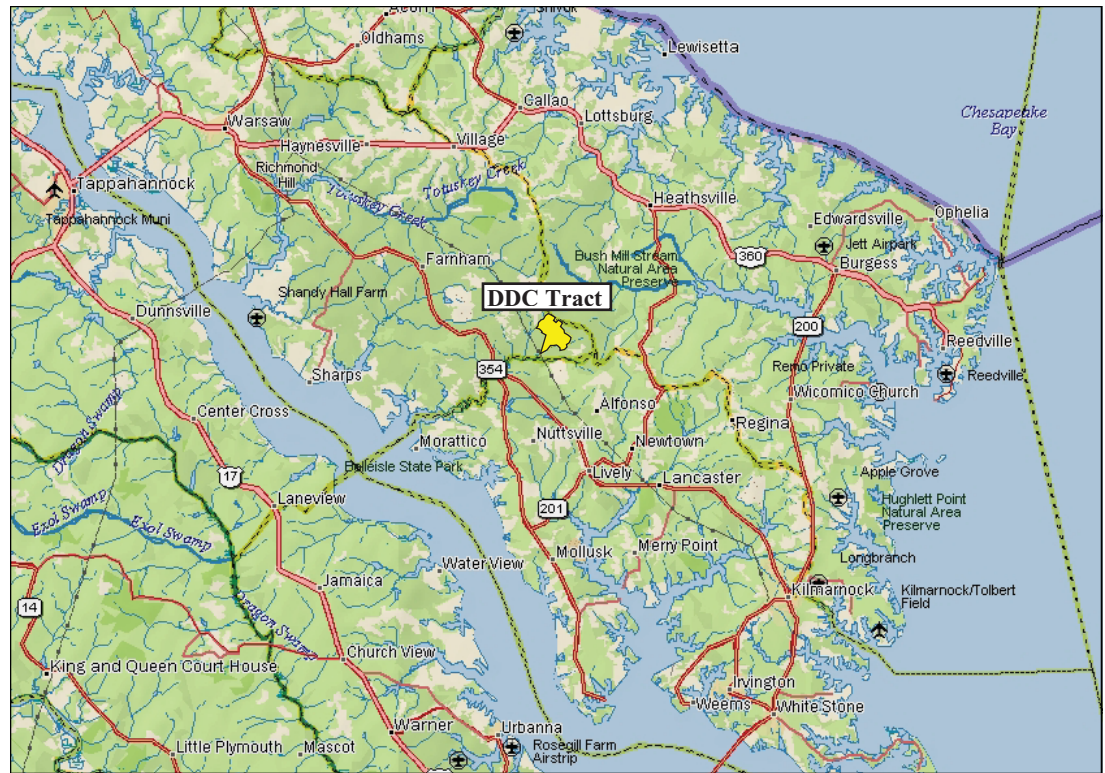


# FOR SALE

## 580+/-ACRES RICHMOND COUNTY, VA



### PROPERTY SUMMARY

- Excellent managed timberland investment opportunity with recreational potential
- Located between Moon Corner and Lara with 2,200' of frontage on the south side of Ridge Road (SR 600)
- 338+/-acres of merchantable timber (Loblolly Pine and hardwood) with 126+/-acres in 8 yr. old planted Loblolly pine and with balance in creek bottoms and swamp
- Currently zoned A-1 & identified as tax map parcel #40-4
- Frontage on swamp and streams near headwaters of Lancaster Creek
- Strong populations of deer and turkeys with excellent hunting opportunities
- Convenient to Richmond and Washington D.C.
- Directions: From Warsaw, take Route 3 east through Farnham to Robley, then left on Maon Rd. (SR601) for almost 4 miles, then right on Ridge Rd.(SR600) to property on the right
- Offered for \$1,200,000.00

Contact:

**Hank Campbell**

Office: 804.433.1818

Fax: 804.346.5901

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

**Bill Barnett, CCIM, ALC**

Office: 804.433.1821

Fax: 804.346.5901

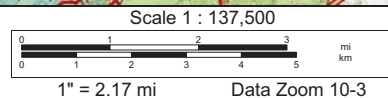
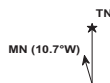
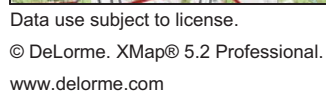
[bbarnett@commonwealthcommercial.com](mailto:bbarnett@commonwealthcommercial.com)

Commonwealth Commercial Partners, Inc. represent the Owner of this property.  
Information contained within is deemed reliable, but is not guaranteed.



