

Timberland Investment & Recreation Opportunity

Mitchell Hill/Byrd Tract 356+/- Acres - King & Queen County, VA



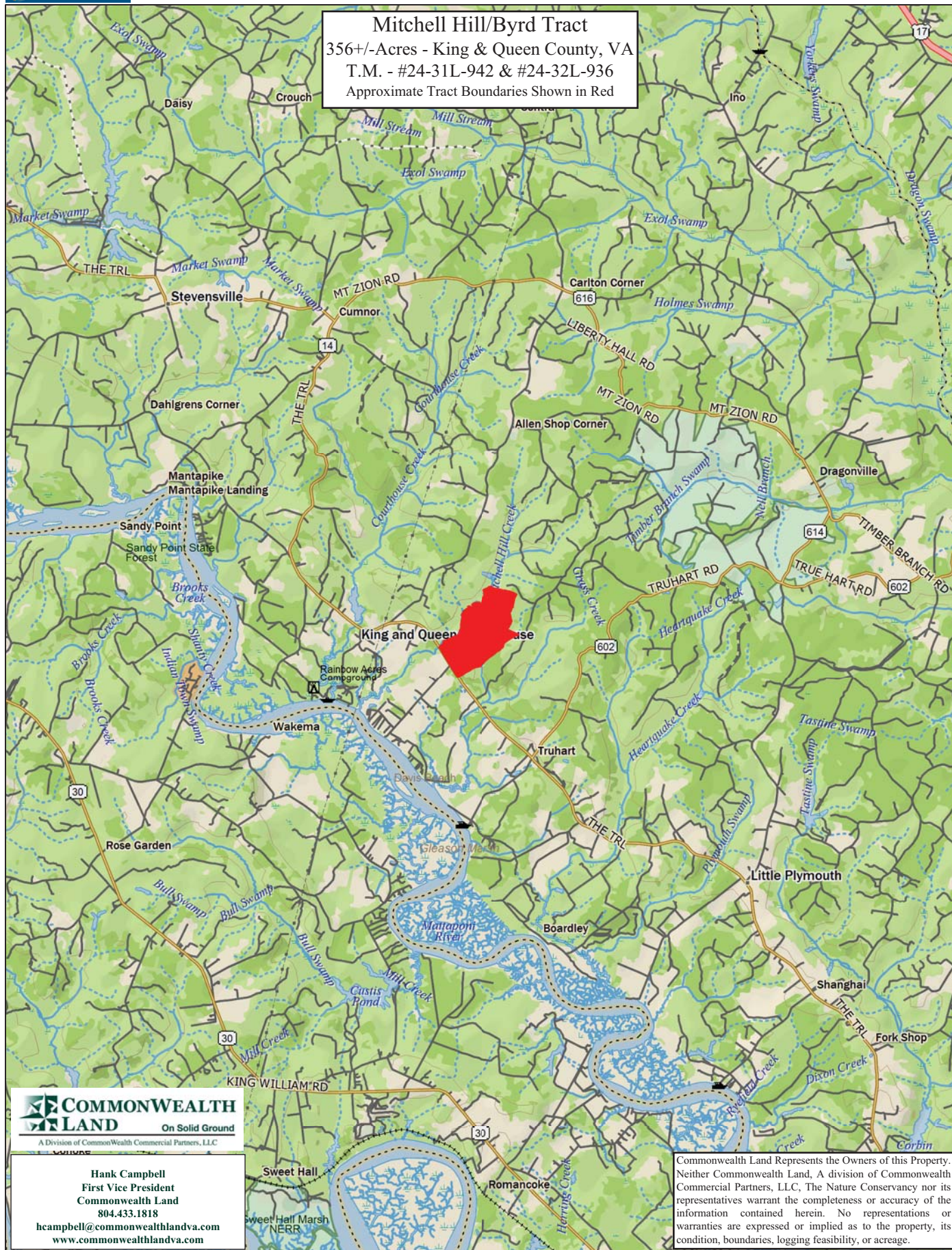
A Division of Commonwealth Commercial Partners, LLC

4198 Cox Road, Suite 200, Glen Allen, VA 23060
Mailing: P.O. Box 71150, Richmond, VA 23255
Phone: 804.433.1818 Fax: 804.346.5901
Web Site: www.commonwealthlandva.com

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, LLC, The Nature Conservancy nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.

