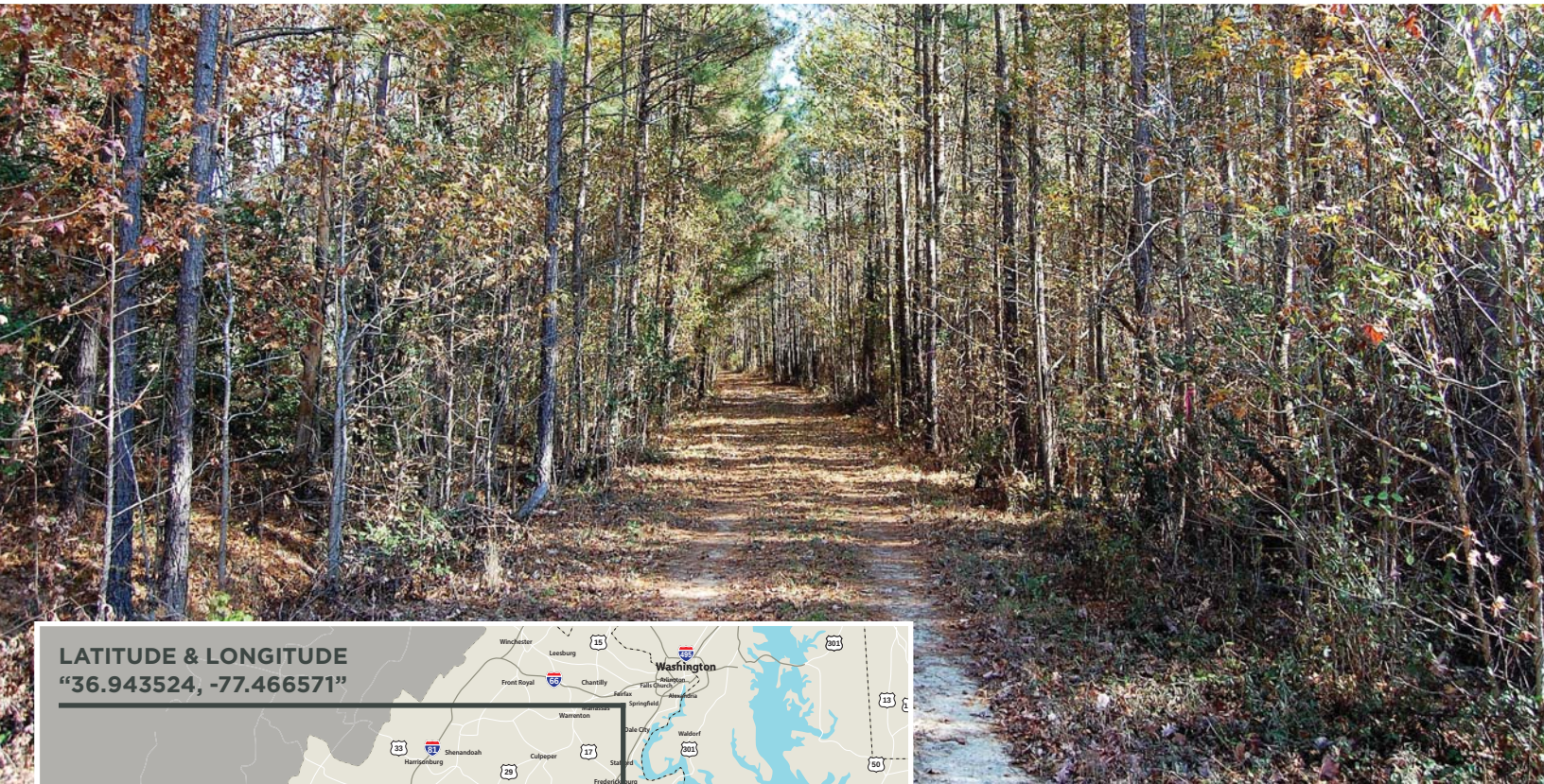


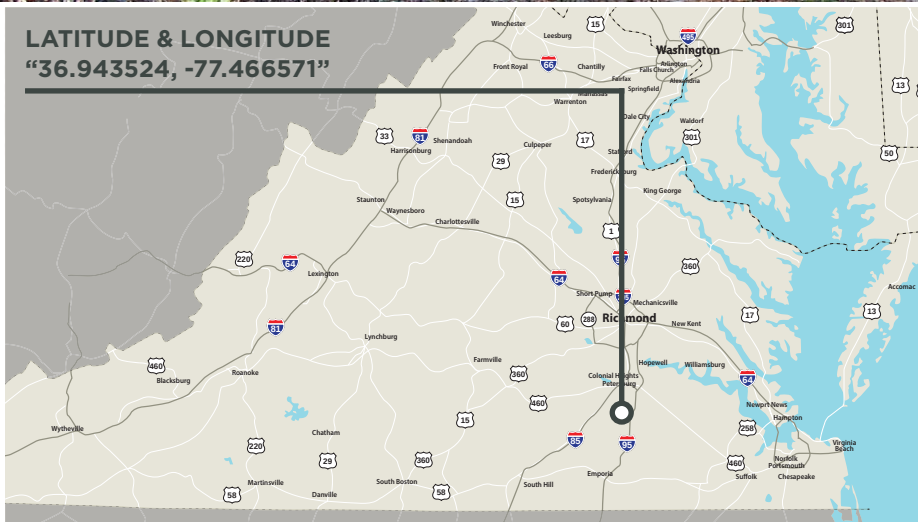


**SUSSEX DRIVE (VSR 40)  
STONY CREEK, VA 23882**

**FOR SALE 100.5± ACRES  
SUSSEX, VIRGINIA  
Price: \$230,731**



**LATITUDE & LONGITUDE  
"36.943524, -77.466571"**



## Features

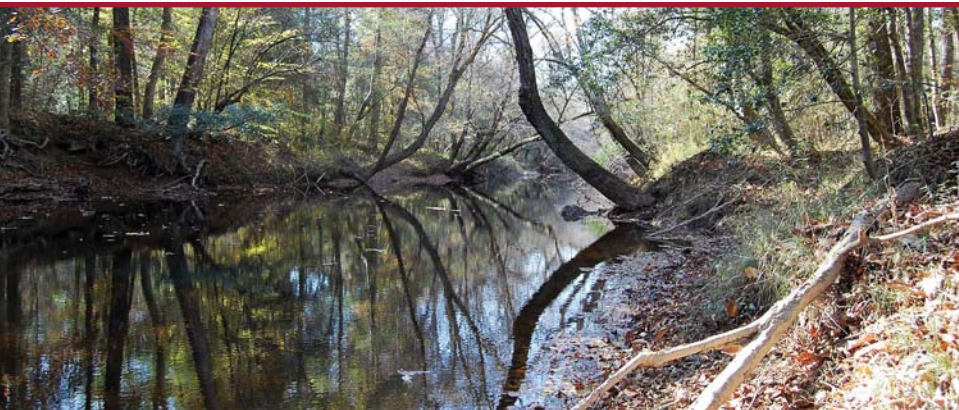
**SMALLER TIMBERLAND INVESTMENT** opportunity located west of Stony Creek in Sussex with deeded access from Sussex Drive (VSR 40)

**100.5± ACRES**

**MERCHANTABLE TIMBER** comprised of 65± acres of planted pine ('96) as well as 34± acres of a pine hardwood bottom

**STRONG INTERNAL ROAD SYSTEM** and frontage along Sappony Creek offering ideal wildlife habitat with strong populations of deer and turkeys

