

Timberland & Recreation Opportunity

449.9+/- Acres - Sussex County, VA



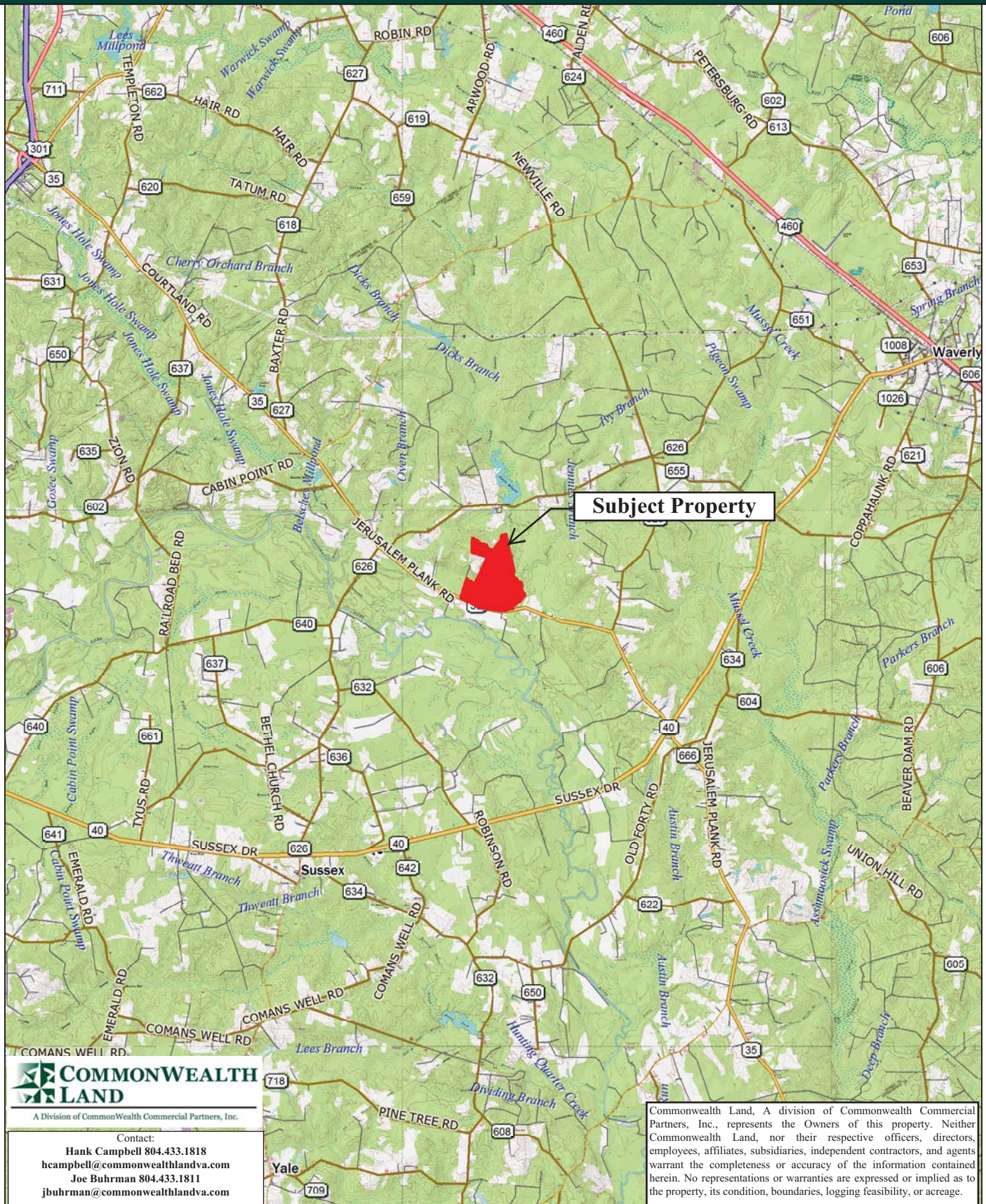
A Division of Commonwealth Commercial Partners, Inc.

