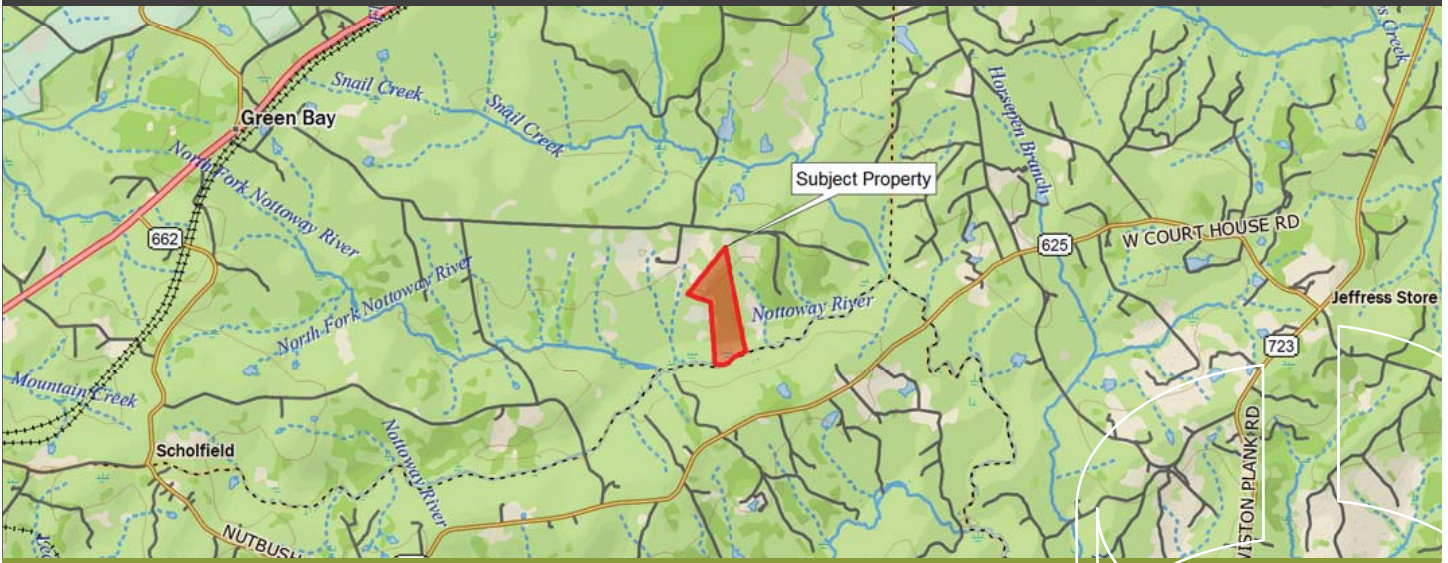




COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

State Route 623 | Green Bay, Virginia 23942



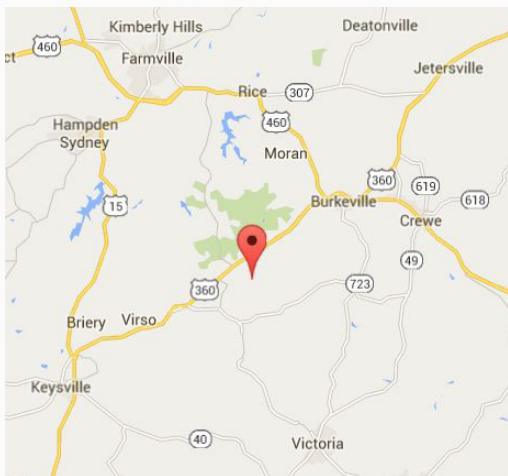
Hank Campbell

T 804-433-1817

E hcampbell@commonwealthcommercial.com

Features

- › 81.5± acre long-term timberland and recreational opportunity located near Green Bay in Prince Edward County
- › Accessed via a 30' deeded right-of-way from VSR 623 (Twin Bridges Road)
- › 62± acres of Loblolly pine plantation established in 2009 with productive rocky red soils
- › Zoned AC and identified as Tax Map Parcel #118-A-15
- › Rolling site with frontage on the Nottoway River offering excellent wildlife habitat with strong populations of deer and turkeys
- › Price: \$110,000



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

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.

