

# Timberland Investment Opportunity

## McDonald Tract - 195.5+/-Acres - Essex County, VA



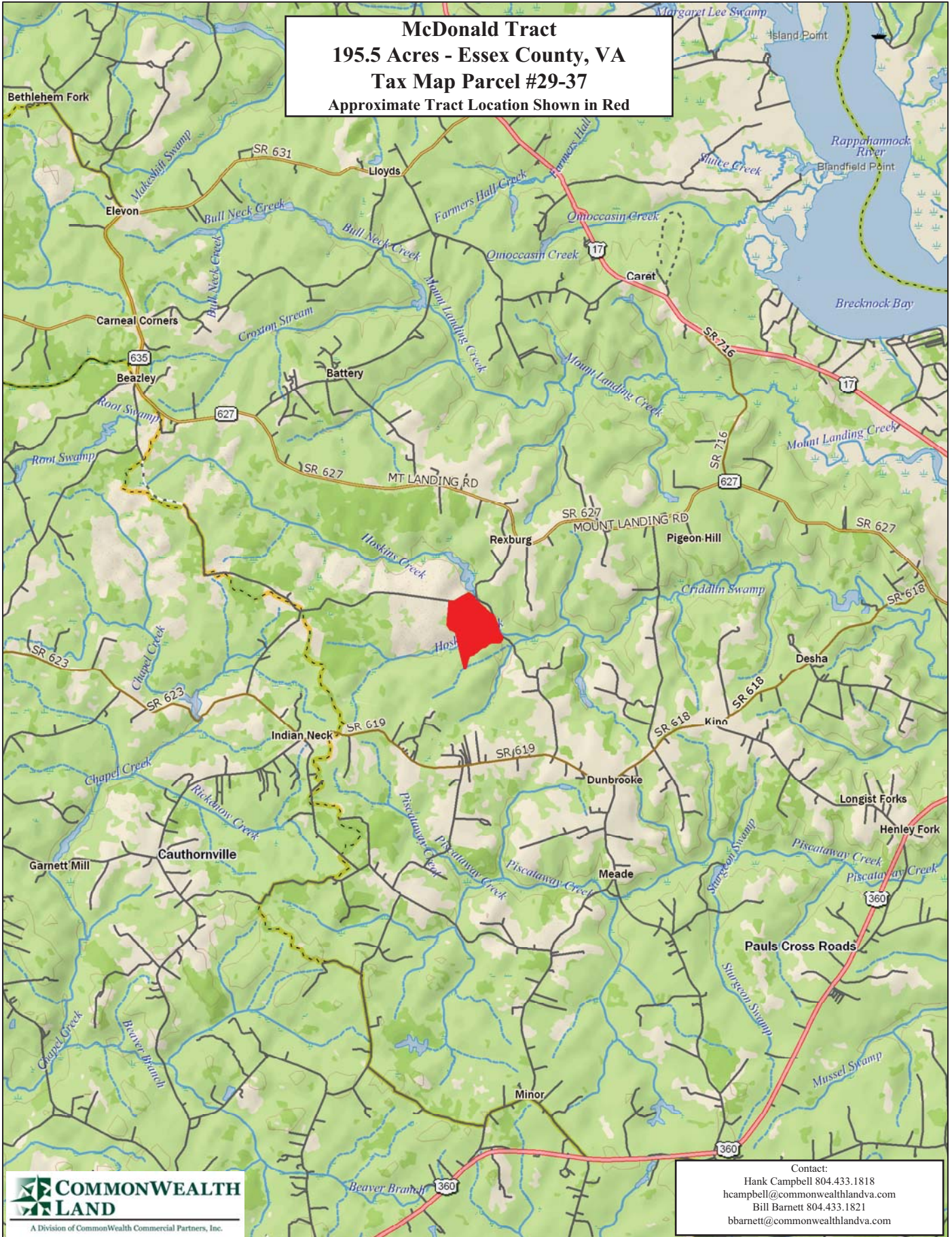
**COMMONWEALTH  
LAND**

A Division of Commonwealth Commercial Partners, Inc.

