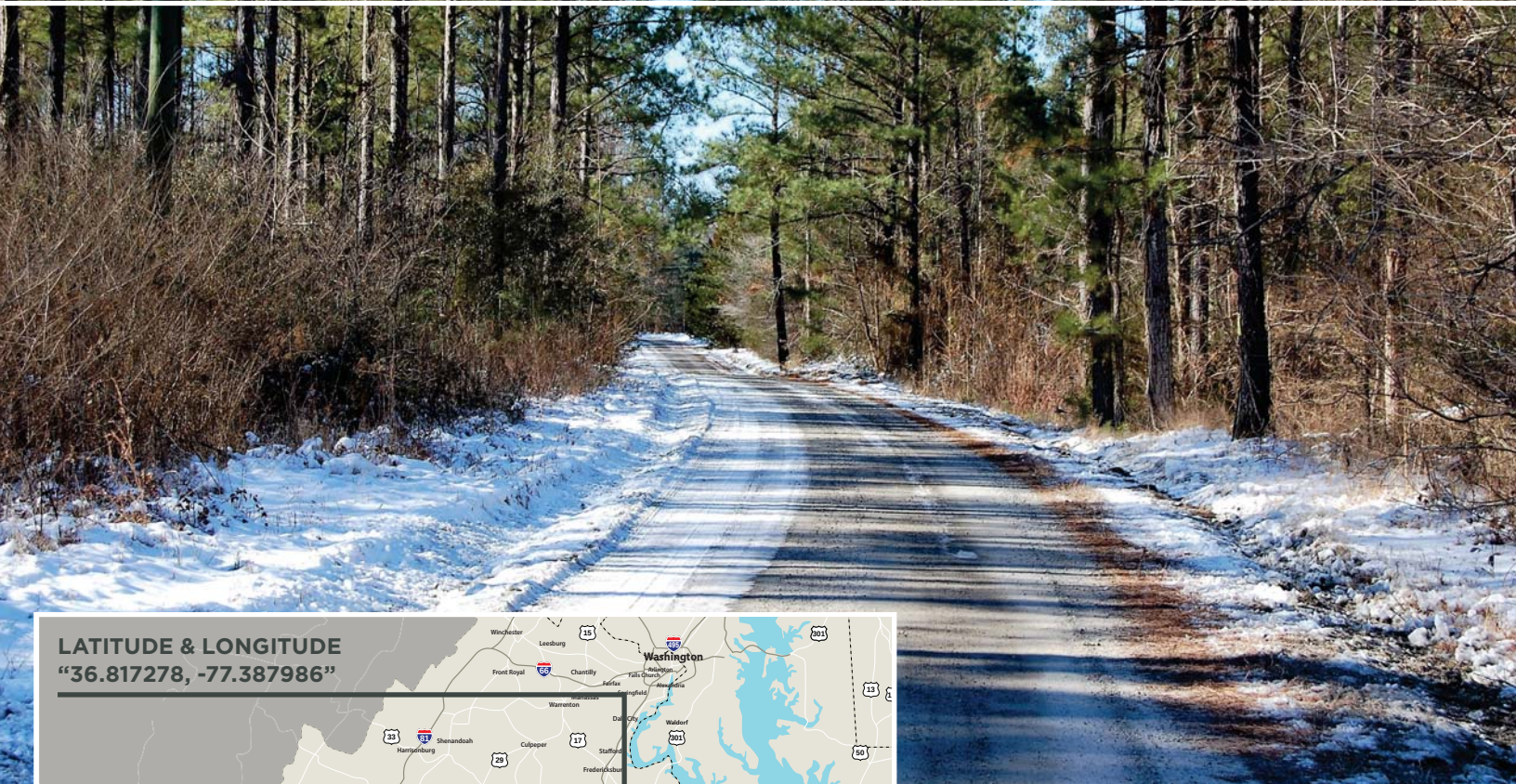


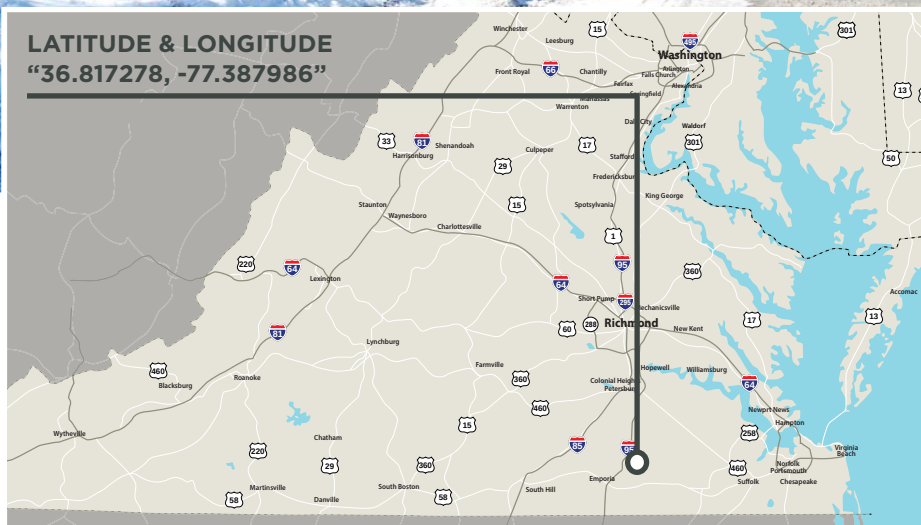


**HARMONY ROAD
JARRATT, VA 23867**

**FOR SALE 84± ACRES
SUSSEX, VIRGINIA**
Price: \$193,501



LATITUDE & LONGITUDE
"36.817278, -77.387986"



Features

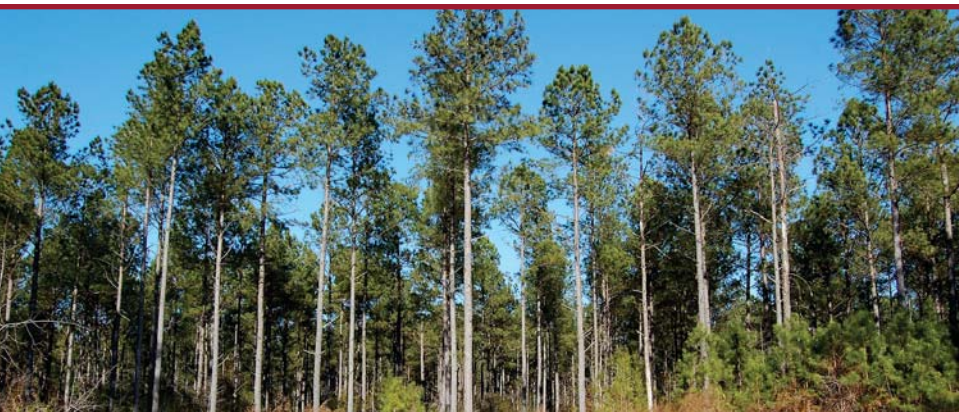
SMALL ACREAGE timberland/recreational investment opportunity located east of Jarratt in Sussex County with frontage along both sides of Harmony Road

84± ACRES

MERCHANTABLE TIMBER comprised of 60.5± acres of planted pines ('92) and 23± acres of bottomland hardwood along the northern boundary with Spring Creek