**TAX ID #64-A-25**



## Contacts

**Hank Campbell**

804-433-1818

hcampbell@commonwealthland.com



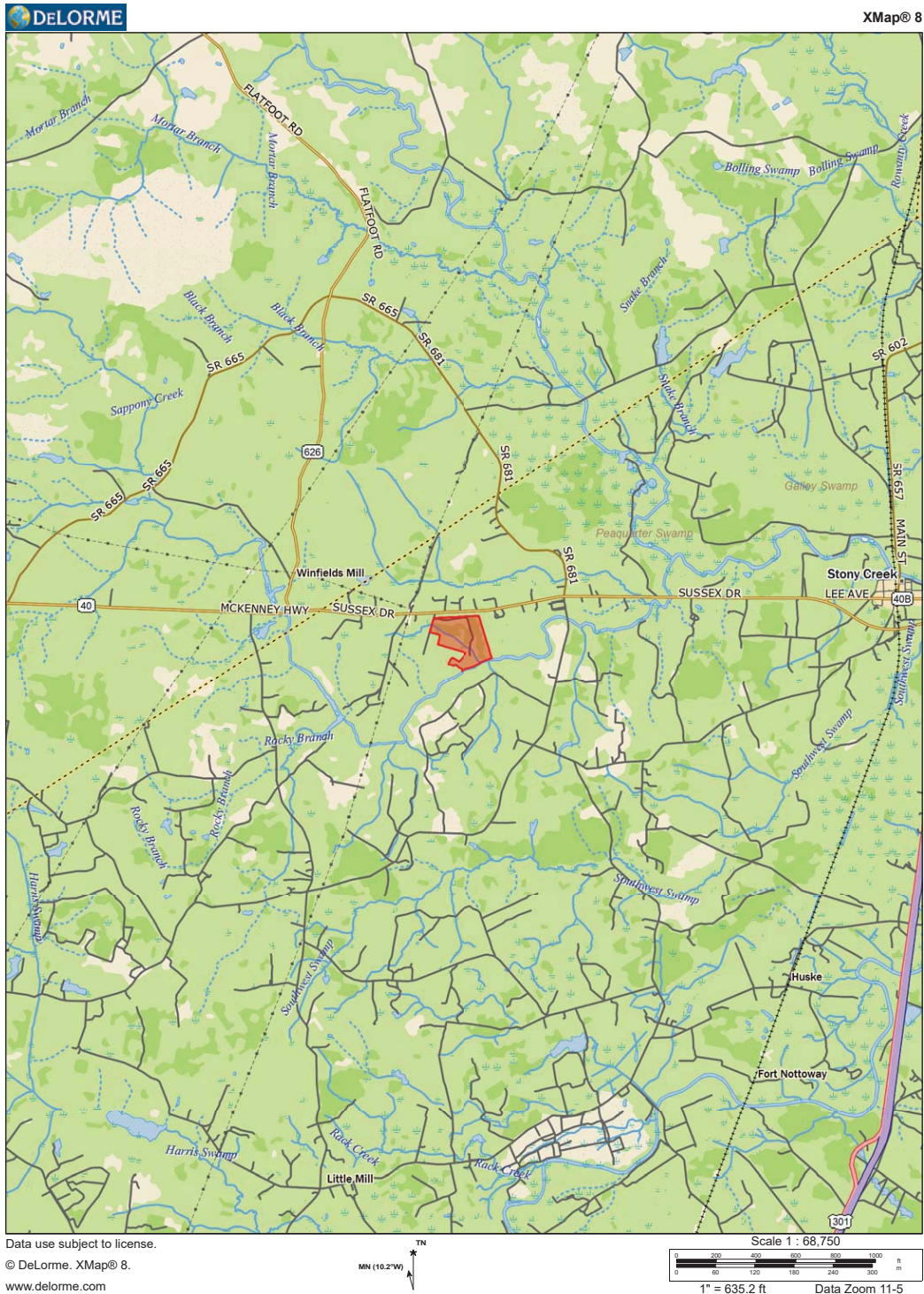
MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060

MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

T 804-326-LAND (5263) | F 804-346-5901

[COMMONWEALTHLAND.COM](http://COMMONWEALTHLAND.COM)

*Commonwealth Land represents the Owner of this property.  
Information contained herein, is deemed reliable but not guaranteed.*



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 **DELORME**

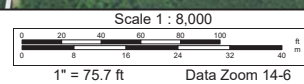
XMap® 8



Data use subject to license.