Mitchell Hill/Byrd Tract

356+/- Acres - King & Queen County, VA
T.M. - #24-31L-942 & #24-32L-936
Approximate Tract Boundaries Shown in Red



COMMONWEALTH LAND
On Solid Ground
A Division of Commonwealth Commercial Partners, LLC

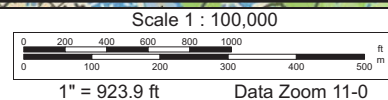
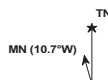
Hank Campbell
First Vice President
Commonwealth Land
804.433.1818
hcampbell@commonwealthlandva.com
www.commonwealthlandva.com

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A Division of Commonwealth Commercial Partners, LLC, The Nature Conservancy nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.

Data use subject to license.

© DeLorme. XMap® 8.

www.delorme.com



Tract Summary Data

Mitchell Hill/Byrd Tract 356+/- Acres - King & Queen County, VA

***Strong Timberland Investment Opportunity Located in King & Queen County Offering Significant Merchantable Hardwood Timber as well as Excellent Recreation Potential**

***Located Just Outside King & Queen Courthouse with Approximately 2,241' of Frontage along VSR14 (The Trail)**

***The Timber on the Site is Comprised of 214+/-acres of Merchantable Hardwood Consisting Primarily of Yellow Poplar, White & Red Oak. There is also a 22+/-Acre Stand of 14-15 Year Old Loblolly Pine. Another 119+/-Acres of Merchantable Hardwood Has Been Designated as a Non-Harvestable Water Quality Buffer**

***Level to Slightly Rolling Site with Good Internal Road System with Mitchell Hill Creek as a Natural Boundary to the North and Carlton Hill Swamp as a Natural Boundary to the South Offering Excellent Wildlife Habitat and Strong Populations of Deer and Turkeys**

***Subject to a Conservation Easement Through The Nature Conservancy**

***Electricity and Phone Available at the State Road**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcels #24-31L-942 & #24-32L-936**

***N37-40.004' W76-51.542'**

***Directions - From Richmond take I-95 North to I-295 South and Travel South to Exit #38A(Polegreen Rd.) Travel East to US360 and Travel East for Approximately 17 Miles, Then Turn Right on VSR14 (The Trail) and Travel Approximately 18.5 Miles Where the Property Begins on the Left.**

***Contact Broker For More Details**

***Offered For \$740,00.00**

Contact:

Hank Campbell

First Vice President

Commonwealth Land

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com, LandsofAmerica.com & LandWatch.com*



4198 Cox Road, Suite 200, Glen Allen, VA 23060
Mailing: P.O. Box 71150, Richmond, VA 23255
Phone: 804.433.1818 Fax: 804.346.5901
Web Site: www.commonwealthlandva.com

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A Division of Commonwealth Commercial Partners, LLC, The Nature Conservancy nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.