EXCELLENT WILDLIFE habitat with strong populations of deer and turkey

TAX MAP PARCEL #149-A-33



Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

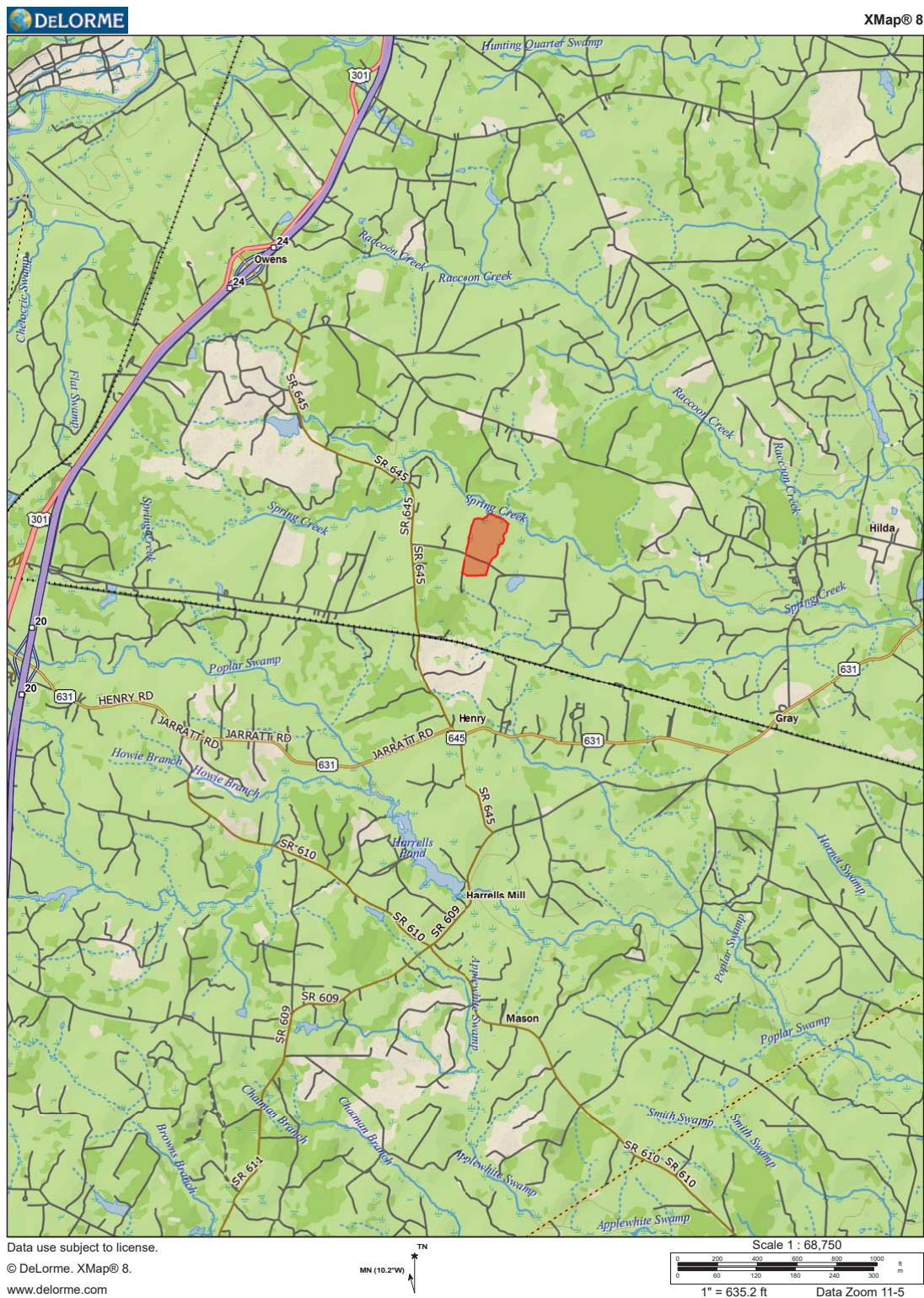


MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
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COMMONWEALTHLAND.COM