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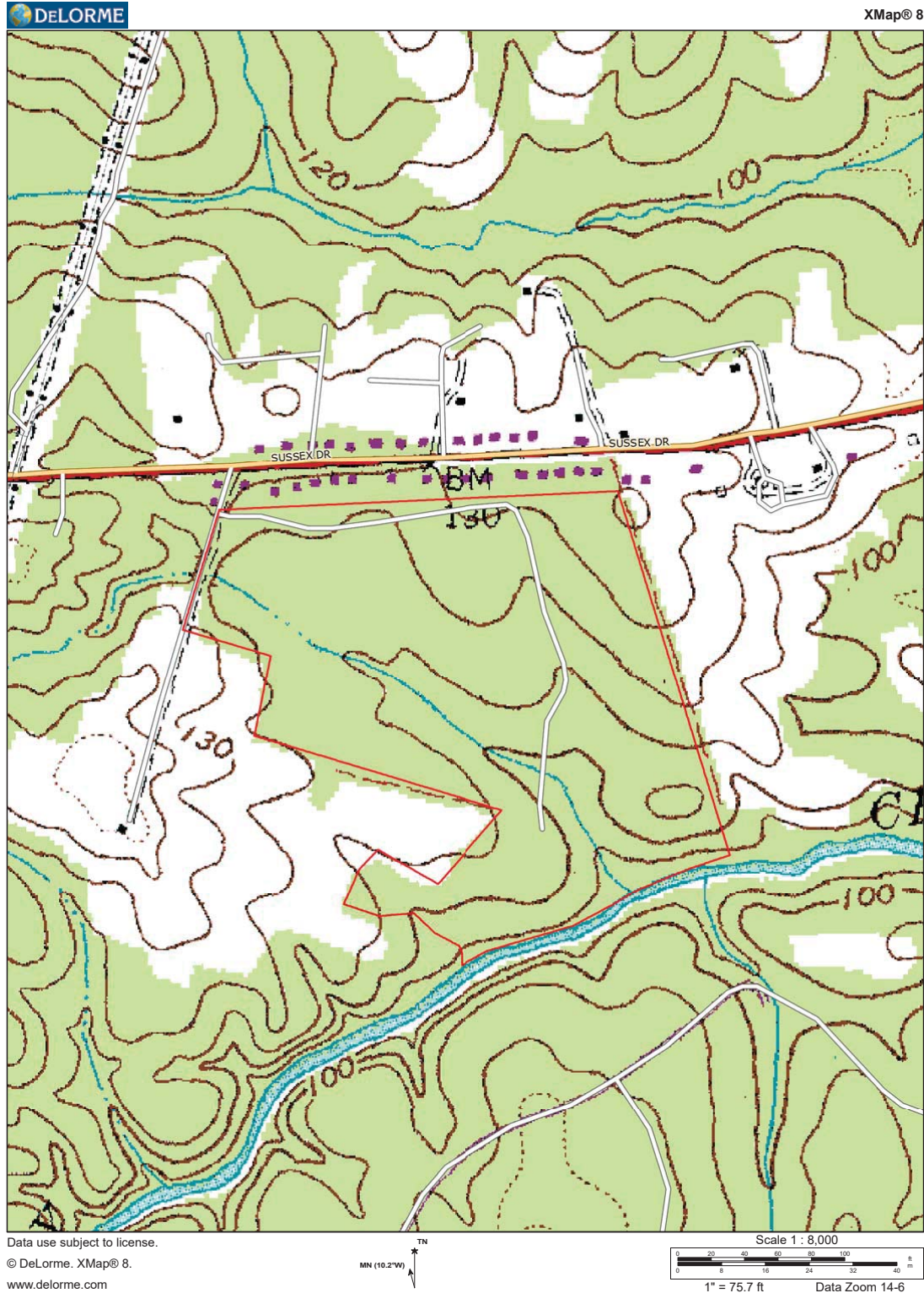
[www.delorme.com](http://www.delorme.com)