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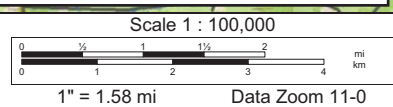
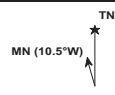


**McDonald Tract**  
**195.5 Acres - Essex County, VA**  
**Tax Map Parcel #29-37**  
 Approximate Tract Location Shown in Red



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# Tract Data Summary

## McDonald Tract - 195.5+/-Acres - Essex County, VA

**\*Long-Term Timberland Investment with Excellent Recreational Potential**

**\*Located Approximately 8 miles North of Millers Tavern and Approximately 7.5 Miles from Tappahannock with Approximately 1,300' of Frontage on Stumptown Road (VSR626) as well as Frontage on Cheatwood Road (VSR620)**

**\*Flat to Slightly Rolling Topography with Ample Interior Road System with Old Home Site Along Top of Ridge Overlooking Hoskins Creek**

**\*Timber Comprised of Approximately 86+/-Acres of 4 yr. Old Loblolly, Approximately 21+/-Acres of 17 yr. Old Loblolly (Thinned), Approximately 53+/-Acres of Mixed Upland Hardwood and Pine and 35+/-Acres of Young Bottomland Hardwood**

**\*Hoskins Creek Crosses the Southern Third of the Property**

**\*Currently in Land Use, zoned A-1 (Agricultural) and Identified as Tax Map Parcel #29-37**

**\*Excellent Wildlife Habitat with Strong Populations of Deer & Turkeys**

**\*Convenient to Richmond, Washington D.C. and Tidewater**

**\*Directions - East on VSH 360 to Millers Tavern, Then Left on VSR620 (Dunbrooke Road) and Travel Approximately 5 Miles to Dunbrooke. Take a Left on VSR619 (Sunnyside Road) and Travel Less Than a Mile, Then Right on VSR676 (Lewis Level Road) And Travel Approximately 1 Mile, Then Left on VSR620 (Cheatwood Mill Road) and Travel 1.3 Miles, Then Left Again on VSR620 (Stumptown Road). Cross A Small Bridge and the Property Begins at the Top of the Hill on the Left After the Bend in the Road.**