7130 Glen Forest Drive, Suite 110, Richmond, VA 23226
Mailing Address: P.O. Box 71150, Richmond, VA 23255
Phone: 804.433.1818 Fax: 804.346.5901
Web Site: www.commonwealthlandva.com

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Tract Location Map

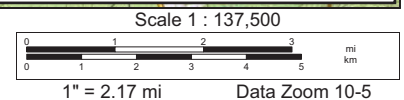
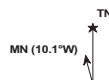
449.9+/- Acres - Sussex County, VA



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www.delorme.com



Tract Data Summary

449.9+/- Acres - Sussex County, VA

***Strong Long-Term Timberland Investment Opportunity Offering Merchantable Timber and Excellent Recreation Potential**

***Located Ten Miles East of the Courtland Exit (#41) at I-95 with Approximately 4,755' of Frontage Along the North Side of VSR35 (Jerusalem Plank Rd.)**

***Level Site with Adequate Interior Road System**

***Wooded Site Comprised of 249+/-Acres of Planted Loblolly Established in '83, 9+/-acres of Loblolly Established in '00, 31+/-Acres of Loblolly Established in '12, 54+/-Acres of Upland Hardwood, Approximately 10+/-Acres of Open Land with the Remaining balance in Bottomland Hardwood and Swamp.**

***Currently Zoned A (Agricultural) and Identified as Tax Map Parcel #54-A-1**

***N36-58.617' W77-13.168'**

*** Approximately 1 mile of Frontage Along Neblitts Mill Run Offering Excellent Wildlife Habitat and Strong Populations of Deer & Turkeys**

***Directions - I-95 South from Richmond to the Courtland Exit (#41), then East on VSR35 (Jerusalem Plank Rd.) for approximately 10 Miles where the Property Begins on the Left.**

***Contact Brokers For More Details**

***Offered For \$699,000**

Contact:

Hank Campbell

Office: 804.433.1818

Fax: 804.346.5901

Cell: 804.334.3136

hcampbell@commonwealthlandva.com

Joe Buhrman

Office: 804.433.1811

Fax: 804.346.5901

Cell: 804.347.6209

jbuhrman@commonwealthlandva.com

Property Information is Available at *Commonwealthlandva.com*



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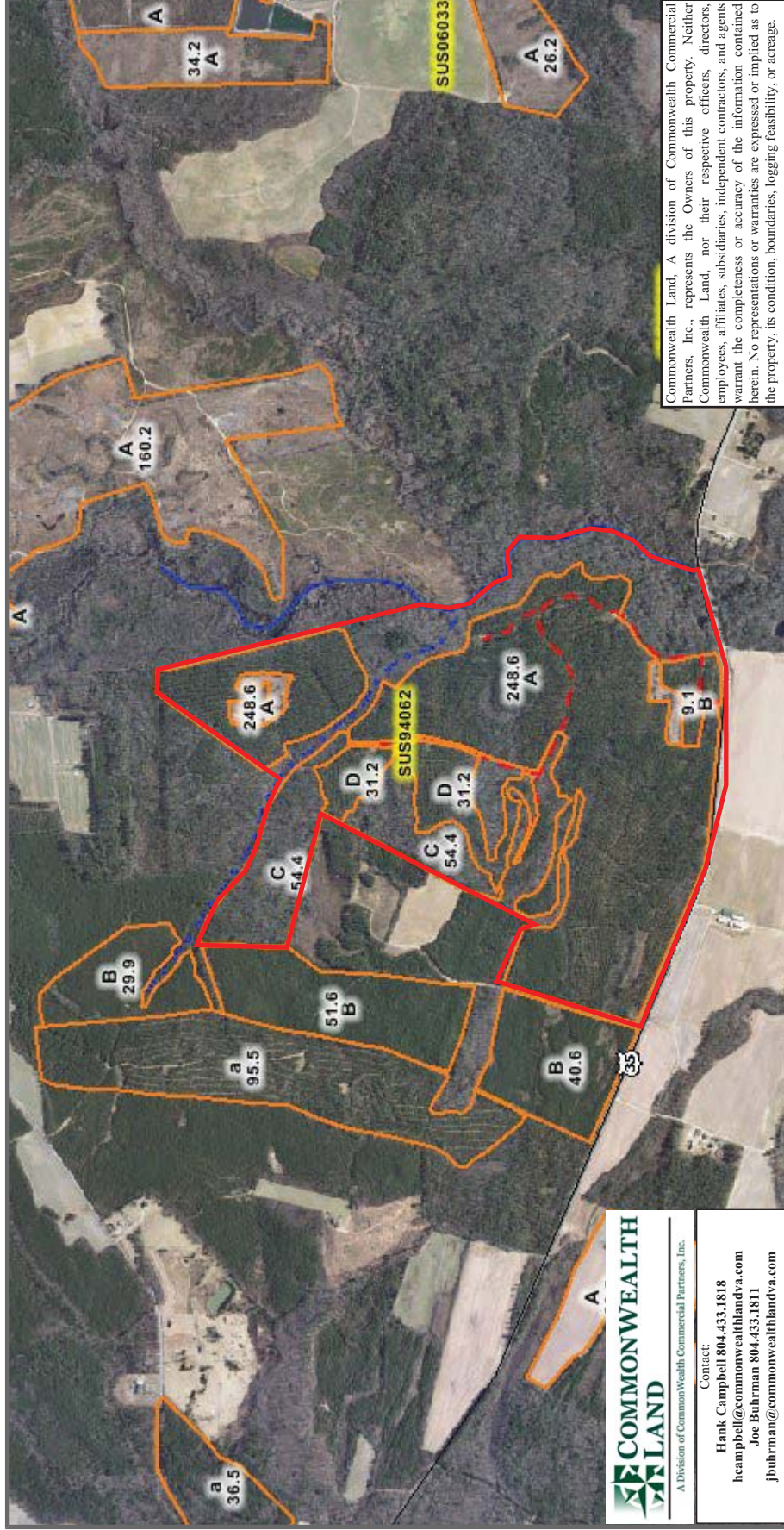
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Virginia Department of Forestry
Protecting and Developing Healthy, Sustainable Forest Resources

