

# 1 24.5+/- ACRES CUMBERLAND COUNTY, VIRGINIA

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**REDUCED PRICE - \$199,950**



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FOREST STEWARDSHIP PLAN

# PROPERTY DESCRIPTION

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The subject property is shown on Cumberland County Tax Map records as parcel number 021-A-16. According to the tax records the property contains 124.5 acres. The deeds are recorded in Instruments # 20062272 and # 20062273.

The subject property is currently zoned Agricultural (A2). It contains no state road frontage; however, the subject property is accessed via a non-exclusive woods road about 0.3 miles +/- to State Route 612 (Trices Lake Road). The subject property is located adjacent to Cumberland State Forest land.

The subject property is completely wooded. Per a Virginia Department of Forestry (VDoF) Forest Stewardship Plan, there is a 65-acre +/- stand (Parcel A) of planted upland Loblolly pines that was established around 2003. There is a 62-acre +/- stand (Parcel B) of planted upland Loblolly pines that was established around 2009.

The subject property is located 13 miles +/- North of the Village of Cumberland and approximately 8.5 miles +/- Southwest of Cartersville and the James River.

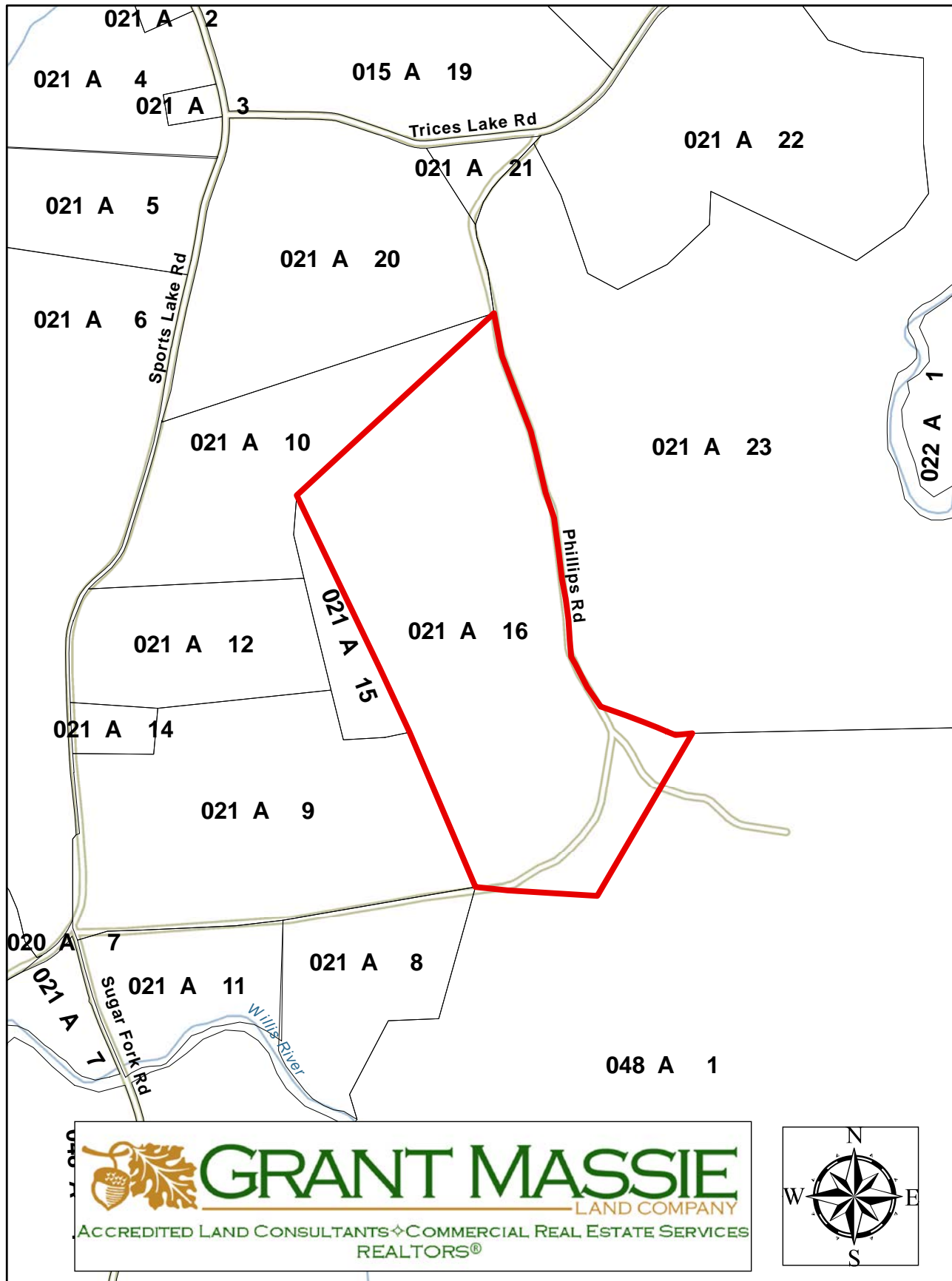
# PHOTOGRAPHS

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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

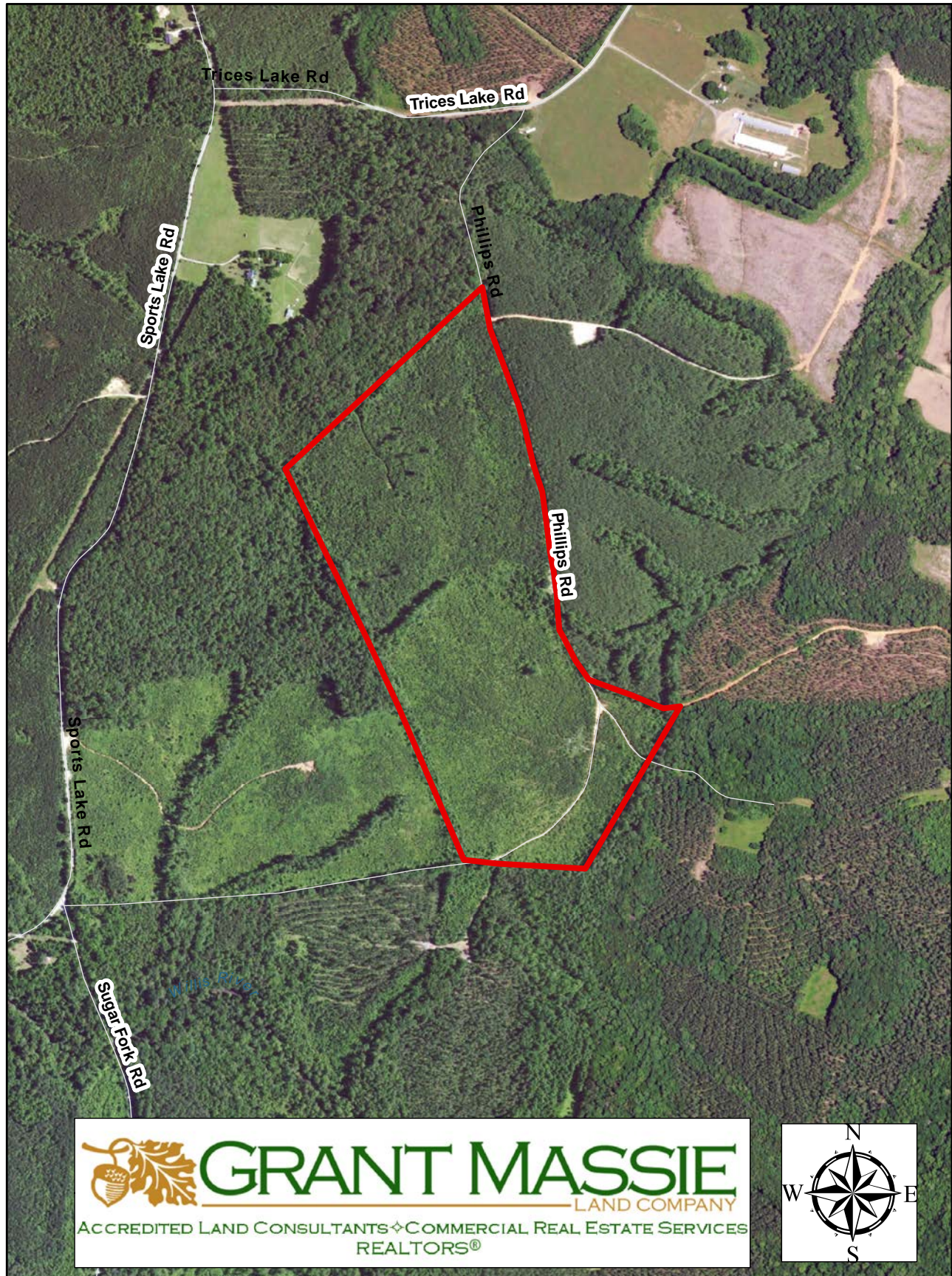
# TAX MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