**\*Contact Brokers For More Details**

**\*Offered For \$375,000**

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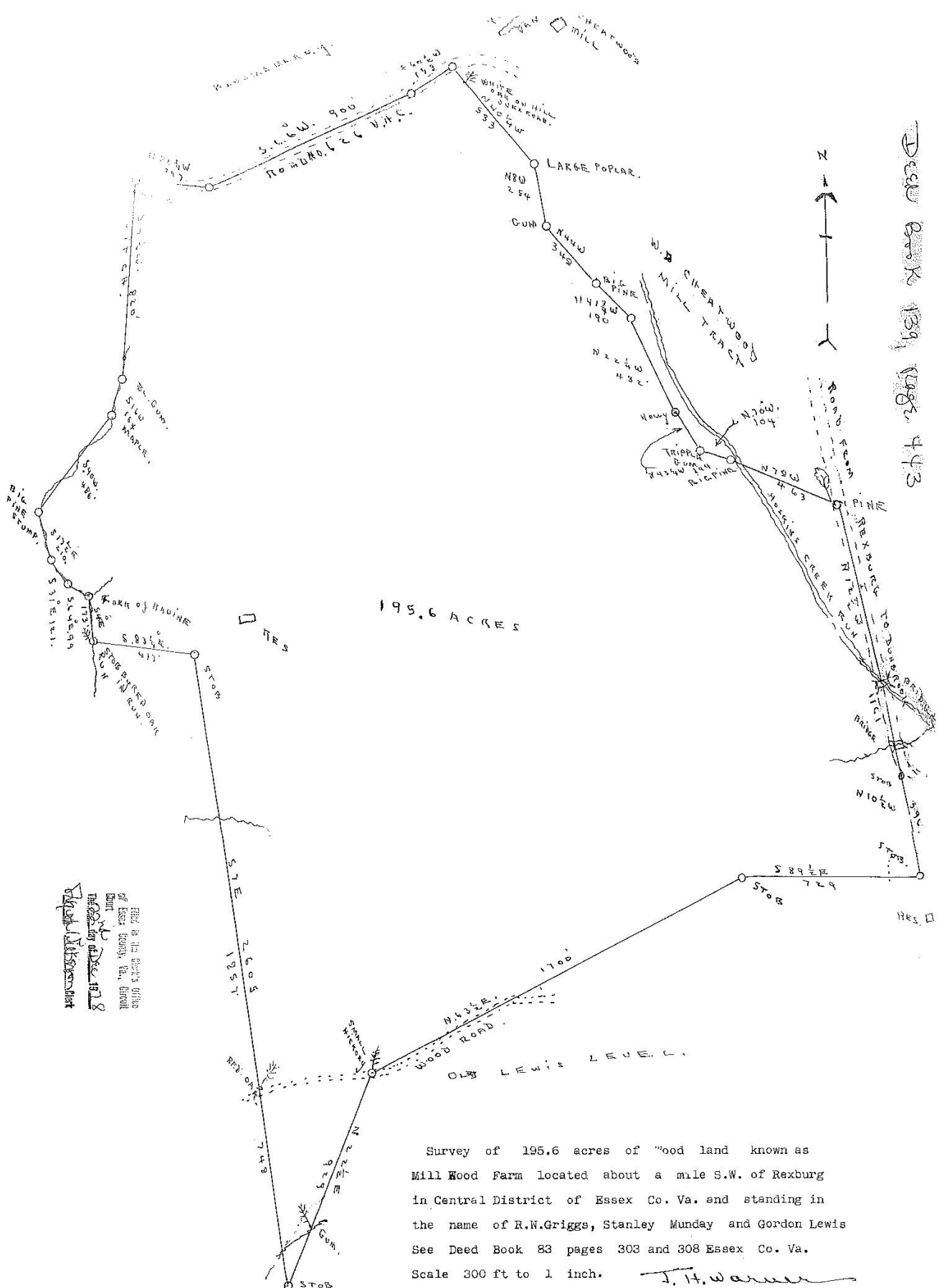
**Property Information is Available at *Commonwealthlandva.com, LandsofAmerica.com and Costar.net***



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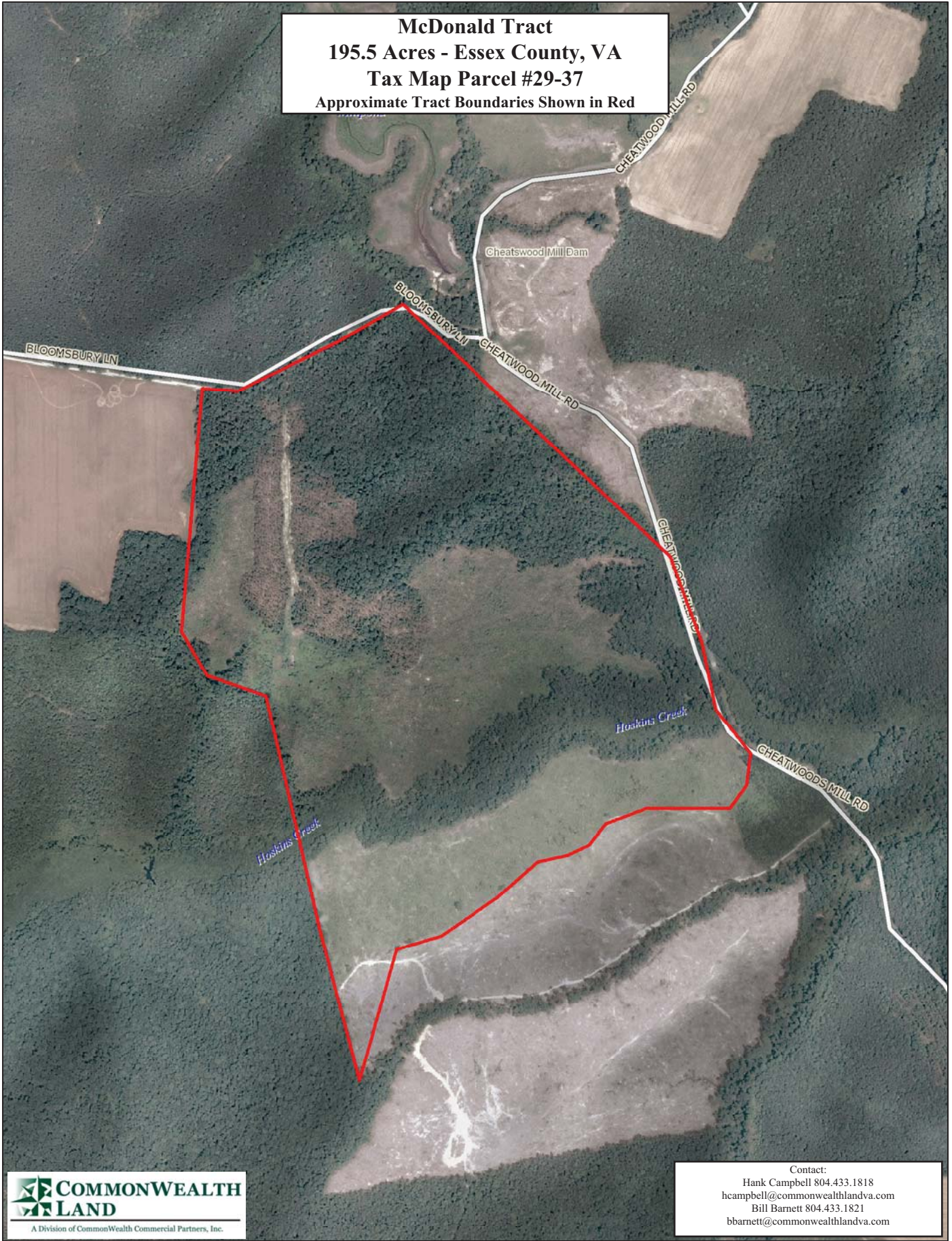