7130 Glen Forest Drive, Suite 110, Richmond, VA 23226  
Mailing Address: PO Box 71150, Richmond, VA 23255  
Phone: 804.346.4966 Fax: 804.346.5901  
Web Site: [www.commonwealthcommercial.com](http://www.commonwealthcommercial.com)

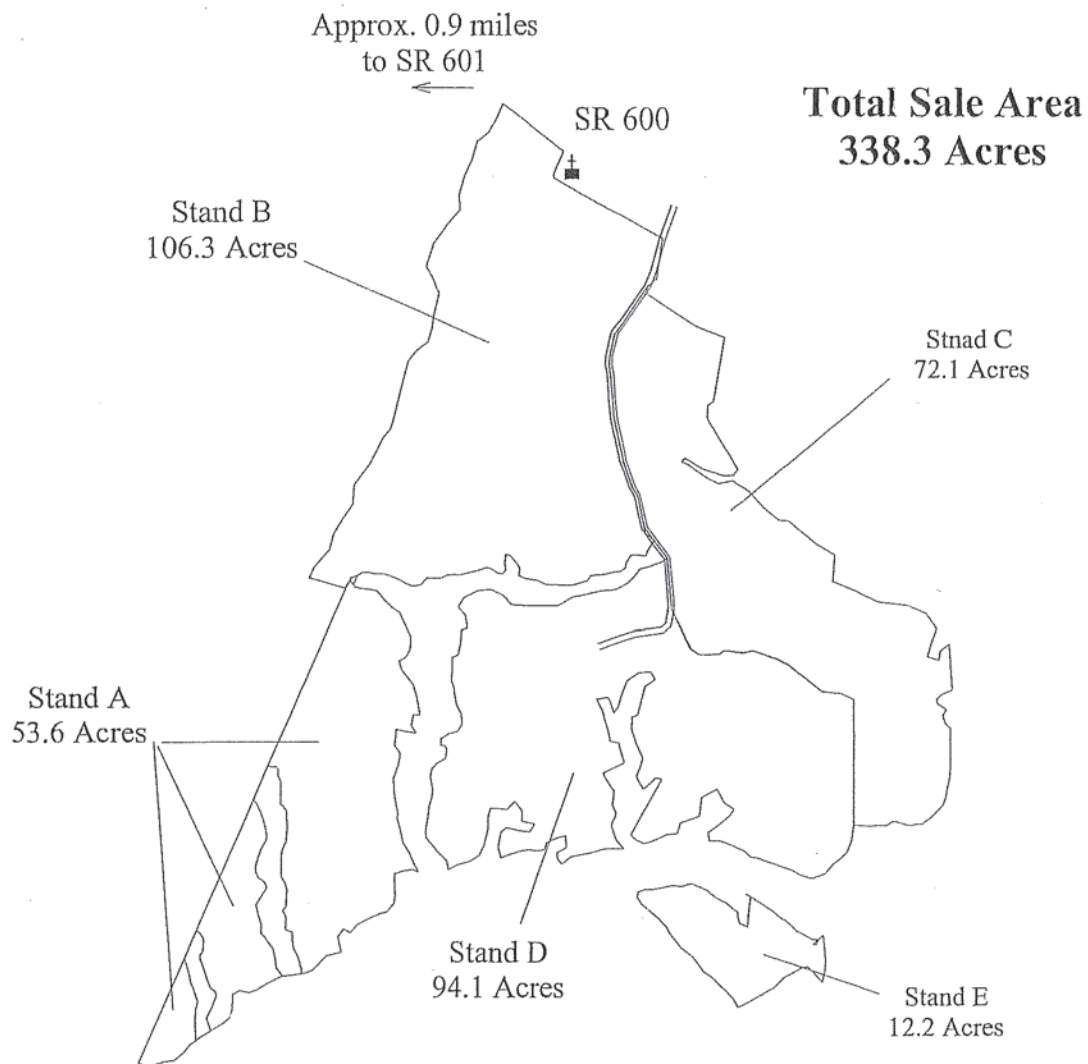






# DDC TRACT

## Richmond County, VA



2000 0 Feet

Scale = 1 : 1320.00 (In : Feet)

### UTM, NAD 83, 18

Contact:  
Hank Campbell  
Commonwealth Commercial  
(804)433-1818  
hcampbell@commonwealthcommercial.com

Timber Volume Summary	2009	2003	Tract A	53.6 Acres	Percent Change
Loblolly Pine	160.7	144.6	MBF	International Log Rule FC 78	11.1%
Red Oak	60.4	44.1	MBF	International Log Rule FC 76	36.9%
White Oak	97.8	55.4	MBF	International Log Rule FC 76	76.7%
Yellow-Poplar	180.4	142.2	MBF	International Log Rule FC 78	26.9%
Misc. Hdwd.	22.2	7.1	MBF	International Log Rule FC 76	211.3%
Va. Pine	11.9	1.9	MBF	International Log Rule FC 78	536.2%
Total	533.4	395.3			34.9%

Timber Volume Summary	2009	2003	Tract B	106.3 Acres	Percent Change
Loblolly Pine	983.7	729.6	MBF	International Log Rule FC 78	34.8%
Red Oak	79.8	44.1	MBF	International Log Rule FC 76	80.9%
White Oak	14.4	23.1	MBF	International Log Rule FC 76	-37.8%
Yellow-Poplar	231.2	113.5	MBF	International Log Rule FC 78	103.6%
Misc. Hdwd.	5.2	2.6	MBF	International Log Rule FC 76	103.4%
Va. Pine	58.3	30.0	MBF	International Log Rule FC 78	94.6%