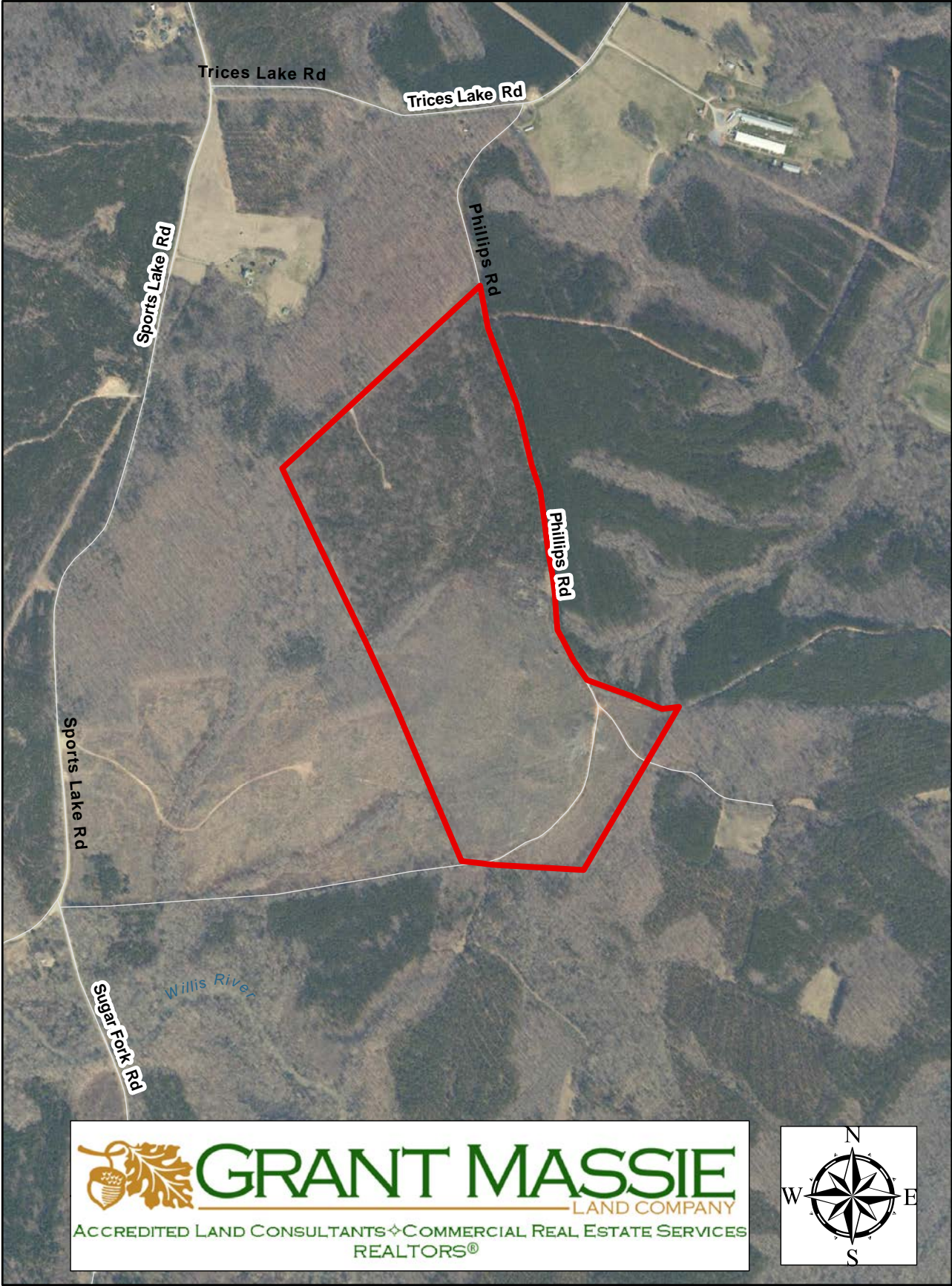
# AERIAL PHOTO - SUMMER



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