Duane Ragsdale

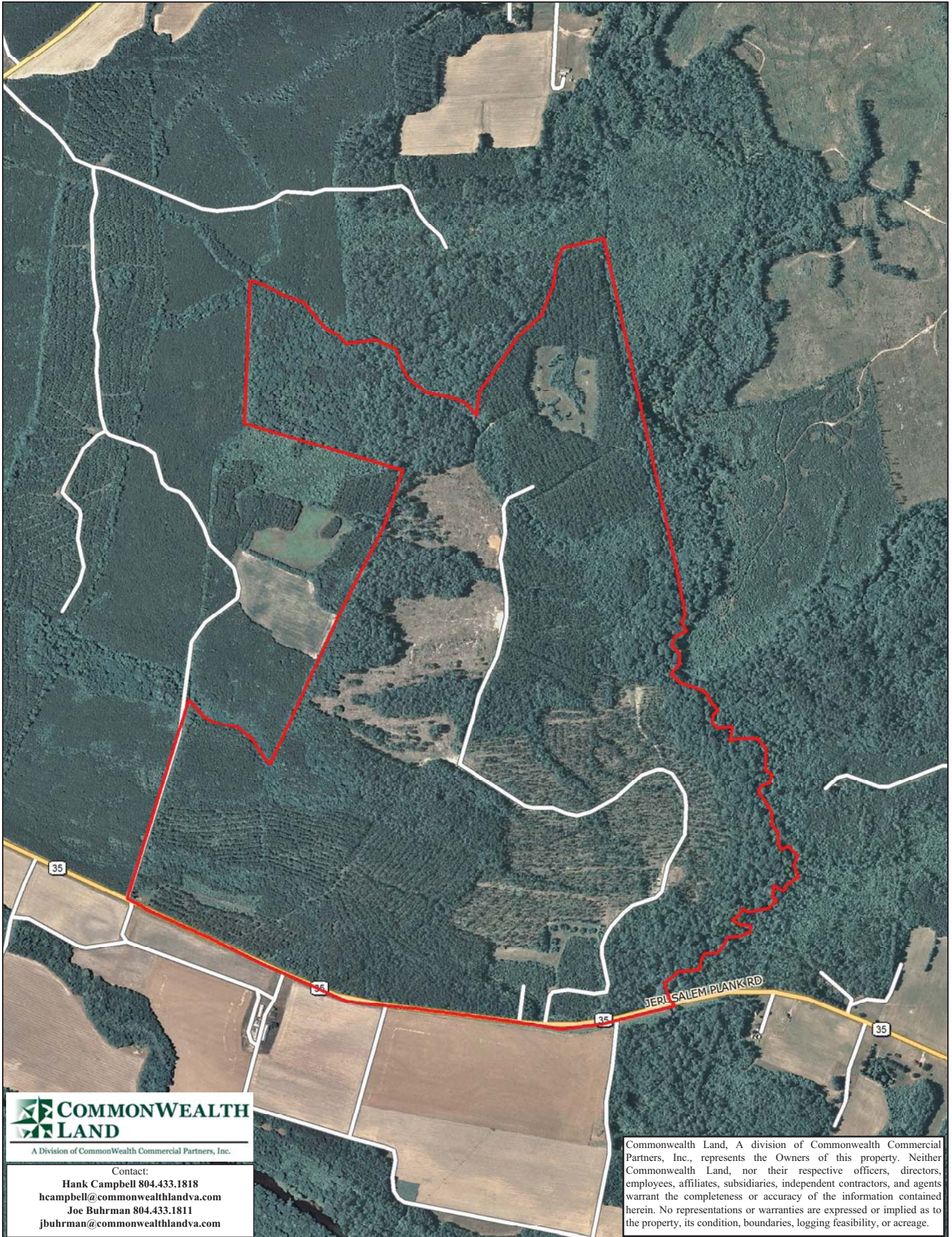
Sus-95-085



Parcel A-1983 Loblolly Pine Plantation-249 acres Parcel C-Upland Hardwood-54 acres
Parcel B-2000 Loblolly Pine Plantation-9 acres Parcel D-2012 Loblolly Pine Plantation-31 acres