Total	1372.6	942.9	MBF		45.6%

Timber Volume Summary	2009	2003	Tract C	72.1 Acres	Percent Change
Loblolly Pine	270.1	230.7	MBF	International Log Rule FC 78	17.0%
Red Oak	77.7	29.1	MBF	International Log Rule FC 76	167.1%
White Oak	145.0	65.8	MBF	International Log Rule FC 76	120.4%
Yellow-Poplar	150.9	107.8	MBF	International Log Rule FC 78	40.0%
Misc. Hdwd.	33.1	9.0	MBF	International Log Rule FC 76	268.7%
Va. Pine	44.6	53.6	MBF	International Log Rule FC 78	-16.8%
Total	721.35	496.0	MBF		45.4%

Timber Volume Summary	2009	2003	Tract D	94.1 Acres	Percent Change
Loblolly Pine	543.0	379.1	MBF	International Log Rule FC 78	43.3%
Red Oak	37.3	39.4	MBF	International Log Rule FC 76	-5.2%
White Oak	40.2	36.2	MBF	International Log Rule FC 76	11.2%
Yellow-Poplar	416.0	249.5	MBF	International Log Rule FC 78	66.7%
Misc. Hdwd.	17.6	24.9	MBF	International Log Rule FC 76	-29.3%
Va. Pine	56.8	4.2	MBF	International Log Rule FC 78	1242.3%
Total	1,110.9	733.2	MBF		51.5%

Timber Volume Summary	2009	2003	Tract E	12.2 Acres	Percent Change
Loblolly Pine	72.9	52.1	MBF	International Log Rule FC 78	40.0%
Red Oak	2.5	1.8	MBF	International Log Rule FC 76	40.0%
White Oak	19.4	13.9	MBF	International Log Rule FC 76	40.0%
Yellow-Poplar	54.9	39.2	MBF	International Log Rule FC 78	40.0%
Misc. Hdwd.	0.0	0.0	MBF	International Log Rule FC 76	
Va. Pine	0.0	0.0	MBF	International Log Rule FC 78	
Total	149.7	106.9	MBF		40.0%