Mitchell Hill Tract

230.5 ± Acres

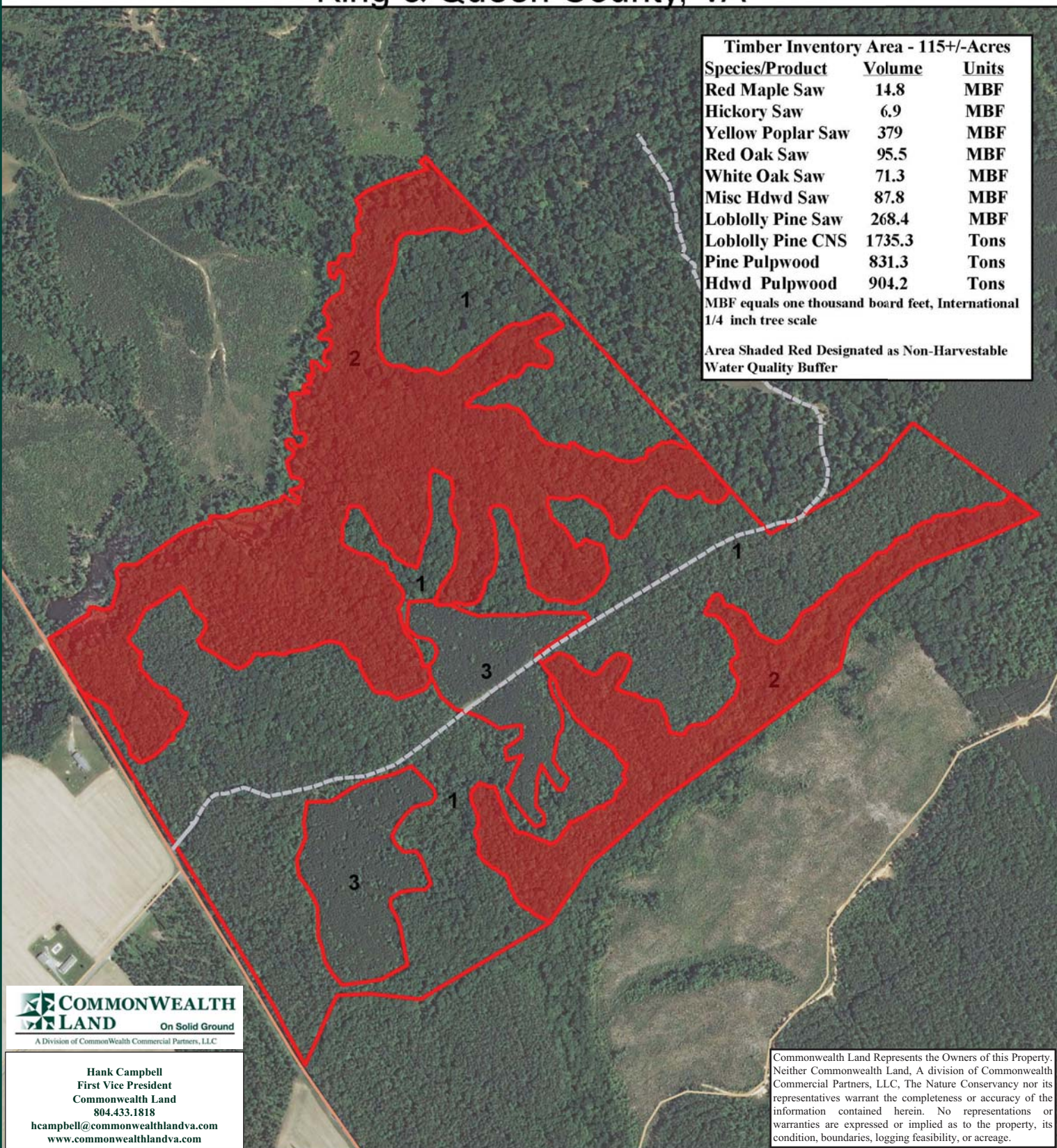
King & Queen County, VA

Timber Inventory Area - 115+/-Acres

Species/Product	Volume	Units
Red Maple Saw	14.8	MBF
Hickory Saw	6.9	MBF
Yellow Poplar Saw	379	MBF
Red Oak Saw	95.5	MBF
White Oak Saw	71.3	MBF
Misc Hdwd Saw	87.8	MBF
Loblolly Pine Saw	268.4	MBF
Loblolly Pine CNS	1735.3	Tons
Pine Pulpwood	831.3	Tons
Hdwd Pulpwood	904.2	Tons

MBF equals one thousand board feet, International
1/4 inch tree scale

Area Shaded Red Designated as Non-Harvestable
Water Quality Buffer



A Division of Commonwealth Commercial Partners, LLC

Hank Campbell
First Vice President
Commonwealth Land
804.433.1818
hcampbell@commonwealthlandva.com
www.commonwealthlandva.com

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, LLC, The Nature Conservancy nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.