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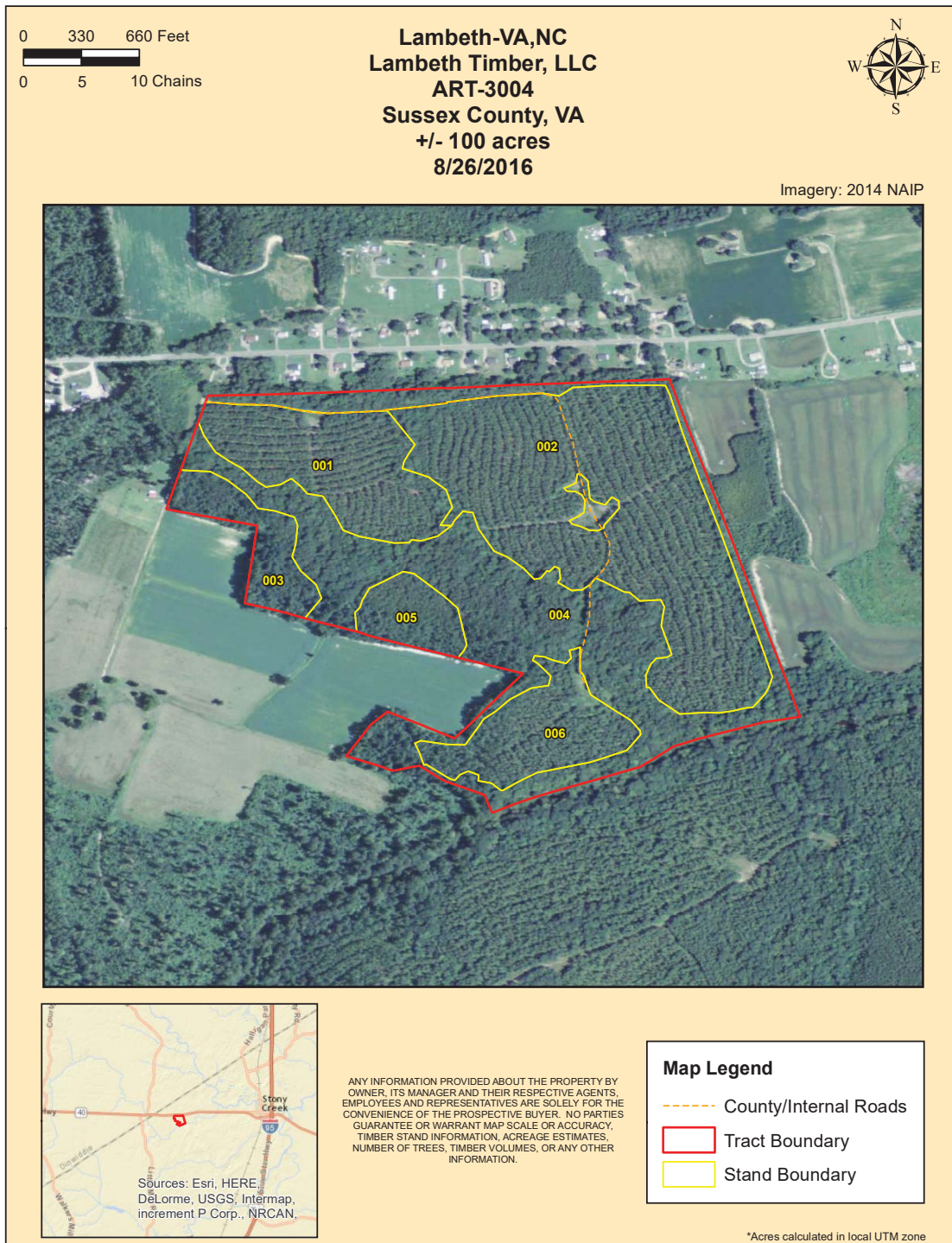
[hcampbell@commonwealthland.com](mailto:hcampbell@commonwealthland.com)



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SUSSEX, VIRGINIA  
Price: \$230,731**

| <b>Lambeth-VA,NC<br/>Lambeth Timber, LLC<br/>ART-3004<br/>Sussex County, VA<br/>+/- 100 acres<br/>8/26/2016</b> |       |             |           |                  |                              |
|-----------------------------------------------------------------------------------------------------------------|-------|-------------|-----------|------------------|------------------------------|
| Tract Name                                                                                                      | Stand | Gross Acres | Net Acres | Established Year | Cover Type                   |
| ART-3004                                                                                                        | 001   | 12.33       | 12.22     | 1996             | Pine Plantation              |
| ART-3004                                                                                                        | 002   | 36.05       | 35.74     | 1996             | Pine Plantation              |
| ART-3004                                                                                                        | 003   | 4.98        | 4.98      | 1996             | Pine Plantation              |
| ART-3004                                                                                                        | 004   | 34.31       | 33.94     | 1968             | Natural Pine Non-Convertible |
| ART-3004                                                                                                        | 005   | 3.70        | 3.70      | 1996             | Pine Plantation              |
| ART-3004                                                                                                        | 006   | 8.33        | 8.30      | 1996             | Pine Plantation              |
| ART-3004                                                                                                        | 992   | 0.74        | 0.00      | 9999             | NP - Landing                 |

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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Sussex County, Virginia

ART3004 Site Index Map - 100+/- Acres - Sussex County

### 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            | 39.6         | 39.5%          |
| 1B                                                                                                                                         | Altavista fine sandy loam, 2 to 6 percent slopes, rarely flooded | 91            | 25.5         | 25.5%          |
| 22A                                                                                                                                        | Roanoke loam, 0 to 2 percent slopes, frequently flooded          | 99            | 23.2         | 23.1%          |
| 25A                                                                                                                                        | Slagle fine sandy loam, 0 to 2 percent slopes                    | 86            | 11.1         | 11.1%          |
| 25B                                                                                                                                        | Slagle fine sandy loam, 2 to 6 percent slopes                    | 86            | 0.7          | 0.7%           |
| W                                                                                                                                          | Water                                                            |               | 0.1          | 0.1%           |
| <b>Totals for Area of Interest</b>                                                                                                         |                                                                  |               | <b>100.2</b> | <b>100.0%</b>  |

### 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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