



COMMONWEALTH COMMERCIAL

Comprehensive Property Solutions



FOR SALE

Courthouse Road (VSR 201) | Heathsville, VA 22473



Hank Campbell

T 804-433-1818

E hcampbell@commonwealthcommercial.com

Features

- Ideal 93± acre timberland investment opportunity located just South of Heathsville in Northumberland County
- Accessed by easement from Courthouse Road (VSR 201) offering 51± acres of planted pines ('97) as well as 34± acres of natural pine ('49)
- The property is bound to the north by Crabbe Mill Stream offering excellent wildlife habitat and strong recreation potential
- Solid interior road
- Tax Map #24-1-23
- Contact Broker for more details
- Price: \$235,755.00



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

Commonwealth Commercial Partners, LLC represents the Owner of this property. Information contained herein, is deemed reliable but not guaranteed.



FOR SALE

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0 330 660 Feet
0 5 10 Chains

Tanager
Tanager Timber, LLC
ET2-2009
Northumberland County, VA
+/- 93 acres
8/29/2016



Sources: Esri, HERE,
DeLorme, USGS, Intermap,
increment P Corp., NRCAN,
Esri Japan, METI, Esri China

ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY
OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS,
EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE
CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES
GUARANTEE OR WARRANT MAP SCALE OR ACCURACY,
TIMBER STAND INFORMATION, ACREAGE ESTIMATES,
NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER
INFORMATION.

Map Legend

- Natural Pine/Hardwood
- NonForest
- Merch Plantation

*Acres calculated in local UTM zone



**Tanager
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ET2-2009
Northumberland County, VA
+/- 93 acres
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Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2009	001	34.13	33.75	1949	Natural Pine Non-Convertible
ET2-2009	002	51.36	50.12	1997	Pine Plantation
ET2-2009	991	7.51	0.00	9999	NP - Other

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DeLORME

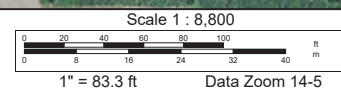
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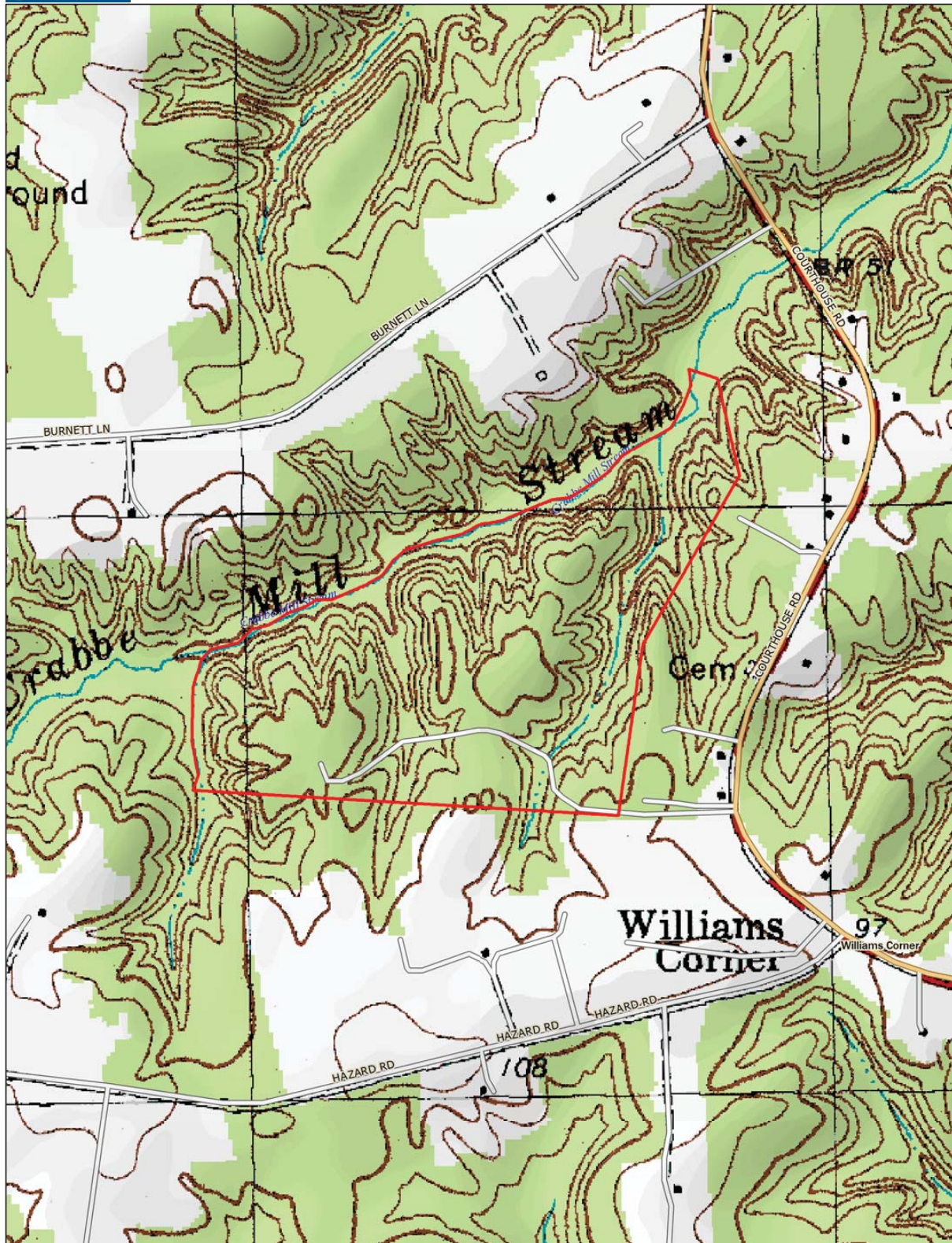