Legend

- Woods Road
- Mitchell Hill Tract

1 in = 660 ft

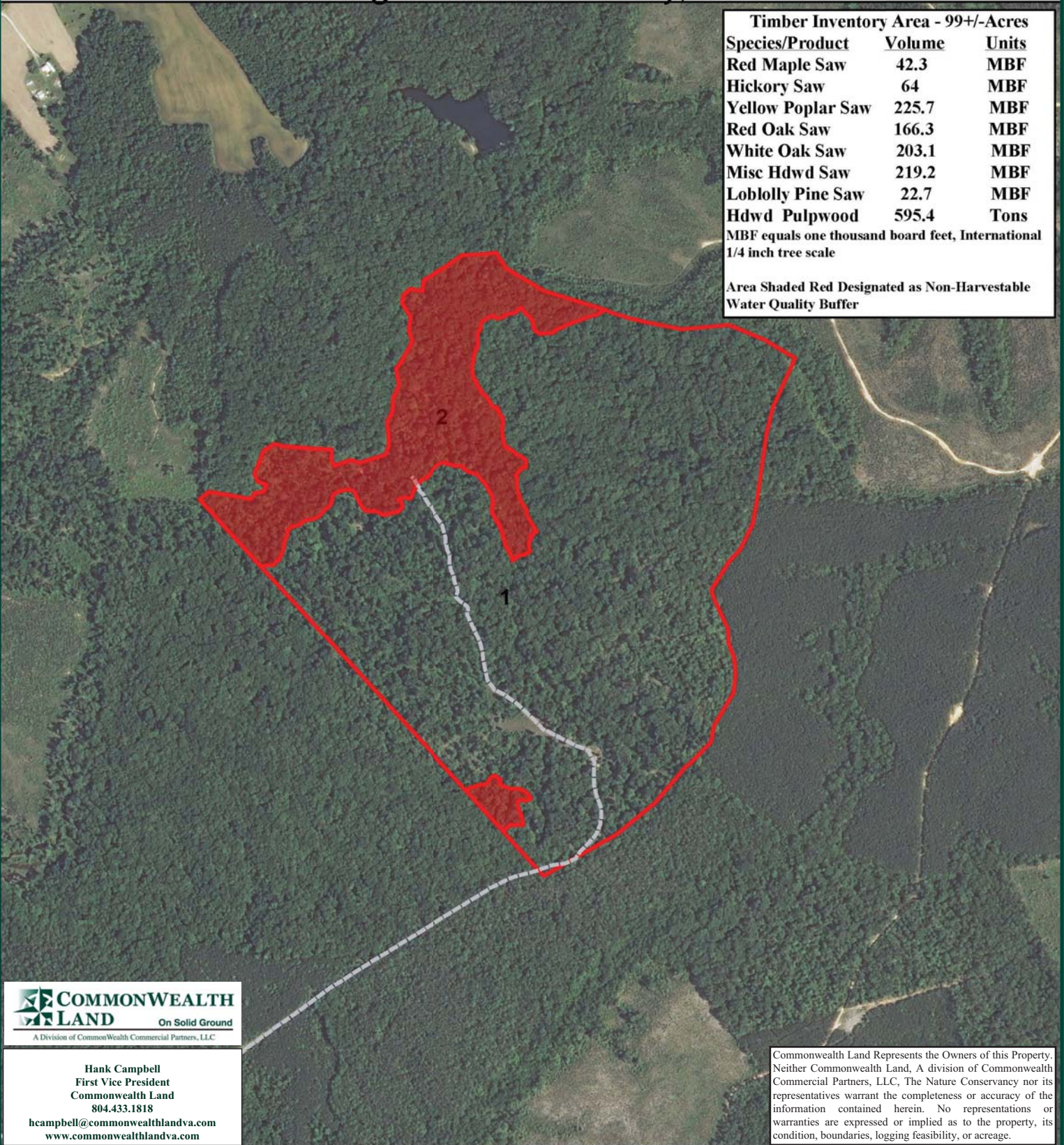
Stand	Type	Acres
1	Upland Hardwood/Pine	115
2	Buffer	93.5
3	PreMerch Loblolly Pine	22