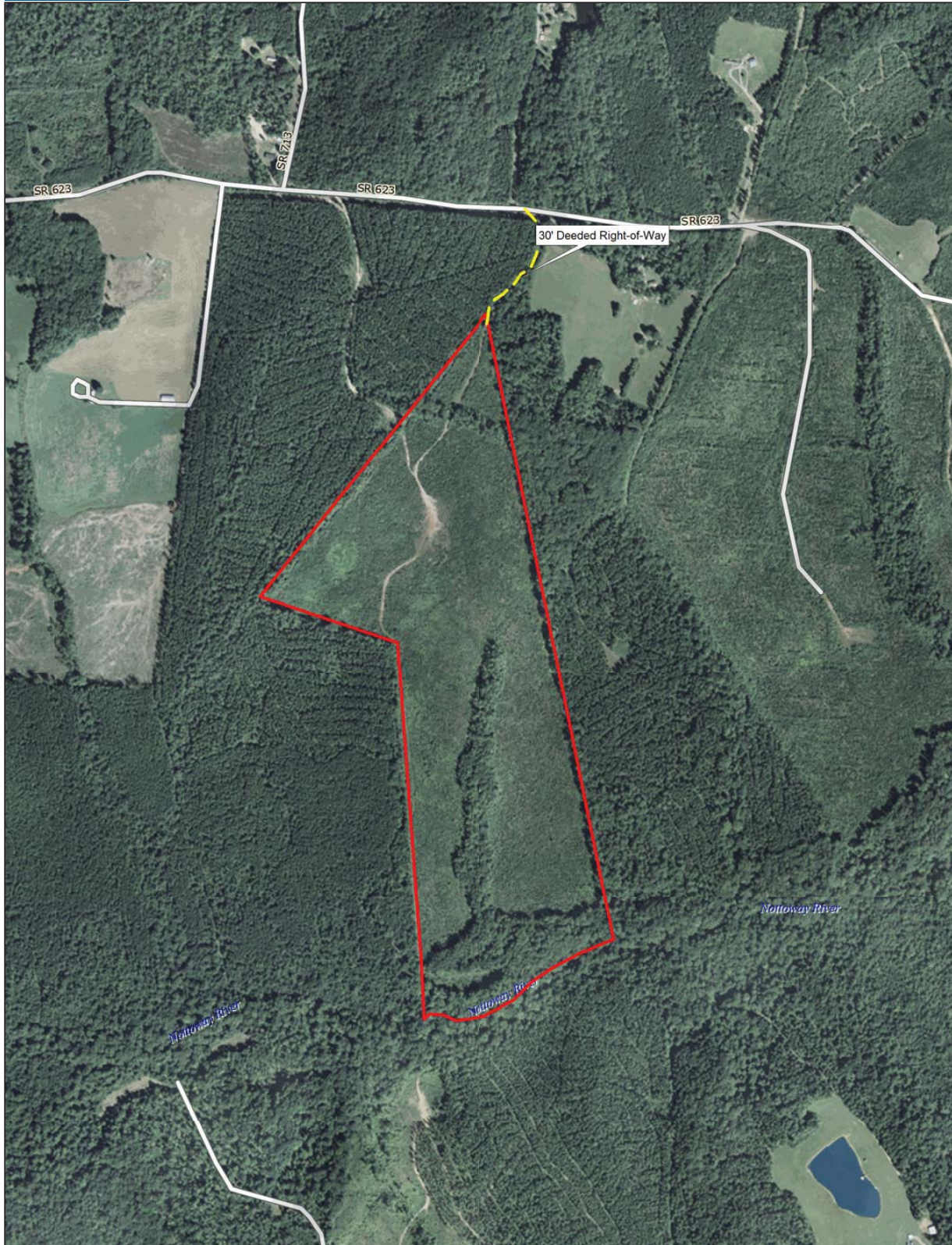


FOR SALE

State Route 623 | Green Bay, Virginia 23942



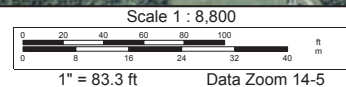
XMap® 8



Data use subject to license.