Total - all tracts	MBF 2009	MBF 2003	2009 \$	2009	2003
Loblolly Pine	2,032.5	1,536.1	\$150.00	\$304,871	\$307,222
Red Oak	267.0	158.4	\$125.00	\$33,370	\$23,765
White Oak	322.0	194.3	\$140.00	\$45,080	\$29,147
Yellow-Poplar	1,042.7	652.2	\$150.00	\$156,402	\$97,826
Misc. Hdwd.	103.3	43.6	\$70.00	\$7,231	\$3,267
Va. Pine	171.7	89.7	\$70.00	\$12,019	\$6,725
	3,939.1	2,674.3		\$558,973	\$467,953
pine pulp	1,757.3	2,743.0	\$15.00	\$26,360	\$49,923
hdwd. Pulp	3,115.3	2,132.0	\$4.00	\$12,461	\$12,792
	4,872.6	4,875.0		\$38,821	\$62,715
Total Tract Timber Price:				\$597,794	\$530,668

Volume	Price
32.3%	-0.8%
68.5%	40.4%
65.7%	54.7%
59.9%	59.9%
137.1%	121.3%
91.5%	78.7%
47.3%	19.5%
-35.9%	-47.2%
46.1%	-2.6%
0.0%	-38.1%

12.6%

1323B

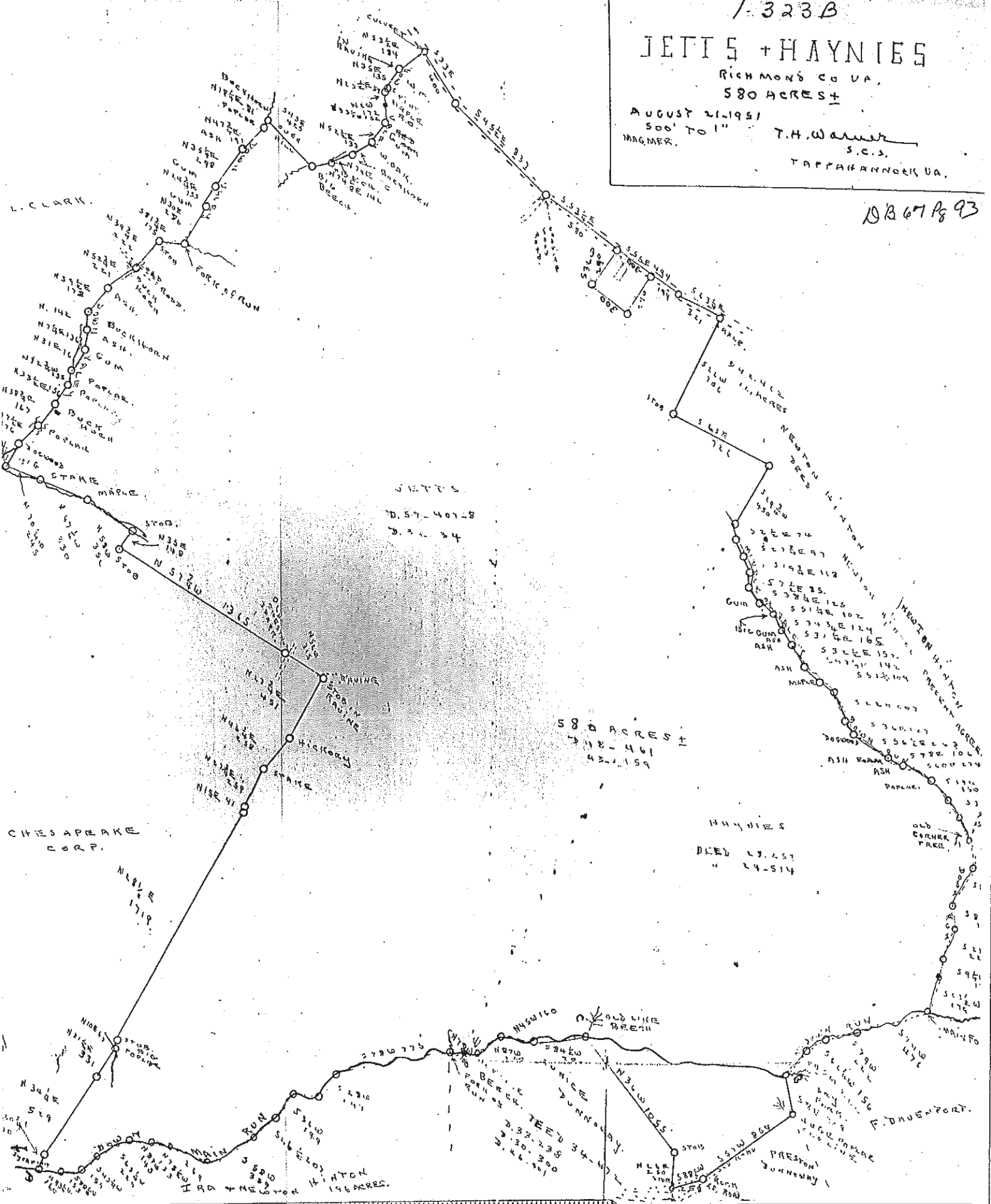
# JETTS + HAYNIES

RICHMOND CO VA.  
580 ACRES ±

AUGUST 21, 1951  
500' TO 1"

T.H. Warner  
S.C.S.  
TAPPAHANNOCK VA.