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

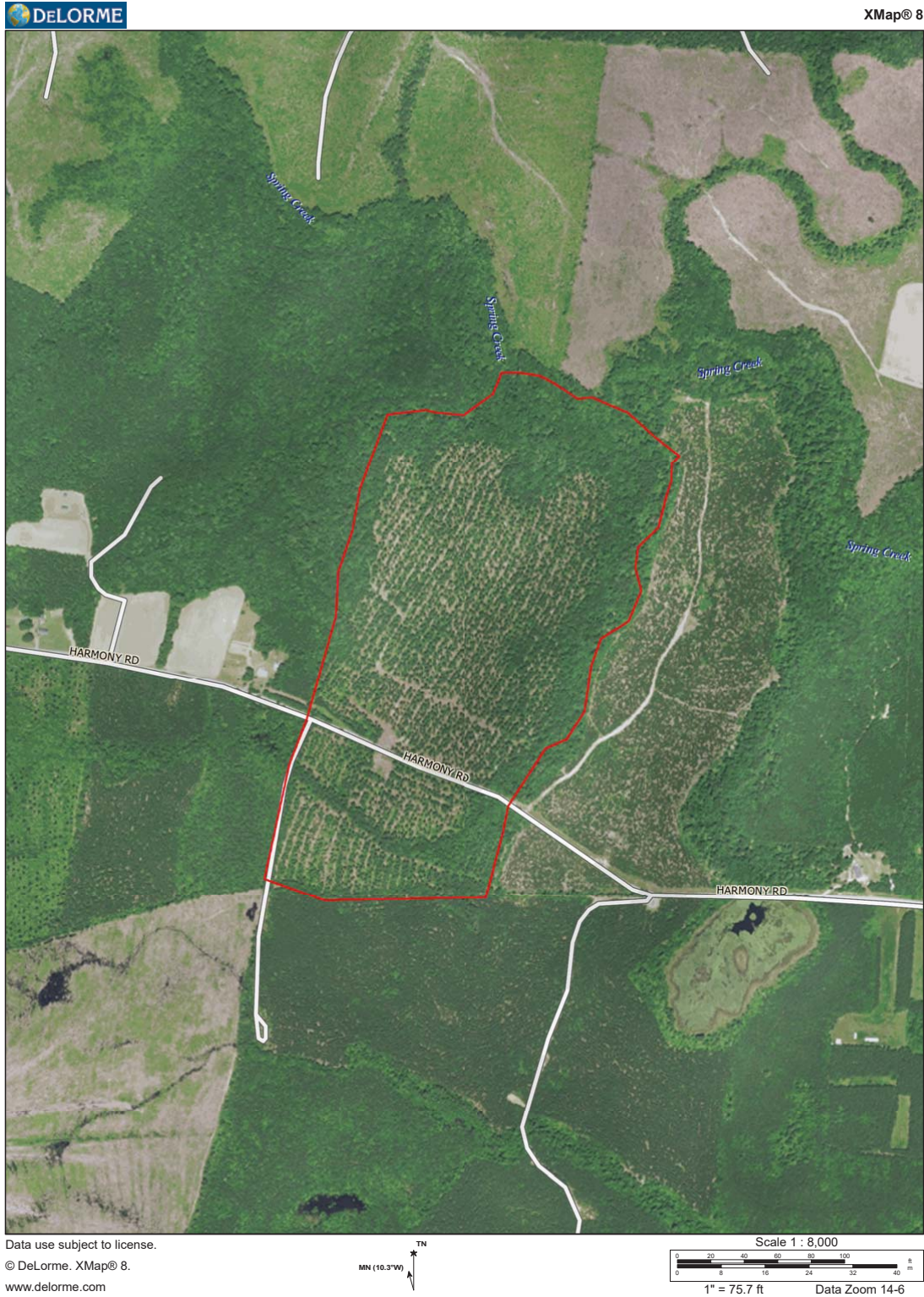
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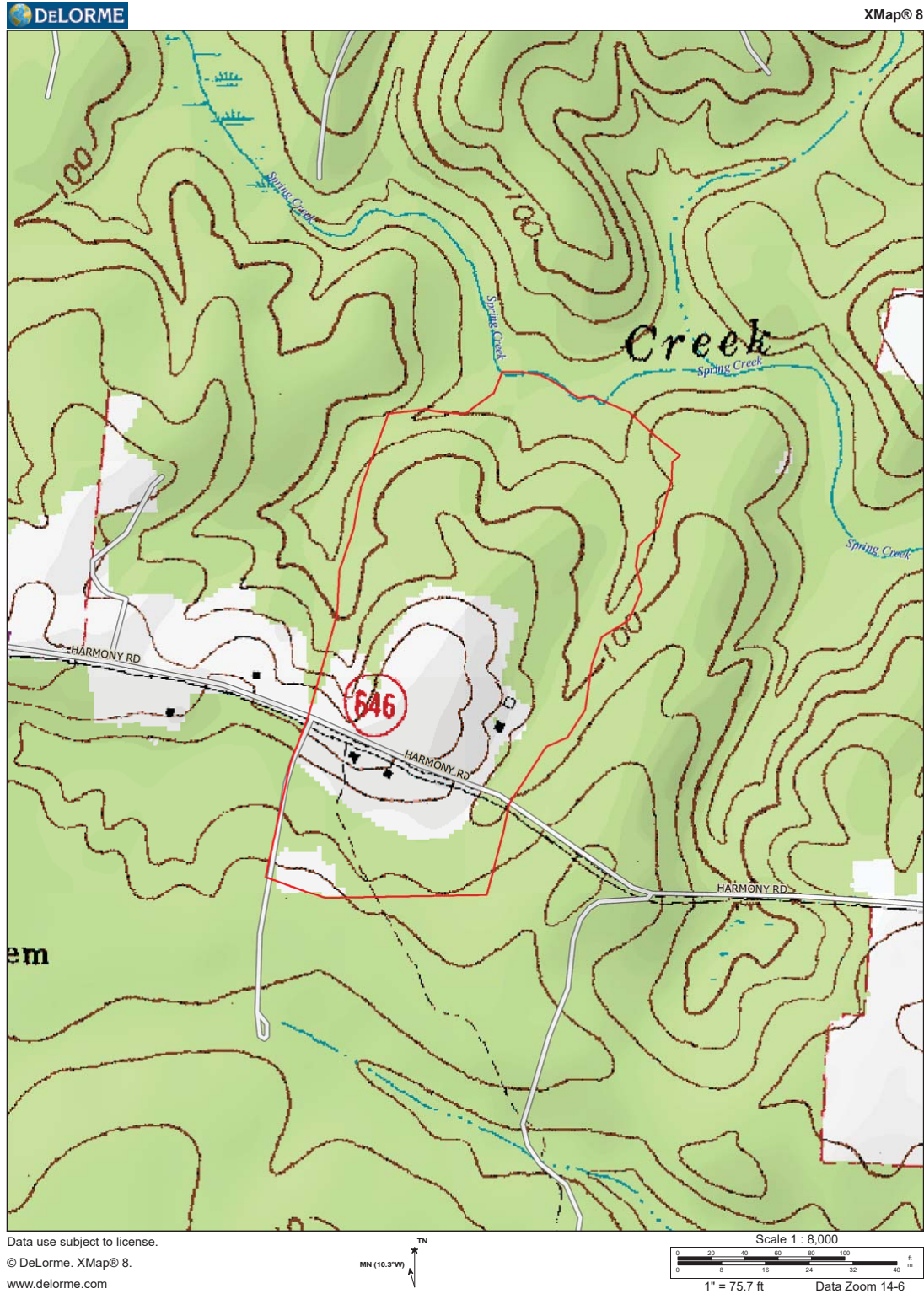
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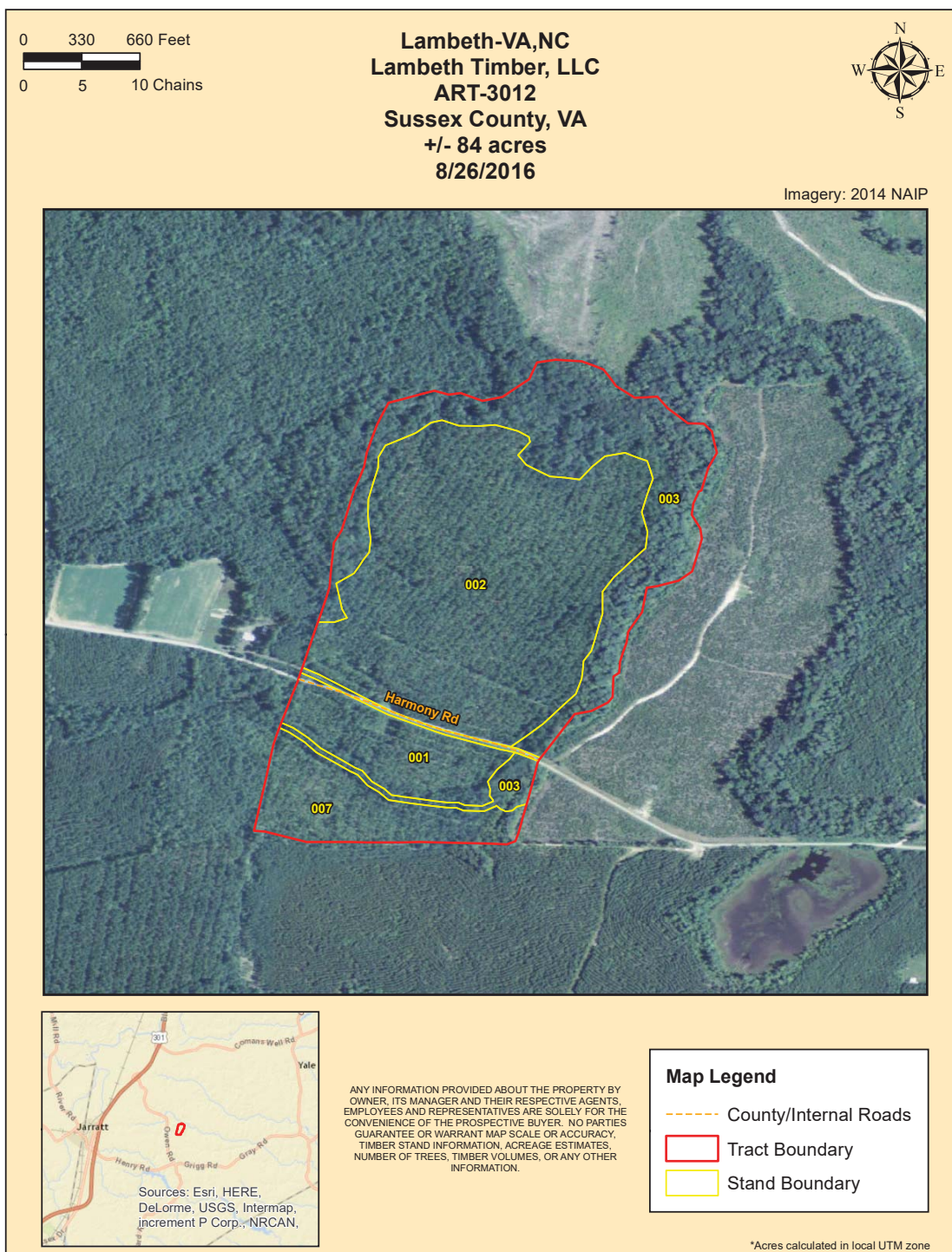
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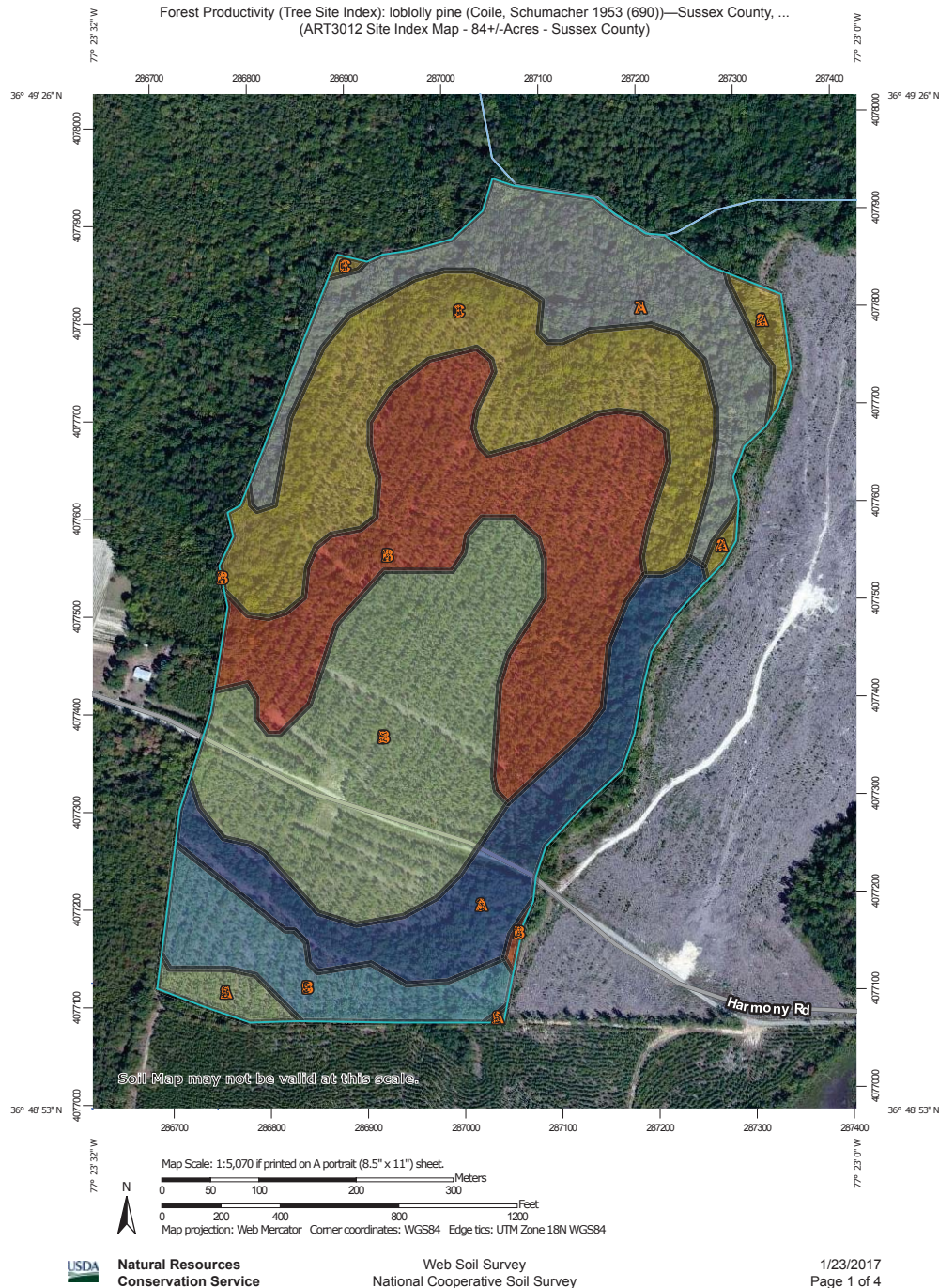
**HARMONY ROAD
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Lambeth-VA,NC Lambeth Timber, LLC ART-3012 Sussex County, VA +/- 84 acres 8/26/2016					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ART-3012	001	8.30	8.21	1992	Pine Plantation
ART-3012	002	43.50	43.41	1992	Pine Plantation
ART-3012	003	23.25	23.25	1965	Hardwood Non-Convertible
ART-3012	005	0.66	0.00	1992	NP - Utility
ART-3012	007	8.77	8.77	1992	Pine Plantation

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

ART3012 Site Index Map - 84+/- 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
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		12.1	13.5%
9B	Craven loam, 2 to 6 percent slopes	88	5.8	6.5%
21B	Ocilla loamy sand, 0 to 6 percent slopes	79	20.3	22.7%
24A	Seabrook sand, 0 to 2 percent slopes	81	1.2	1.4%
25A	Slagle fine sandy loam, 0 to 2 percent slopes	86	1.3	1.4%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	21.0	23.5%
30C	Uchee-Slagle complex, 6 to 10 percent slopes	80	17.3	19.3%
33A	Yemassee fine sandy loam, 0 to 2 percent slopes	90	10.5	11.8%
Totals for Area of Interest			89.6	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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