© DeLorme. XMap® 8.

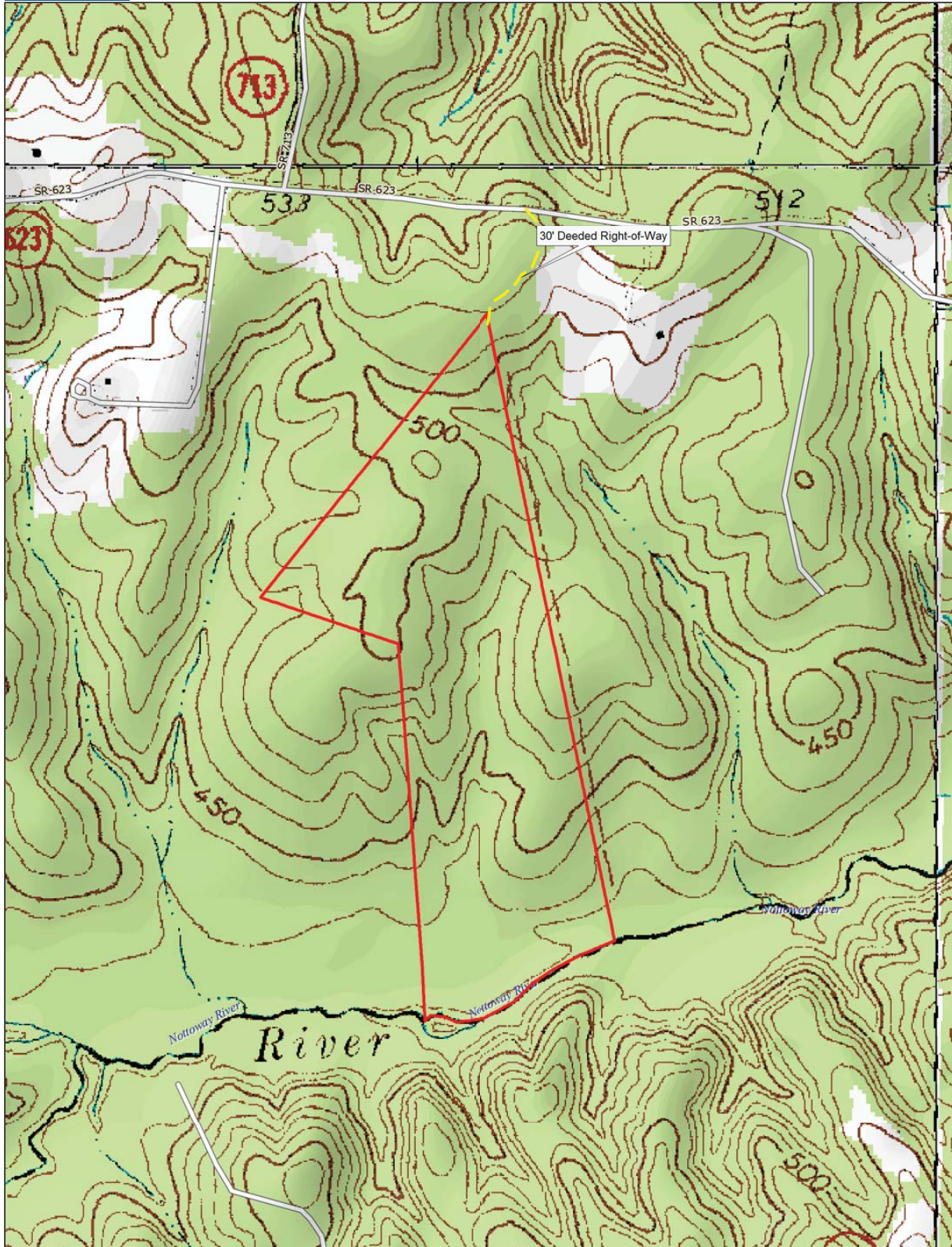
www.delorme.com





DeLORME

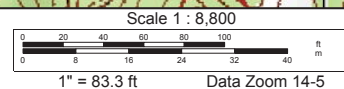
XMap® 8



Data use subject to license.

© DeLorme. XMap® 8.