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DELORME

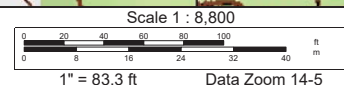
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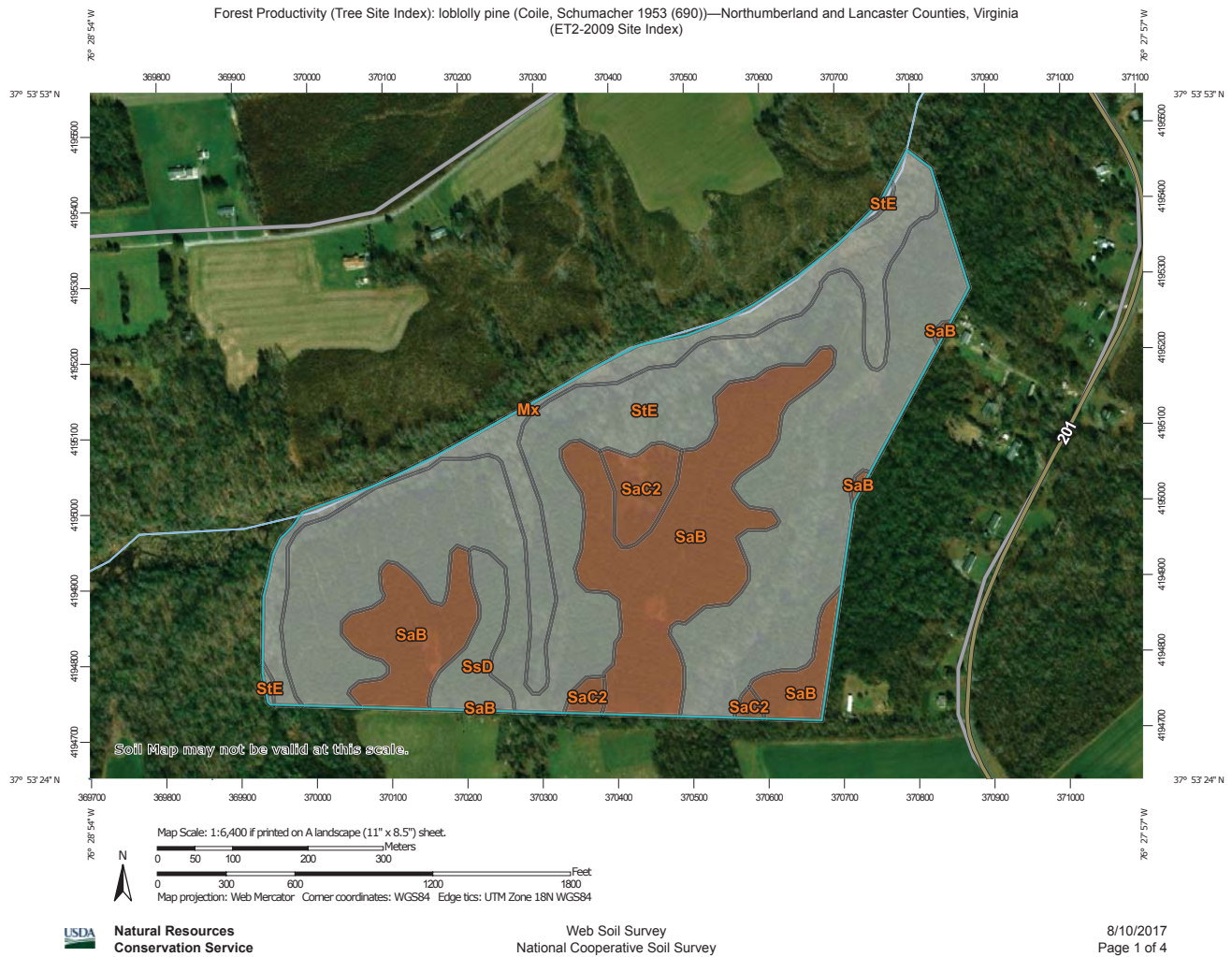
AT2-2009 Photos





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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Northumberland and Lancaster Counties, Virginia
(ET2-2009 Site Index)

MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils


Soil Rating Polygons

 = 85

 Not rated or not available


Soil Rating Lines

 = 85


 Not rated or not available

Soil Rating Points

 = 85

 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

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:

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: Northumberland and Lancaster Counties, Virginia

Survey Area Data: Version 9, Dec 11, 2013

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

Date(s) aerial images were photographed: Dec 31, 2009—Mar 5, 2017

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.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/10/2017
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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 — Northumberland and Lancaster Counties, Virginia (VA133)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
Mx	Mixed alluvial land		11.7	12.9%
SaB	Sassafras fine sandy loam, gently sloping	85	23.2	25.6%
SaC2	Sassafras fine sandy loam, sloping, eroded	85	3.1	3.4%
SsD	Sloping sandy land		2.9	3.2%
StE	Steep sandy land		49.7	54.8%
Totals for Area of Interest			90.7	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