

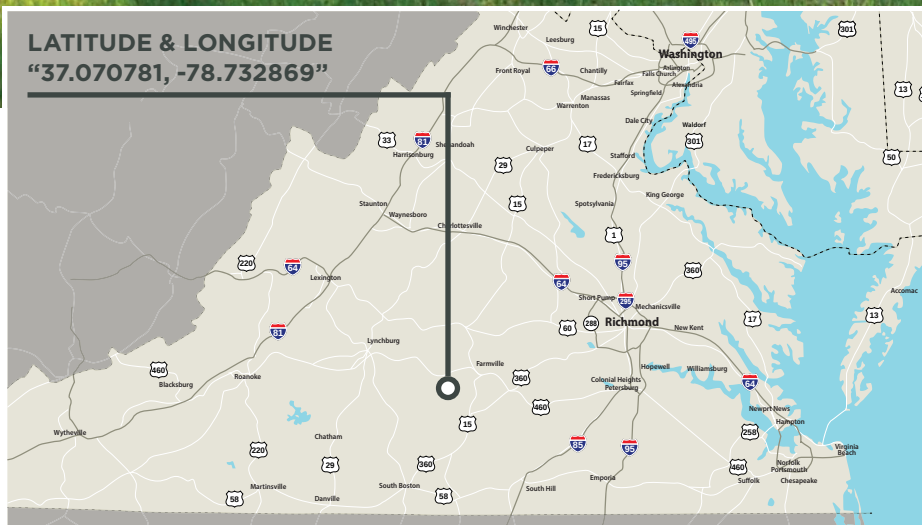
SANDY CREEK ROAD (VSR 669) CHARLOTTE COURTHOUSE, VA 23923

FOR SALE 239± ACRES CHARLOTTE, VIRGINIA

Price: \$555,000



LATITUDE & LONGITUDE
"37.070781, -78.732869"



Features

SOLID TIMBERLAND INVESTMENT and recreational opportunity located 5 miles West of the Charlotte Courthouse near Phenix with deeded access from Sandy Creek Rd (VSR 669)

OFFERING 59± ACRES of merchantable planted pine ('87), 100± acres of premerch planted pine ('12) with the remaining balance in hardwood bottoms

SOUTHERN BOUNDARY with Cub Creek offering ideal wildlife habitat.