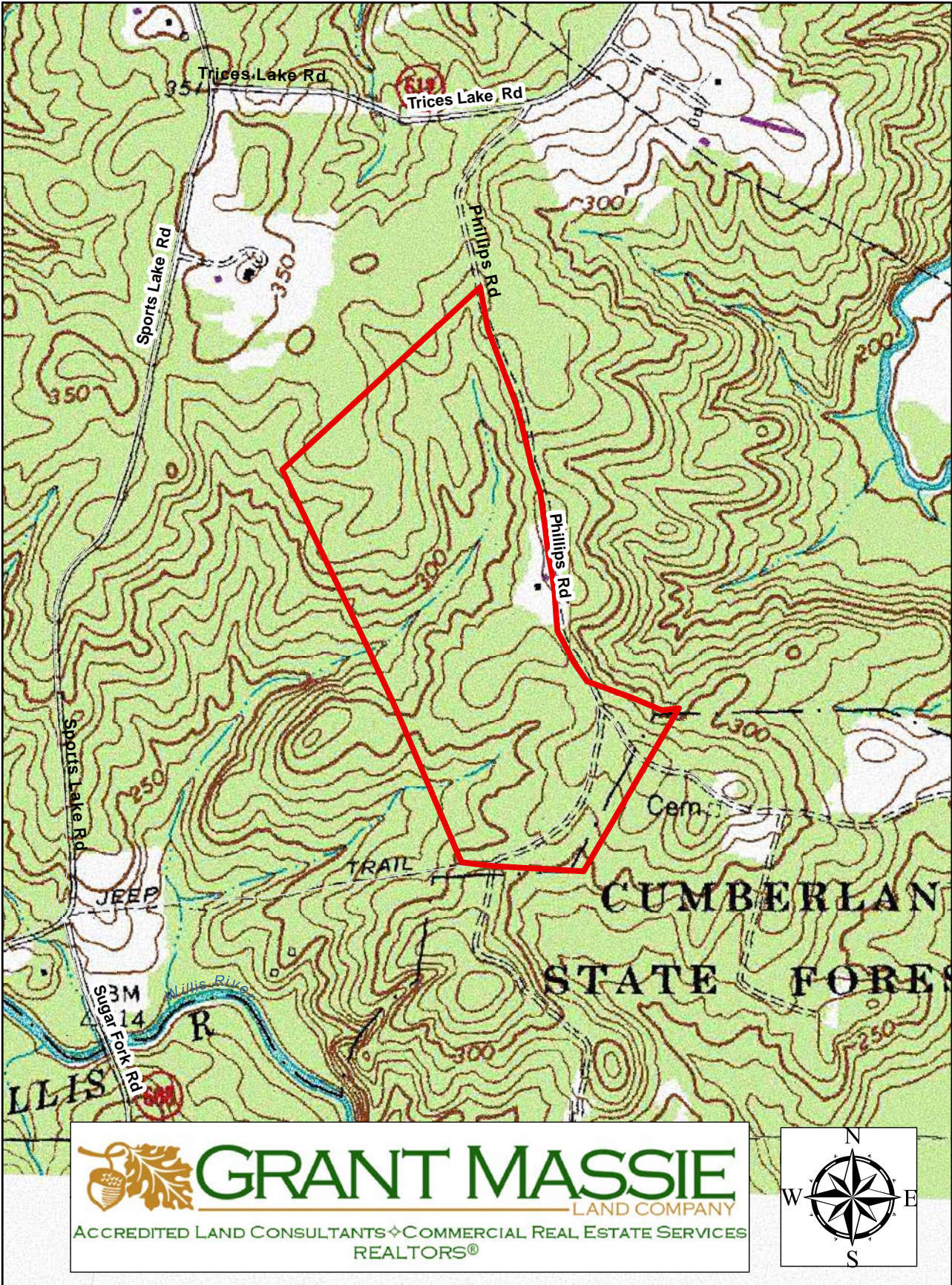
# AERIAL PHOTO - WINTER



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