Byrd Tract

124.5 ± Acres

King & Queen County, VA



Legend

Woods Road

Byrd Tract

1 in = 660 ft

Stand

Type

Acres

1

Upland Hardwood

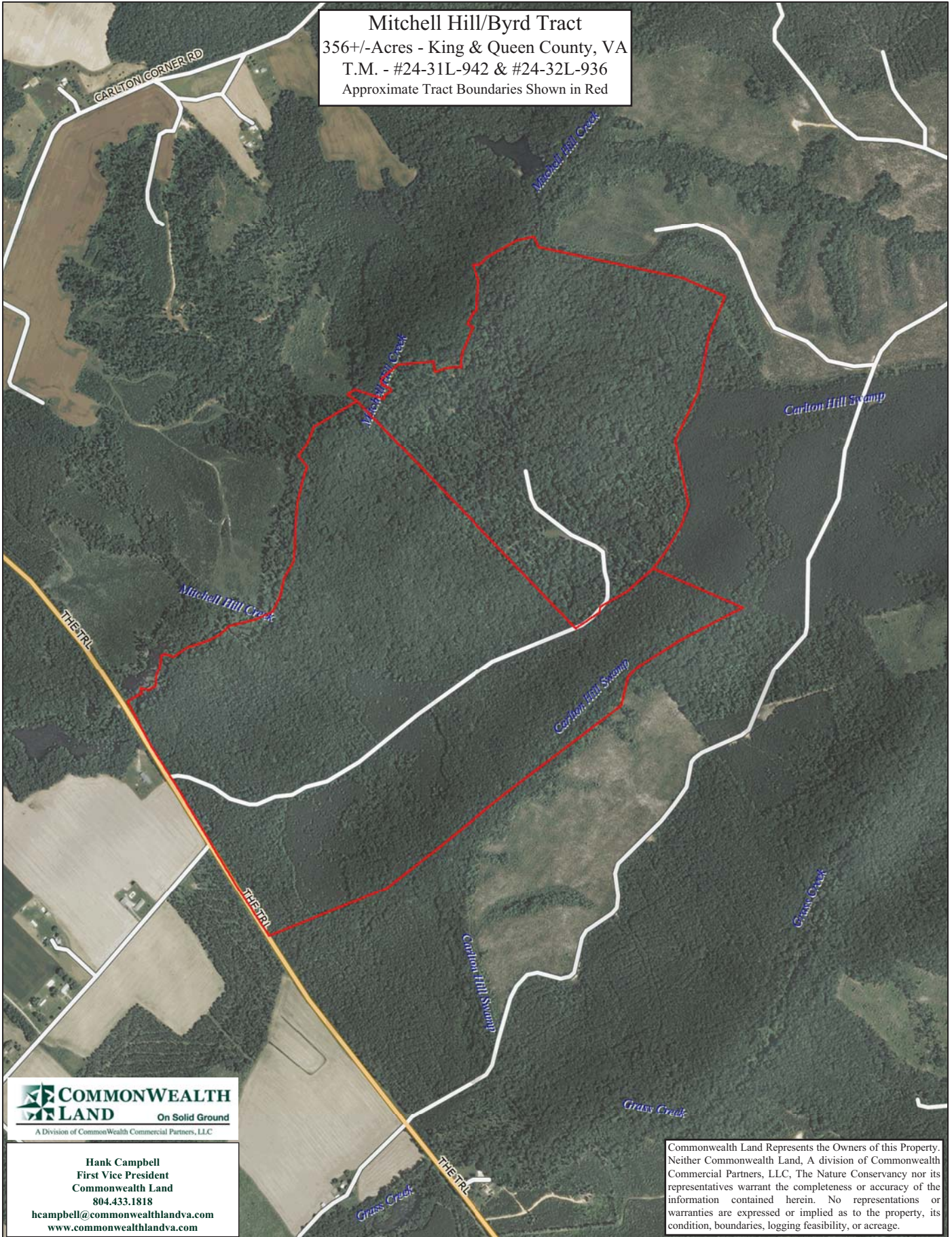
99

2

Buffer

25.5

Mitchell Hill/Byrd Tract
 356+/-Acres - King & Queen County, VA
 T.M. - #24-31L-942 & #24-32L-936
 Approximate Tract Boundaries Shown in Red



COMMONWEALTH LAND
 On Solid Ground
 A Division of Commonwealth Commercial Partners, LLC

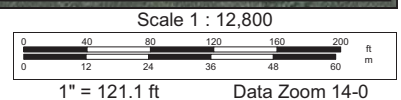
Hank Campbell
 First Vice President
 Commonwealth Land
 804.433.1818
hcampbell@commonwealthlandva.com
www.commonwealthlandva.com

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, LLC, The Nature Conservancy nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.