TAX ID #36-A-15A, 17 AND 18

Contacts

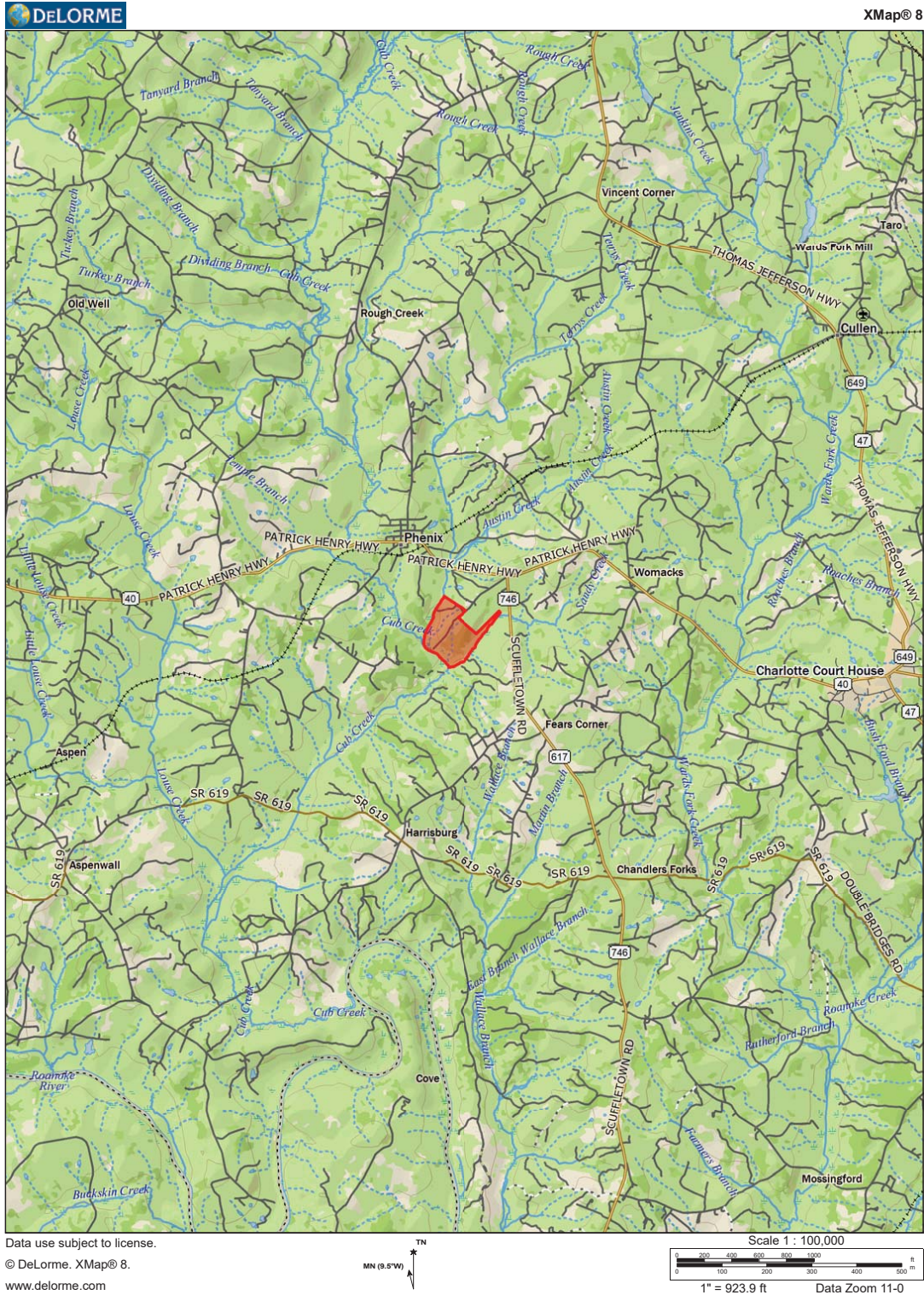
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