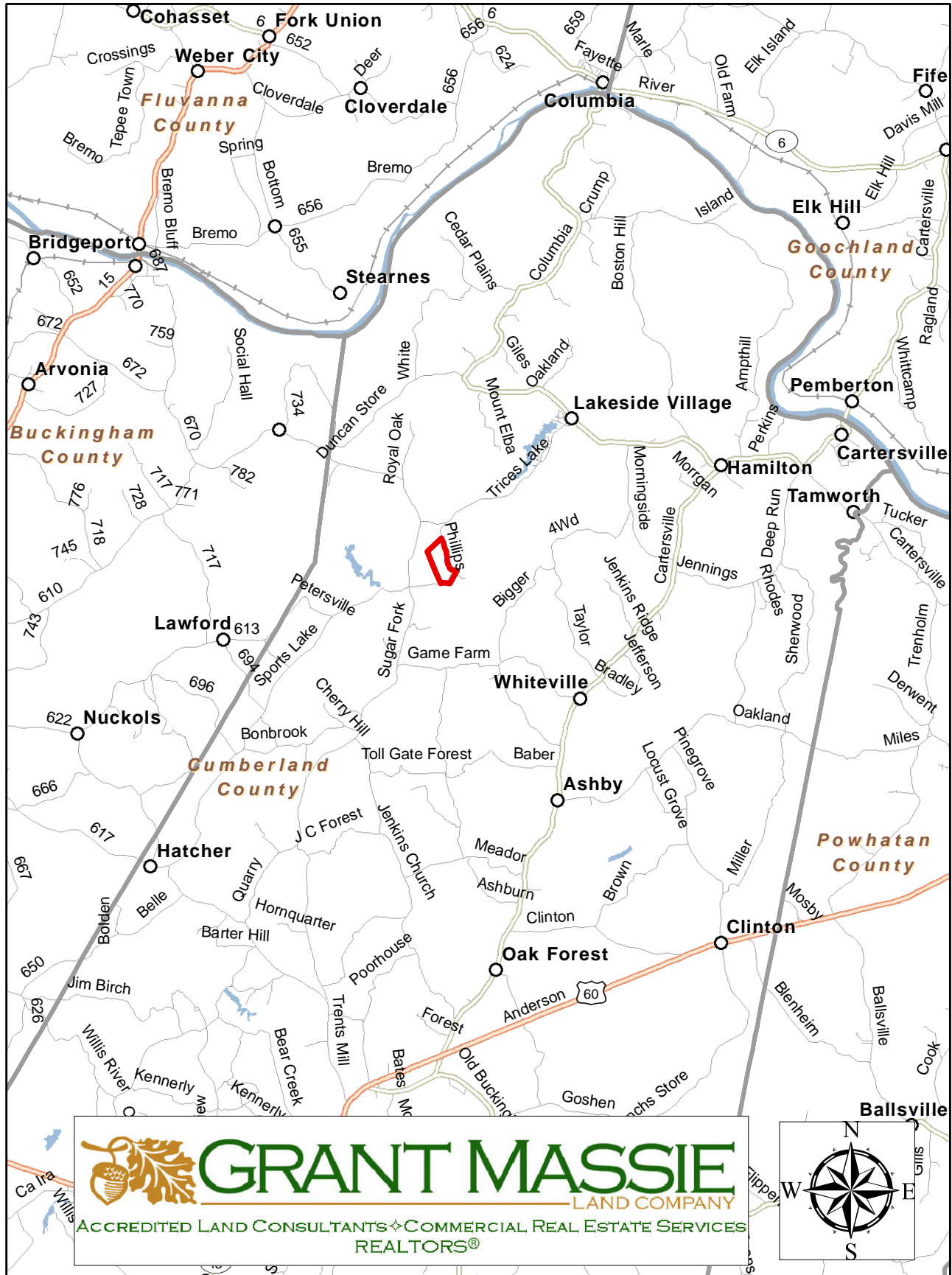
# TOPO MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED



# LOCATION MAP



ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED

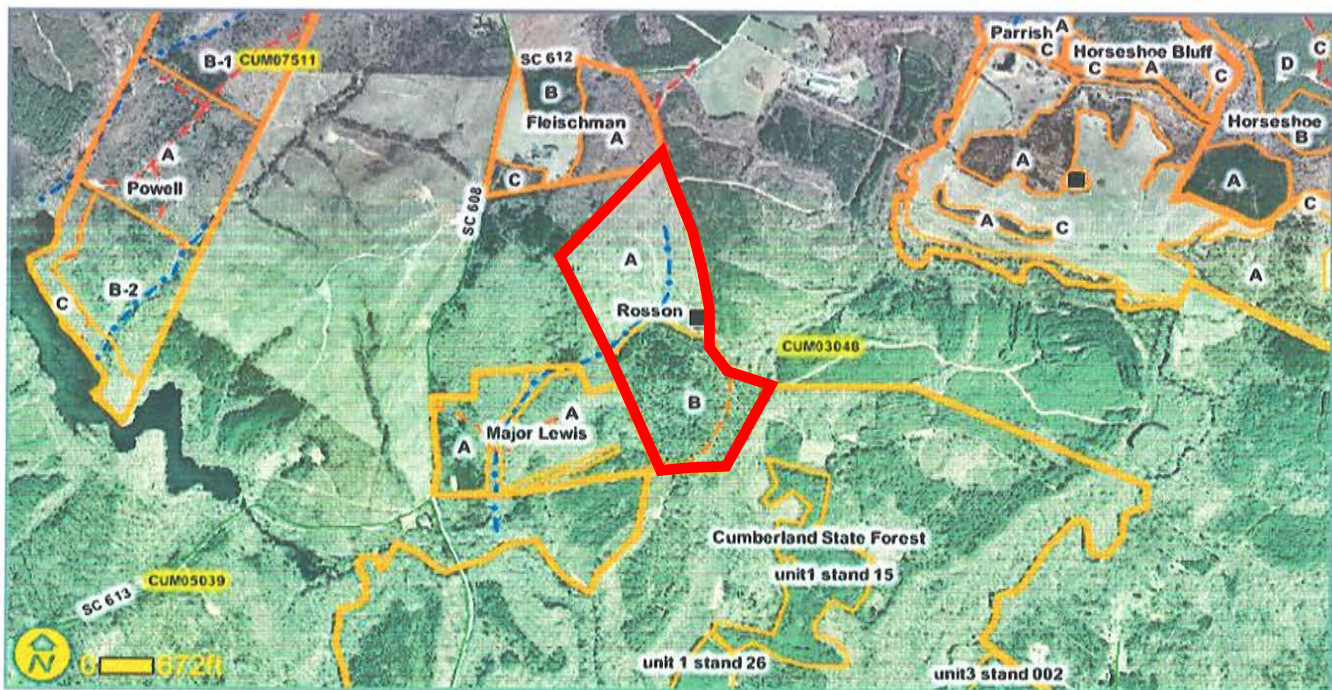


## Virginia Department of Forestry

Protecting and Developing Healthy, Sustainable Forest Resources

### Wayne Rosson

Stewardship Plan - Philips Road



Lat: 37-38-10  
Long: 78-12-32

Map By: Justin E. Funk

Report Date: Tuesday, February 08, 2011

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# VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

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## DESCRIPTIONS AND RECOMMENDATIONS:

### PARCEL A

<b>Acres:</b>	65	<i>★ Pines ARE now 15 yrs old</i>
<b>Forest Type:</b>	Loblolly pine plantation	
<b>Species Present:</b>	Mostly pine, w/ scattered hardwoods	
<b>Age:</b>	6-8 years old	
<b>Trees/acre:</b>	Adequate	
<b>Growth rate:</b>	Good	
<b>Health:</b>	Good	
<b>Size:</b>	Sapling stage, approximately 10-15 feet tall on average	
<b>Soil/Water:</b>	The soils within this stand are classified as a sandy loam. Although hardwood does grow fairly well in these areas, the best species to manage for is Loblolly pine. These soils are considered to be well drained. Erosion potential can be severe in the areas with steeper slopes.	
<b>Topography:</b>	2-15 % slopes	
<b>Wildlife Habitat:</b>	Fair, good habitat for all species now but poor food production. Also good bedding and escape cover for many game species. Refer to attached wildlife recommendations for further information.	
<b>Fire Risk:</b>	Moderate to High. Wildfire is always a concern with young pine plantations. The available fuel is dead, cured, and dries rapidly during warm weather. Fire will spread rapidly on these tracts and can be hard to control. The best means of fire prevention is to control access onto the property. You should plan to install a gate at the main entrance and have it locked. Normally the best type of lock would be a combination type, and then the appropriate personnel can be given access when and if there is a fire.	