Map By: Zachary H. Dowling

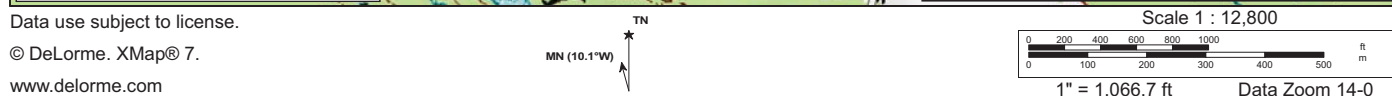
Report Date: Tuesday, February 14, 2012



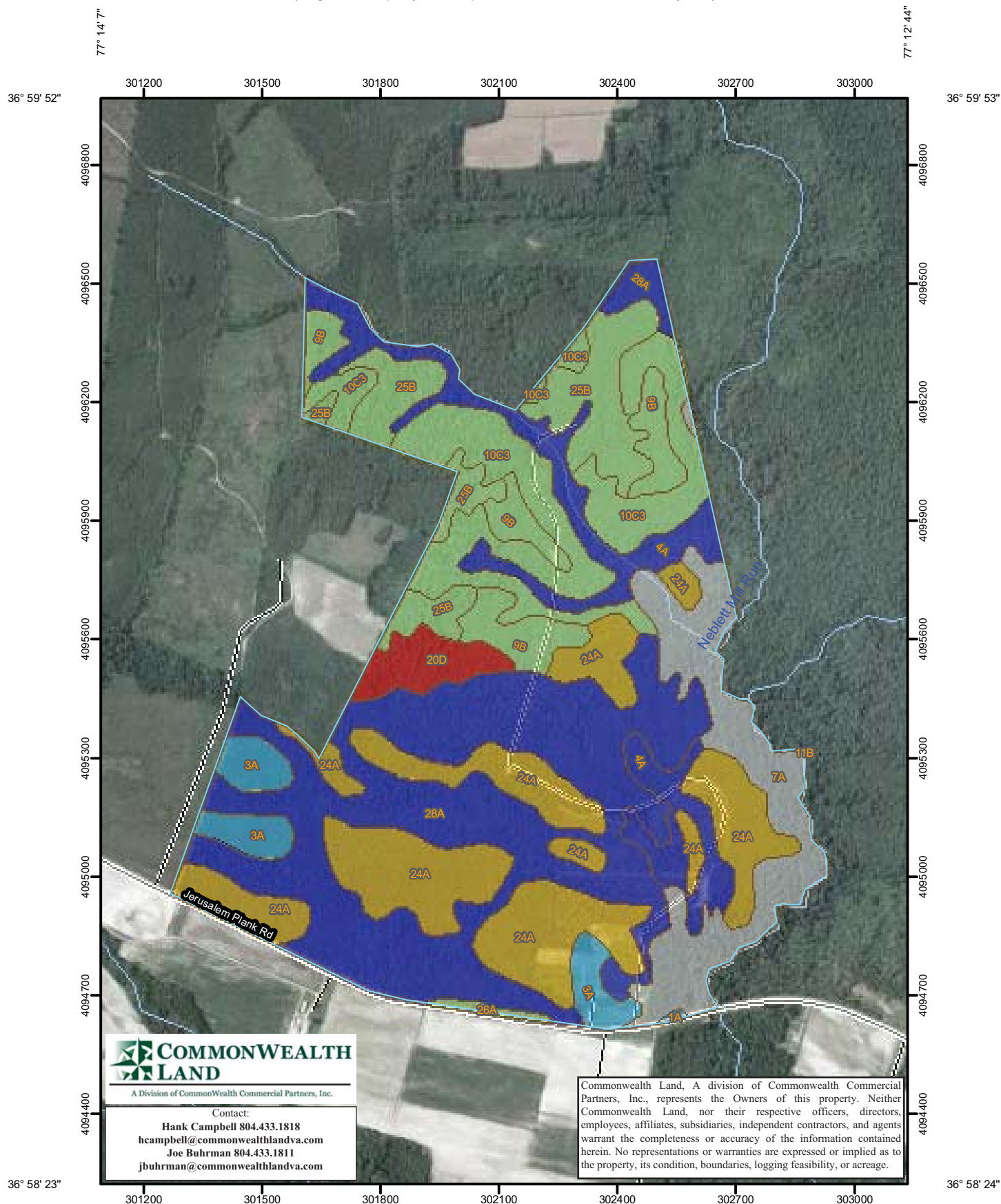
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Sussex County, Virginia
(Ragsdale Property TSI Map - 449+/-Acres - Sussex County, VA)



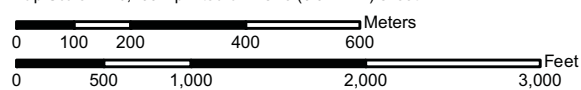
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Contact:

Hank Campbell 804.433.1818
hcampbell@commonwealthlandva.com
Joe Buhrman 804.433.1811
jbuhrman@commonwealthlandva.com

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Map Scale: 1:13,100 if printed on A size (8.5" x 11") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/26/2012
Page 1 of 4

MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Units
- Soil Ratings

<= 77

> 77 AND <= 81

> 81 AND <= 88

> 88 AND <= 91

> 91 AND <= 100

Not rated or not available
- Political Features

Cities
- Water Features

Streams and Canals
- Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

Map Scale: 1:13,100 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sussex County, Virginia
Survey Area Data: Version 10, Aug 9, 2010
Date(s) aerial images were photographed: 6/24/2003

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.

COMMONWEALTH

LAND

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Contact:

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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 — Sussex County, Virginia (VA183)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	91	0.4	0.1%
3A	Augusta sandy loam, 0 to 2 percent slopes, rarely flooded	90	16.3	3.6%
4A	Bibb and Chastain soils, 0 to 2 percent slopes, frequently flooded	100	41.8	9.2%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		45.0	9.9%
9B	Craven loam, 2 to 6 percent slopes	88	22.7	5.0%
10C3	Craven clay loam, 6 to 10 percent slopes, severely eroded	88	55.0	12.1%
11B	Dogue loam, 2 to 6 percent slopes	90	0.0	0.0%
20D	Nevarc and Emporia soils, 10 to 15 percent slopes	77	10.3	2.3%
24A	Seabrook sand, 0 to 2 percent slopes	81	90.7	19.9%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	36.4	8.0%
26A	State sandy loam, 0 to 2 percent slopes, rarely flooded	86	1.4	0.3%
28A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	99	135.6	29.8%
Totals for Area of Interest			455.6	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 Species: loblolly pine

Index Base: Coile, Schumacher 1953 (690)

Web Soil Survey
National Cooperative Soil Survey



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