www.delorme.com

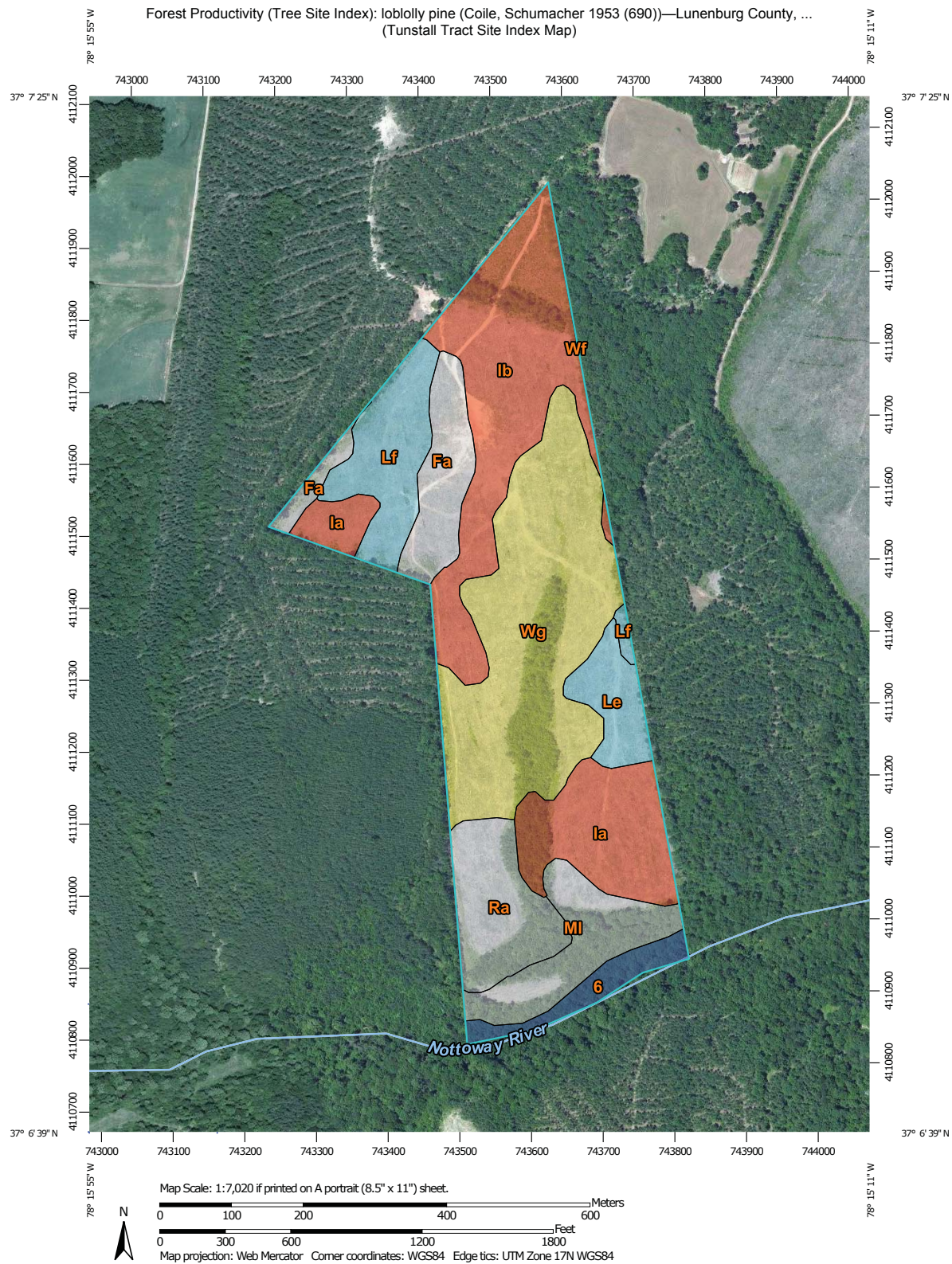




Tunstall Tract Photos



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



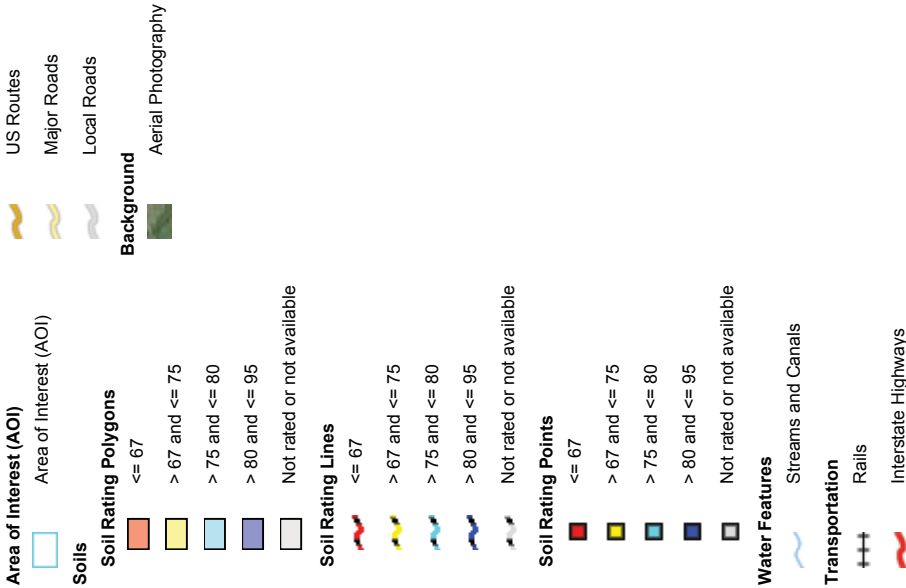
**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/20/2016
Page 1 of 5



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: <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: Lunenburg County, Virginia
Survey Area Data: Version 8, Dec 13, 2013

Soil Survey Area: Prince Edward County, Virginia
Survey Area Data: Version 9, Dec 20, 2013

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: May 10, 2010—Jul 4, 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 — Lunenburg County, Virginia (VA111)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
6	Chewacla, Toccoa, and Augusta loams, frequently flooded	95	2.4	3.1%
Subtotals for Soil Survey Area			2.4	3.1%
Totals for Area of Interest			78.6	100.0%

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Prince Edward County, Virginia (VA147)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Fa	Fluvanna fine sandy loam, undulating and rolling phase		5.7	7.2%
Ia	Iredell-Zion fine sandy loams, rolling phases	67	9.7	12.3%
Ib	Iredell-Zion fine sandy loams, undulating phases	67	16.0	20.4%
Le	Lloyd loam, eroded rolling phase	80	3.3	4.2%
Lf	Lloyd loam, eroded undulating phase	80	6.6	8.4%
MI	Mixed alluvium, poorly drained		6.2	7.9%
Ra	Roanoke silt loam		6.4	8.2%
Wf	Wilkes sandy loam, eroded hilly phase	75	0.0	0.0%
Wg	Wilkes sandy loam, eroded rolling phase	75	22.4	28.4%
Subtotals for Soil Survey Area			76.2	96.9%
Totals for Area of Interest			78.6	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.

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.