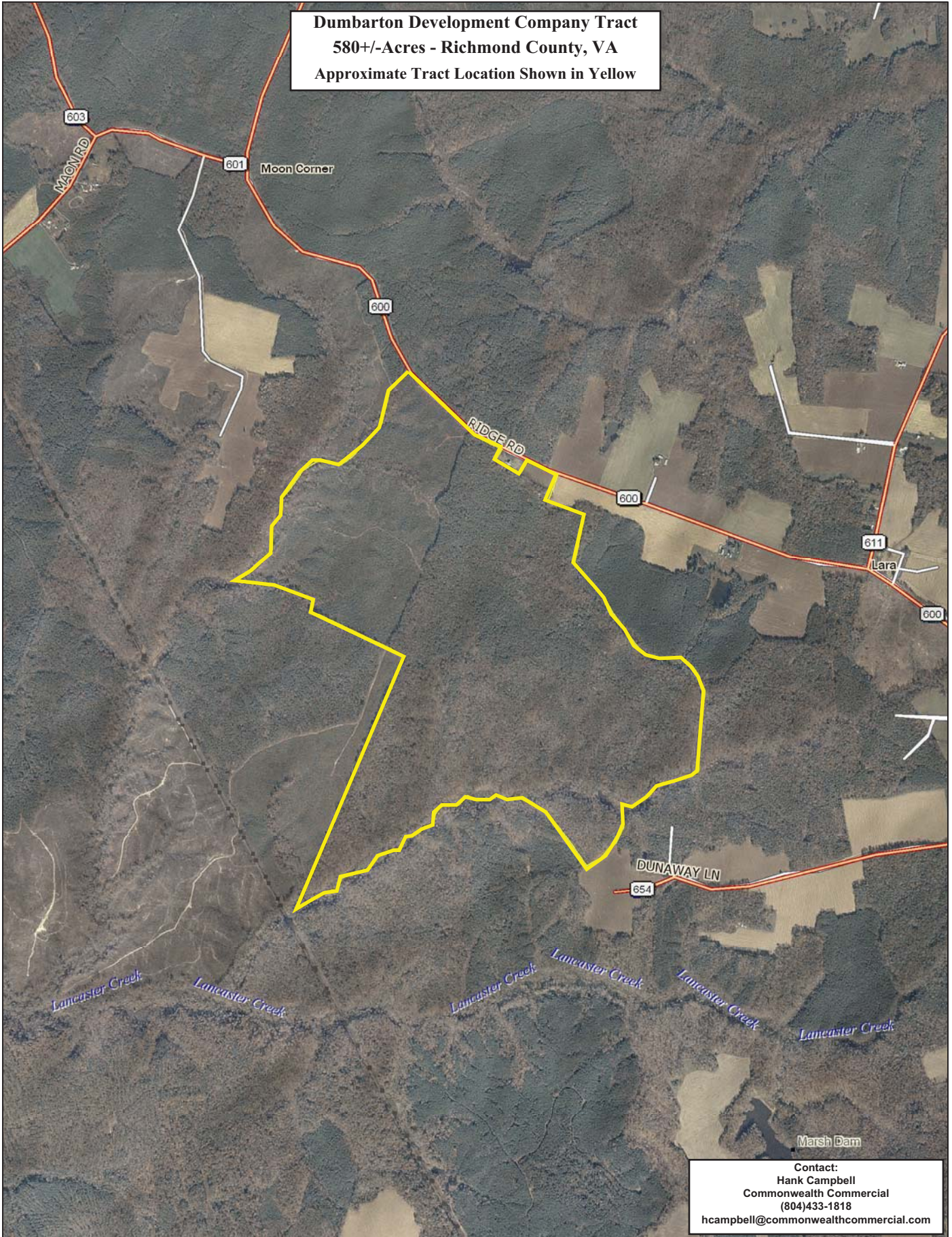
DB 67 Pg 93



Contact:  
Hank Campbell  
Commonwealth Commercial  
(804)433-1818  
hcampbell@commonwealthcommercial.com