<b>History:</b>	This stand was clearcut around 8-10 years ago and planted back with Loblolly pine.	
<b>Recommendations:</b>	No immediate concerns at this time. Have forester re-evaluate in 6 – 8 years to determine the need for a first thinning.	

# VIRGINIA FOREST STEWARDSHIP MANAGEMENT PLAN

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## DESCRIPTIONS AND RECOMMENDATIONS:

*\* Pine ARE  
now 9 yrs old*

### PARCEL B

**Acres:** 57

**Forest Type:** Loblolly pine plantation

**Species Present:** Recently planted Loblolly pine, w/ scattered mixed hardwood sprouts.

**Age:** 2 years old

**Trees/acre:** Adequate

**Growth rate:** Good

**Health:** Fair, significant hardwood competition

**Size:** Seedling and sapling stage

**Soil/Water:** Approximately half of this stand lies within the same soil characteristics as parcel A. However, the western portion is less productive and only suitable for pine species. The site index (height of a tree species at a given age) is about 10 feet lower than with the previous soil type. This soil type is also well drained with limited erosion potential.

**Topography:** 2-15 % slopes

**Wildlife Habitat:** Fair, good habitat for all species now but poor food production. Also good bedding and escape cover for many game species. Refer to attached wildlife recommendations for further information.

**Fire Risk:** Similar conditions as with Parcel A but a little more susceptible to wildfires. While the older stand has more canopy cover and will be slower to dry out, this area is completely exposed. This causes fuel to dry quicker and the wind will be more of a factor in fire spread.

**History:** This stand was clearcut around 2-3 years ago and planted back with Loblolly pine. The previous stand was also dominated by Loblolly pine. The seed from the previous stand has resulted in several volunteer seedlings to become established. Sometimes this can pose a problem but the density is fairly low in this case. Therefore, there should be no concerns in this regard.