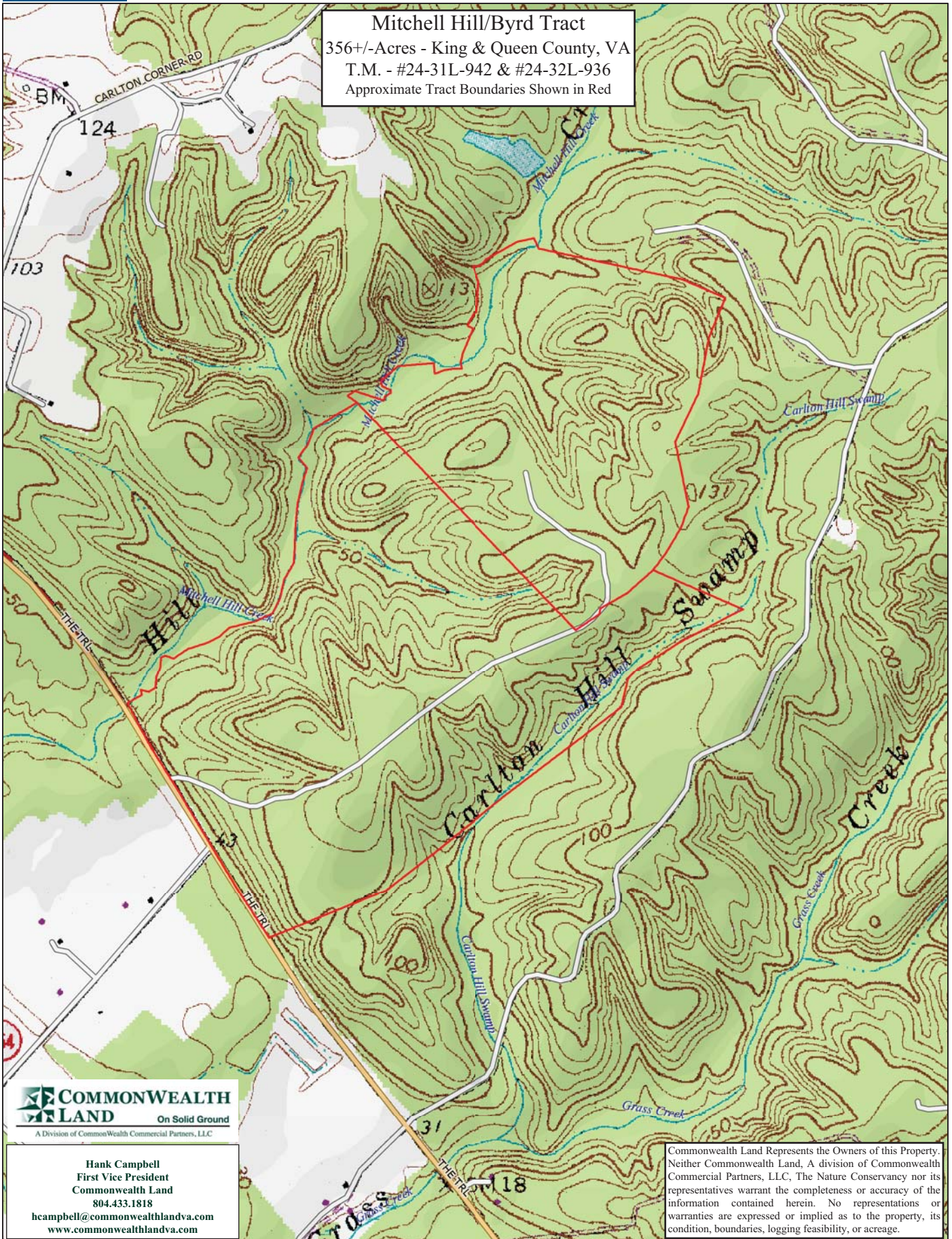
Data use subject to license.

© DeLorme. XMap® 8.

www.delorme.com



Mitchell Hill/Byrd Tract
 356+/-Acres - King & Queen County, VA
 T.M. - #24-31L-942 & #24-32L-936
 Approximate Tract Boundaries Shown in Red



COMMONWEALTH LAND
 On Solid Ground
 A Division of Commonwealth Commercial Partners, LLC

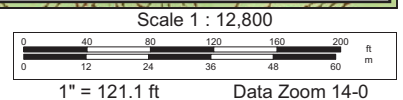
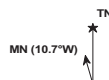
Hank Campbell
 First Vice President
 Commonwealth Land
 804.433.1818
 hcampbell@commonwealthlandva.com
 www.commonwealthlandva.com

Commonwealth Land Represents the Owners of this Property. Neither Commonwealth Land, A division of Commonwealth Commercial Partners, LLC, The Nature Conservancy nor its representatives warrant the completeness or accuracy of the information contained herein. No representations or warranties are expressed or implied as to the property, its condition, boundaries, logging feasibility, or acreage.

Data use subject to license.

© DeLorme. XMap® 8.

www.delorme.com



Mitchell Hill/Byrd Tract Photos



Hank Campbell
First Vice President
Commonwealth Land
804.433.1818
hcampbell@commonwealthandva.com
www.commonwealthandva.com

 **COMMONWEALTH
LAND** On Solid Ground
A Division of Commonwealth Commercial Partners, Inc.