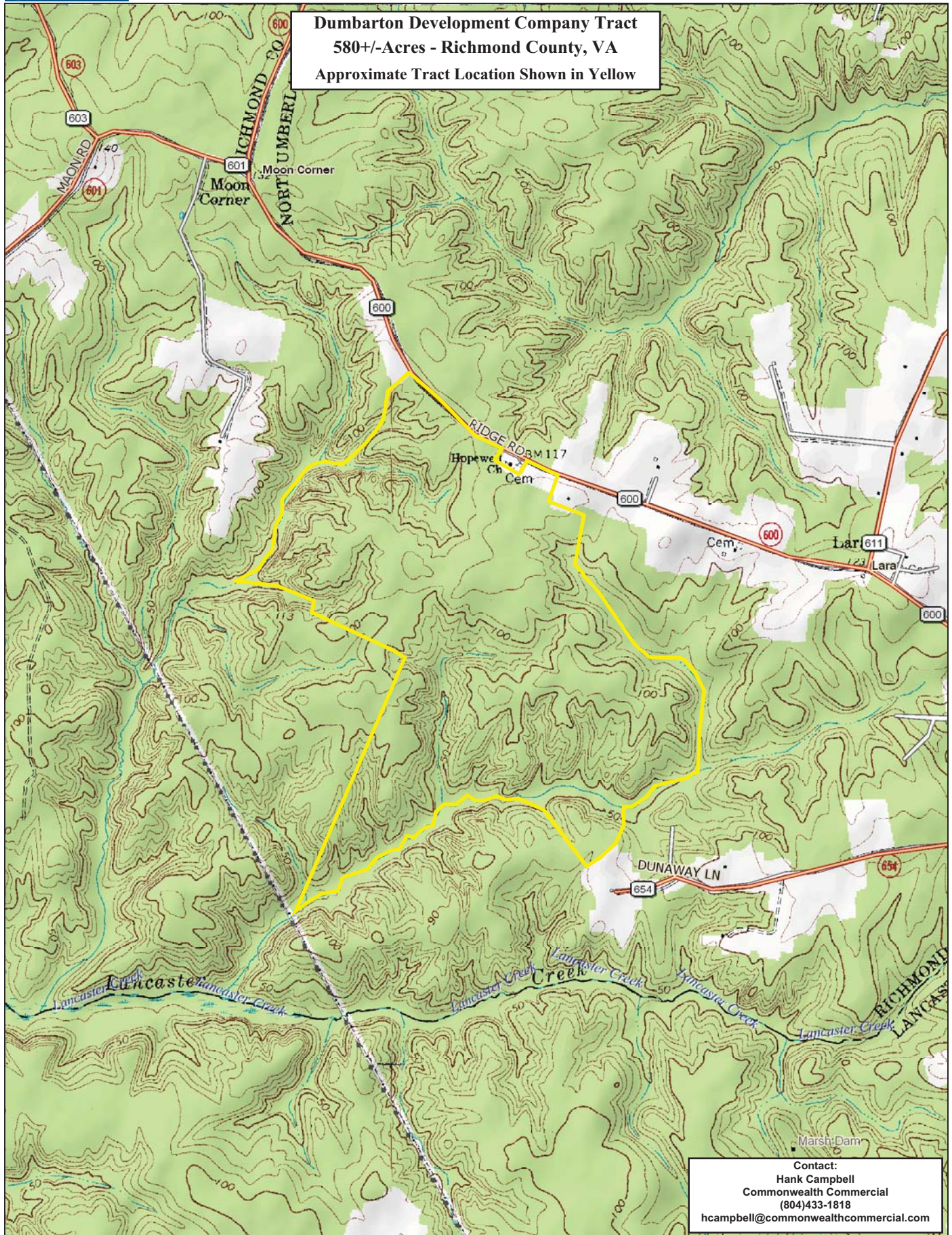


**Dumbarton Development Company Tract**  
**580+/-Acres - Richmond County, VA**  
**Approximate Tract Location Shown in Yellow**



**Contact:**  
**Hank Campbell**  
**Commonwealth Commercial**  
**(804)433-1818**  
**hcampbell@commonwealthcommercial.com**

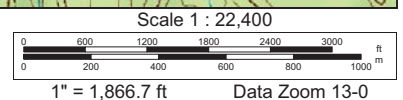
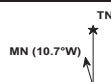




Data use subject to license.