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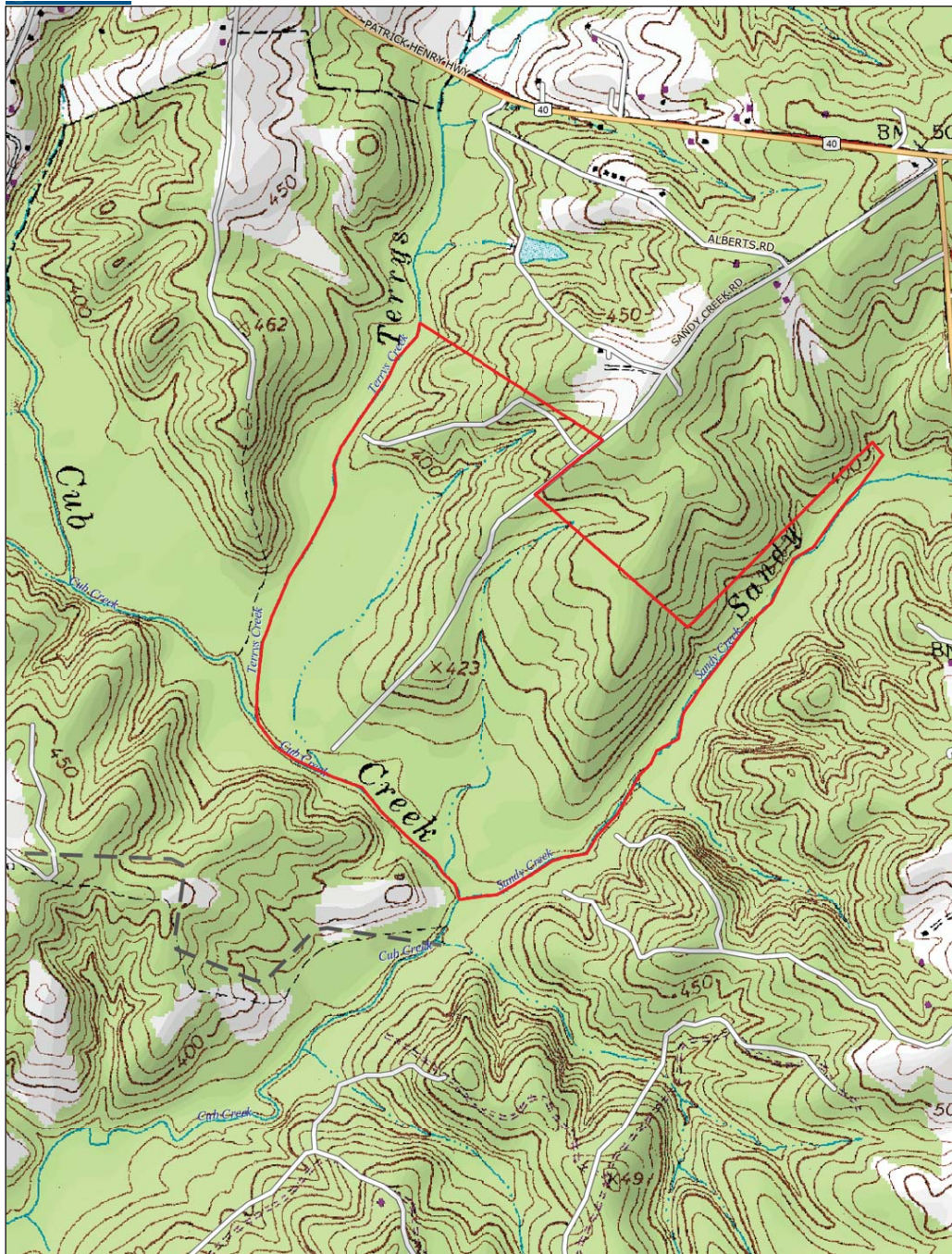
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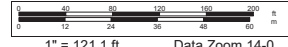
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www.delorme.com