Filed in the Office of the Clerk of the Circuit Court of Essex County, Va. Dec. 18 1946  
 T. H. Warner  
 Surveyor

Survey of 195.6 acres of "ood land known as  
 Mill Wood Farm located about a mile S.W. of Rexburg  
 in Central District of Essex Co. Va. and standing in  
 the name of R.N.Griggs, Stanley Munday and Gordon Lewis  
 See Deed Book 83 pages 303 and 308 Essex Co. Va.  
 Scale 300 ft to 1 inch.  
 T. H. Warner  
 Mag. Mer. State Certified Surveyor  
 Dec. 18 1946



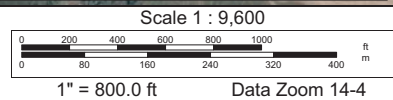
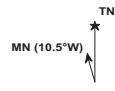
**McDonald Tract**  
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**Tax Map Parcel #29-37**  
 Approximate Tract Boundaries Shown in Red



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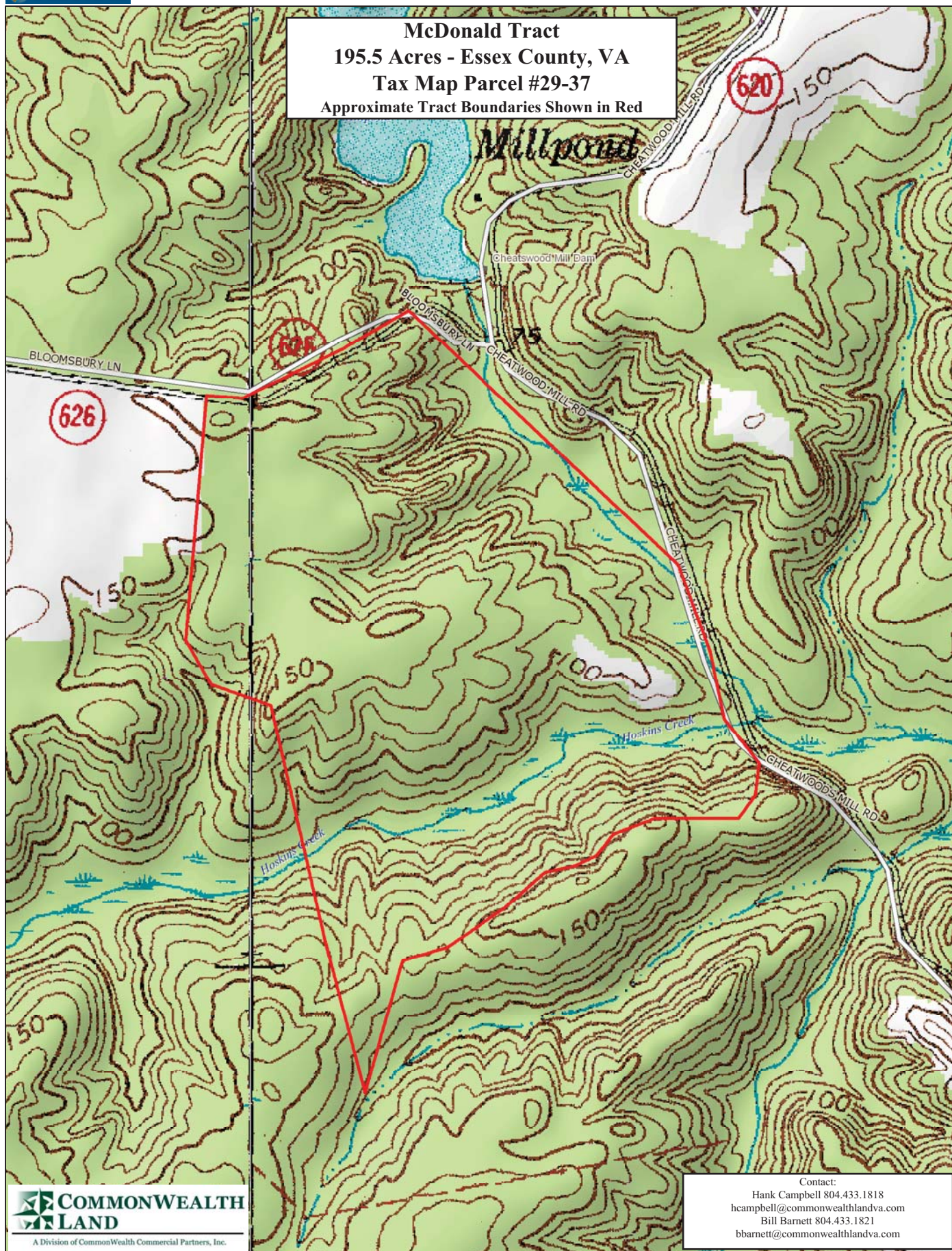
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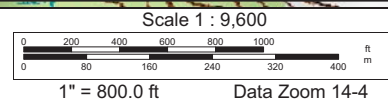
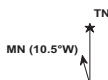
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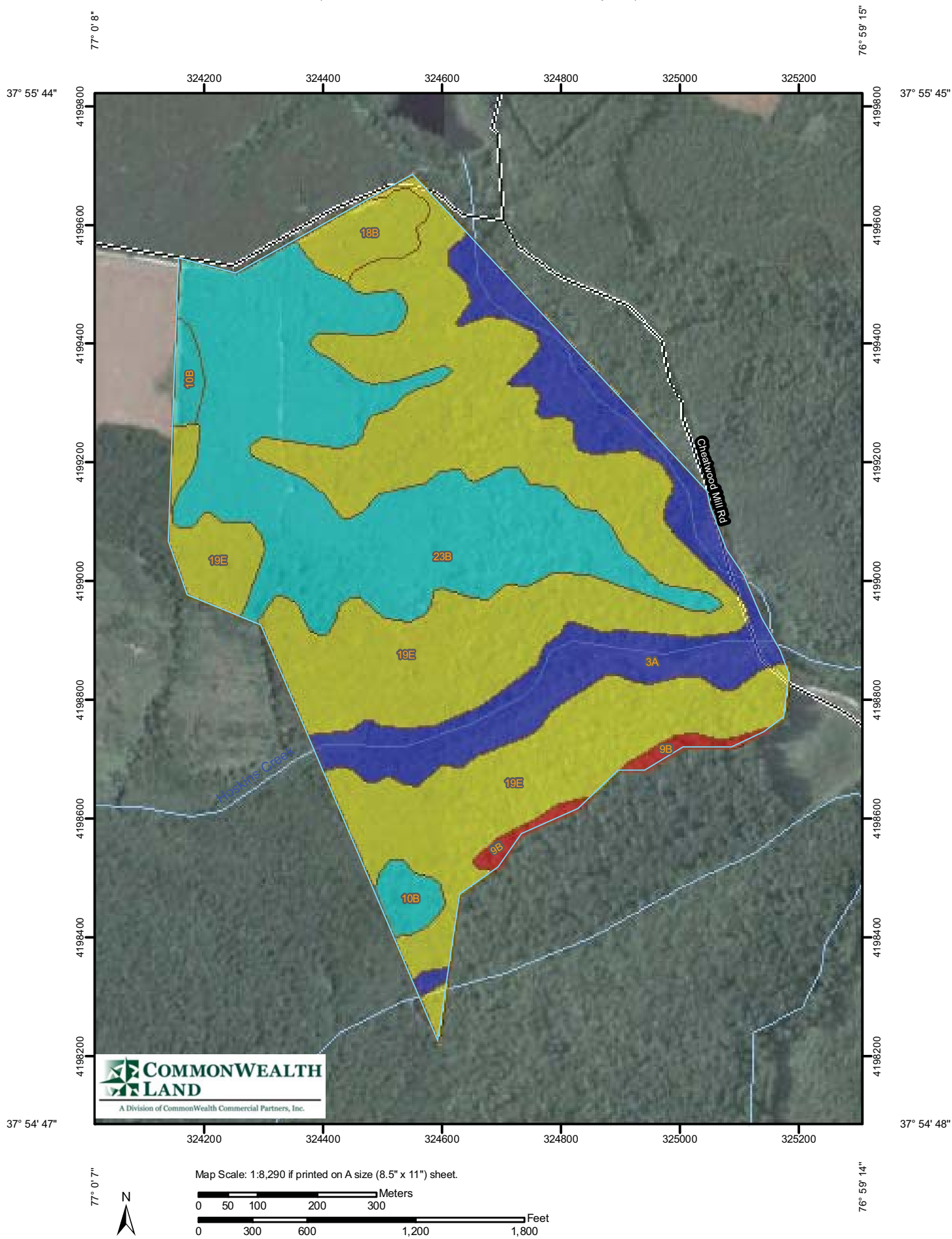























Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Essex County, Virginia  
(McDonald Tract - 195+/-Acres - Essex County, VA)





## MAP LEGEND

<b>Area of Interest (AOI)</b>	
	Area of Interest (AOI)
<b>Soils</b>	
	Soil Map Units
<b>Soil Ratings</b>	
	<= 75
	> 75 AND <= 80
	> 80 AND <= 82
	> 82 AND <= 100
	Not rated or not available
<b>Political Features</b>	
	Cities
<b>Water Features</b>	
	Oceans
	Streams and Canals
<b>Transportation</b>	
	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads

## MAP INFORMATION

Map Scale: 1:8,290 if printed on A size (8.5" x 11") sheet.

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

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: Essex County, Virginia  
Survey Area Data: Version 9, Dec 19, 2008

Date(s) aerial images were photographed: 6/25/2003; 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.



## 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 — Essex County, Virginia				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
3A	Bibb sandy loam, 0 to 2 percent slopes, frequently flooded	100	30.4	15.6%
9B	Emporia sandy loam, 2 to 6 percent slopes	75	2.5	1.3%
10B	Kempsville sandy loam, 2 to 6 percent slopes	82	4.3	2.2%
18B	Rumford loamy sand, 0 to 6 percent slopes	80	4.8	2.5%
19E	Rumford and Emporia soils, 15 to 50 percent slopes	80	96.9	49.6%
23B	Suffolk sandy loam, 2 to 6 percent slopes	82	56.2	28.8%
Totals for Area of Interest			195.2	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.