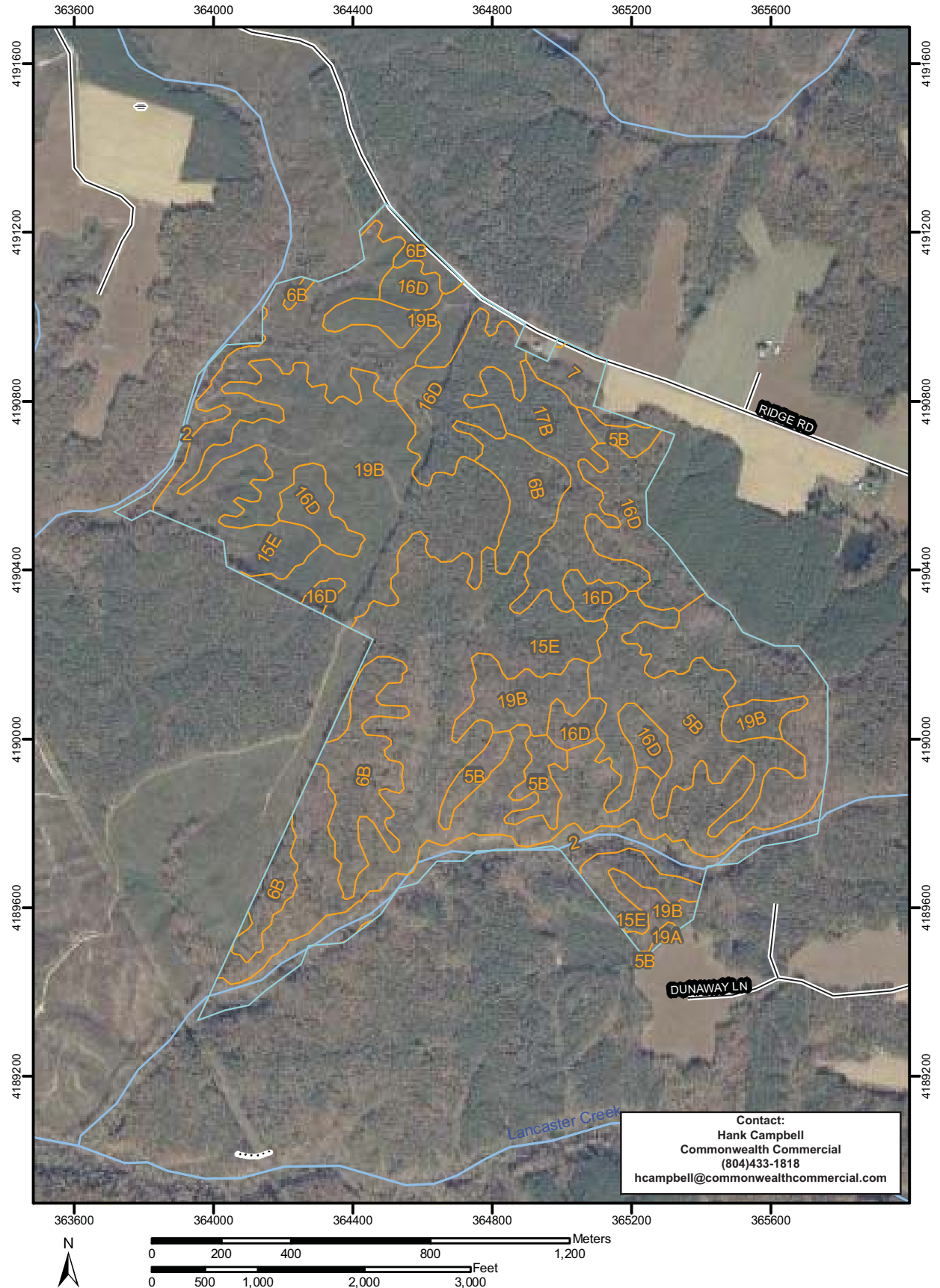
© DeLorme. XMap® 5.2 Professional.

[www.delorme.com](http://www.delorme.com)





Soil Map-Richmond County, Virginia  
(DDC Tract - 580+/-Acres - Richmond County, VA)






Soil Map—Richmond County, Virginia  
(DDC Tract - 580+/-Acres - Richmond County, VA)

## MAP LEGEND






















### Area of Interest (AOI)




 Area of Interest (AOI)

### Soils




 Soil Map Units

### Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot



-  Very Stony Spot
-  Wet Spot
-  Other

### Special Line Features



-  Gully
-  Short Steep Slope
-  Other

### Political Features


#### Municipalities

-  Cities
-  Urban Areas






### Water Features

-  Oceans
-  Streams and Canals

### Transportation

-  Rails

### Roads

-  Interstate Highways
-  US Routes
-  State Highways
-  Local Roads
-  Other Roads

## MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

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

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

Soil Survey Area: Richmond County, Virginia  
Survey Area Data: Version 7, Dec 18, 2007

Date(s) aerial images were photographed: 1994

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.





## Map Unit Legend

Richmond County, Virginia (VA159)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Bibb and Levy soils	35.0	6.1%
5B	Emporia loam, 2 to 6 percent slopes	53.2	9.2%
6B	Kempsville sandy loam, 2 to 6 percent slopes	47.9	8.3%
7	Kempsville loam	7.3	1.3%
15E	Rumford soils, 15 to 50 percent slopes	224.0	38.8%
16D	Rumford and Tetotum soils, 6 to 15 percent slopes	68.9	12.0%
17B	Savannah fine sandy loam, 2 to 6 percent slopes	28.6	5.0%
19A	Suffolk sandy loam, 0 to 2 percent slopes	0.6	0.1%
19B	Suffolk sandy loam, 2 to 6 percent slopes	111.1	19.3%
Totals for Area of Interest (AOI)		576.7	100.0%