Scale 1 : 12,800



1" = 121.1 ft Data Zoom 14-0

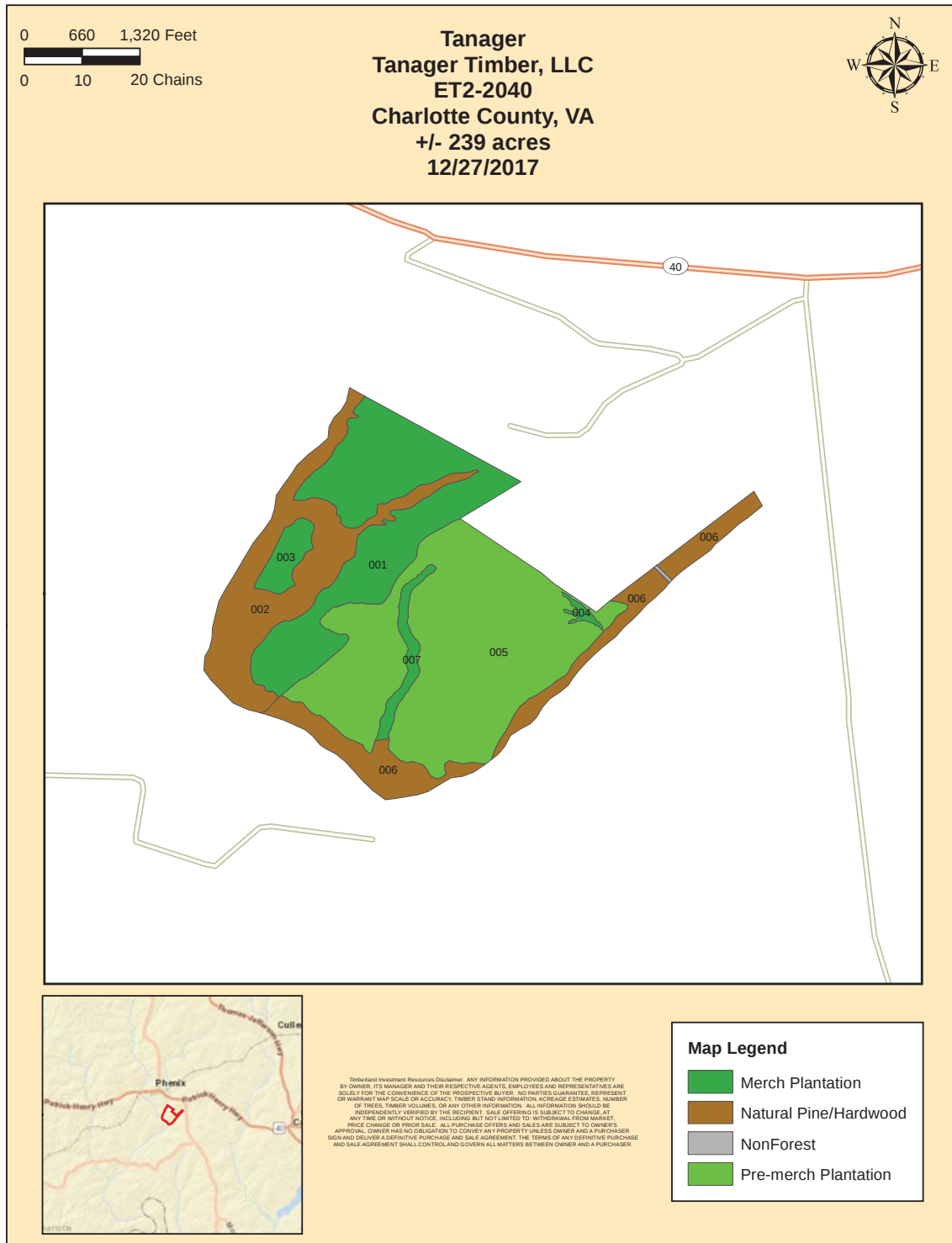
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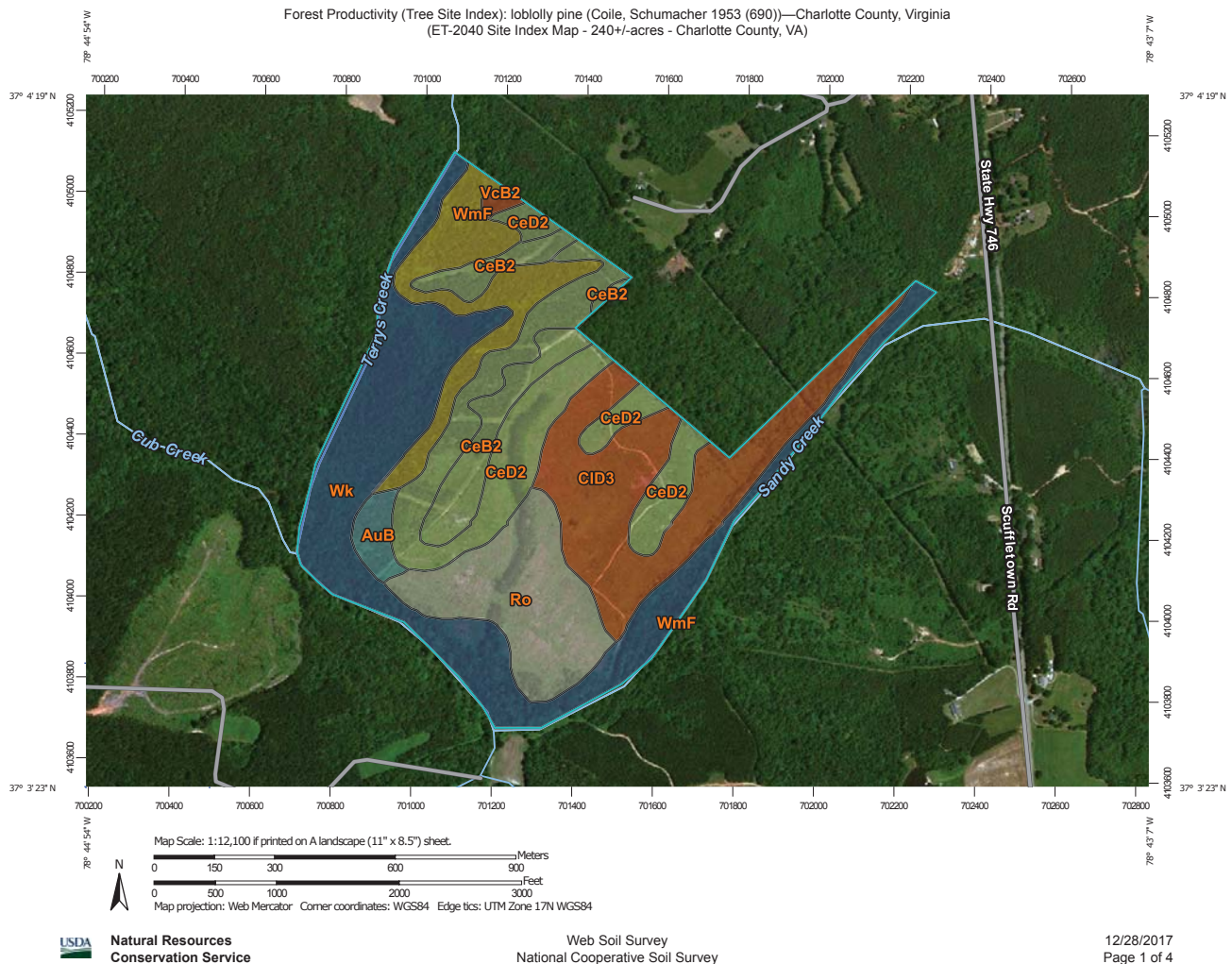
**Tanager
Tanager Timber, LLC
ET2-2040
Charlotte County, VA
+/- 239 acres
12/27/2017**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2040	001	59.65	56.31	1987	Pine Plantation
ET2-2040	002	39.21	39.10	1930	Hardwood Non-Convertible
ET2-2040	003	5.48	5.48	1988	Pine Plantation
ET2-2040	004	0.96	0.96	1981	Pine Plantation
ET2-2040	005	101.64	96.57	2012	Pine Plantation
ET2-2040	006	27.07	25.15	1988	Hardwood Non-Convertible
ET2-2040	007	4.60	4.52	1981	Pine Plantation
ET2-2040	993	0.16	0.00	9998	NP - Utility

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**Forest Productivity (Tree Site Index): loblolly pine (Coile,
Schumacher 1953 (690))**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
AuB	Augusta fine sandy loam, 2 to 6 percent slopes	90	4.6	1.9%
CeB2	Cecil fine sandy loam, 2 to 6 percent slopes, eroded	83	18.3	7.6%
CeD2	Cecil fine sandy loam, 6 to 15 percent slopes, eroded	83	45.4	18.7%
CID3	Cecil clay loam, 6 to 15 percent slopes, severely eroded	72	46.5	19.2%
Ro	Roanoke silt loam		32.4	13.4%
VcB2	Vance fine sandy loam, 2 to 6 percent slopes, eroded	73	1.1	0.5%
Wk	Wehadkee-Chewacla complex	93	69.4	28.7%
WmF	Wilkes fine sandy loam, 15 to 35 percent slopes	75	24.2	10.0%
Totals for Area of Interest			242.0	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

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