

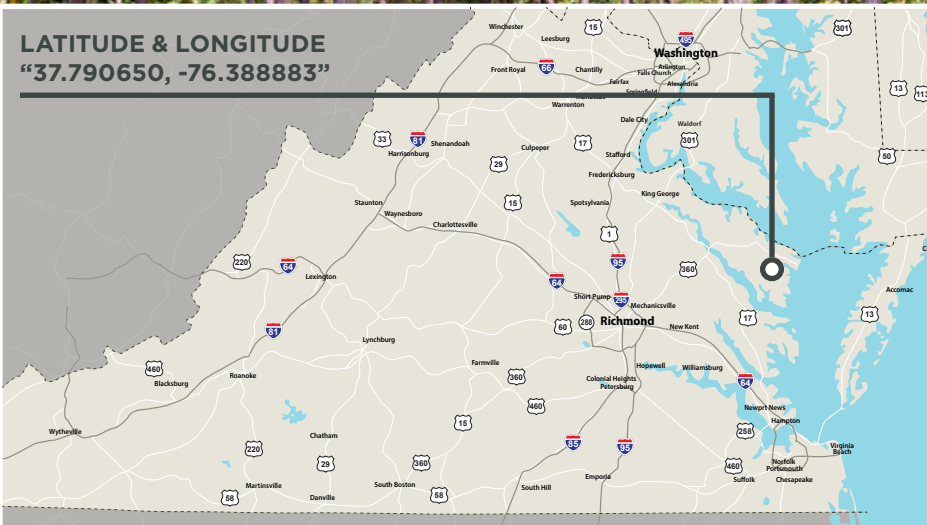


**MOUNT OLIVE ROAD
HEATHSVILLE, VA 22473**

**FOR SALE 95± ACRES
NORTHUMBERLAND COUNTY, VIRGINIA
Price: \$210,281**



**LATITUDE & LONGITUDE
"37.790650, -76.388883"**



Features

HIGH QUALITY 95± ACRE timberland investment opportunity located north of Kilmarnock in Northumberland with frontage along Mt. Olive Road (VSR 605) offering 61± acres of planted pines ('95) as well as 30± acres of old growth hardwood

THE PROPERTY is bound to the south by a small stream and offers excellent wildlife habitat and strong recreation potential

STRONG INTERIOR road system

TAX MAP #46-1-11



Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



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

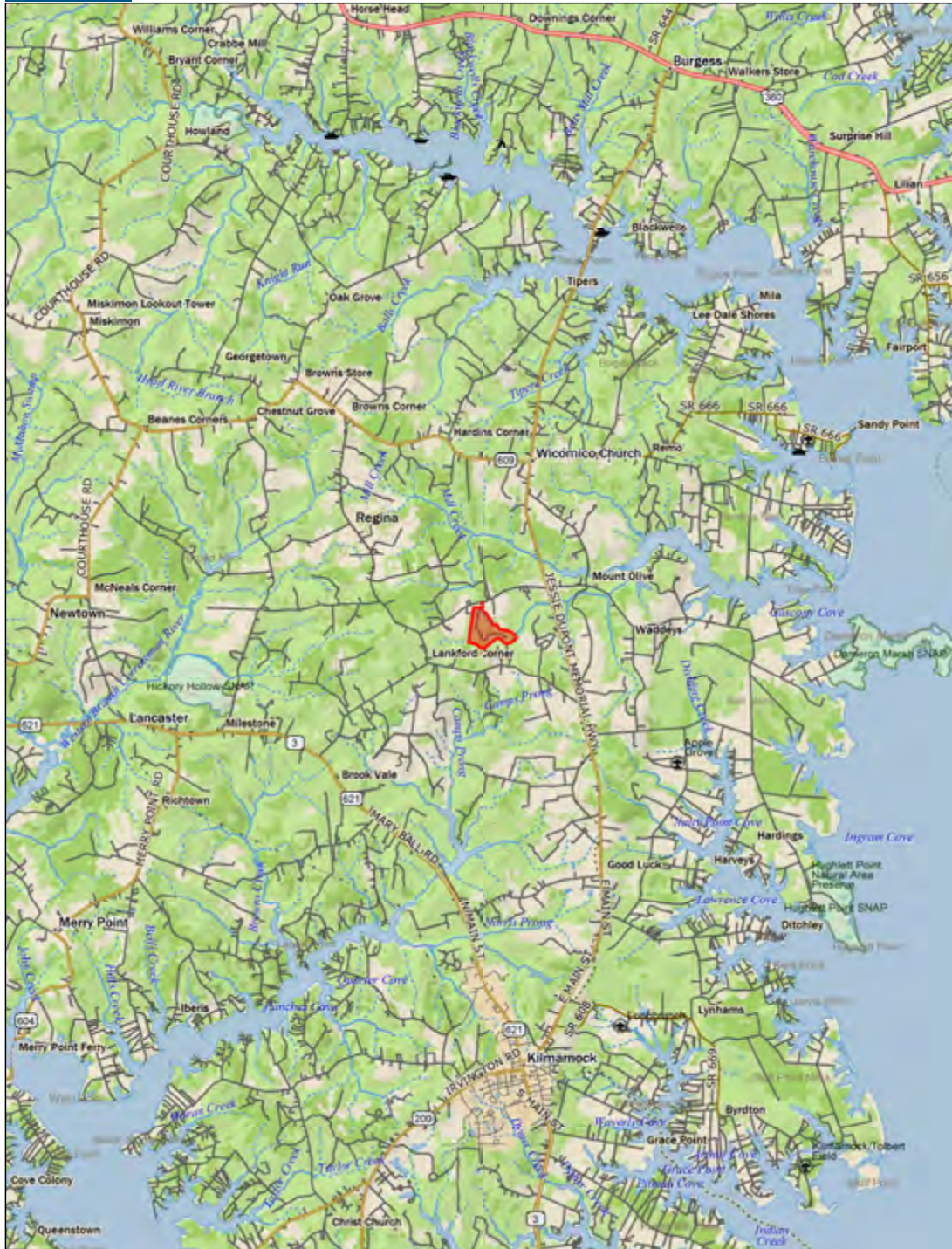
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

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

COMMONWEALTHLAND.COM

DELOME

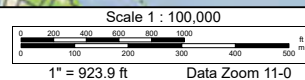
XMap® 8



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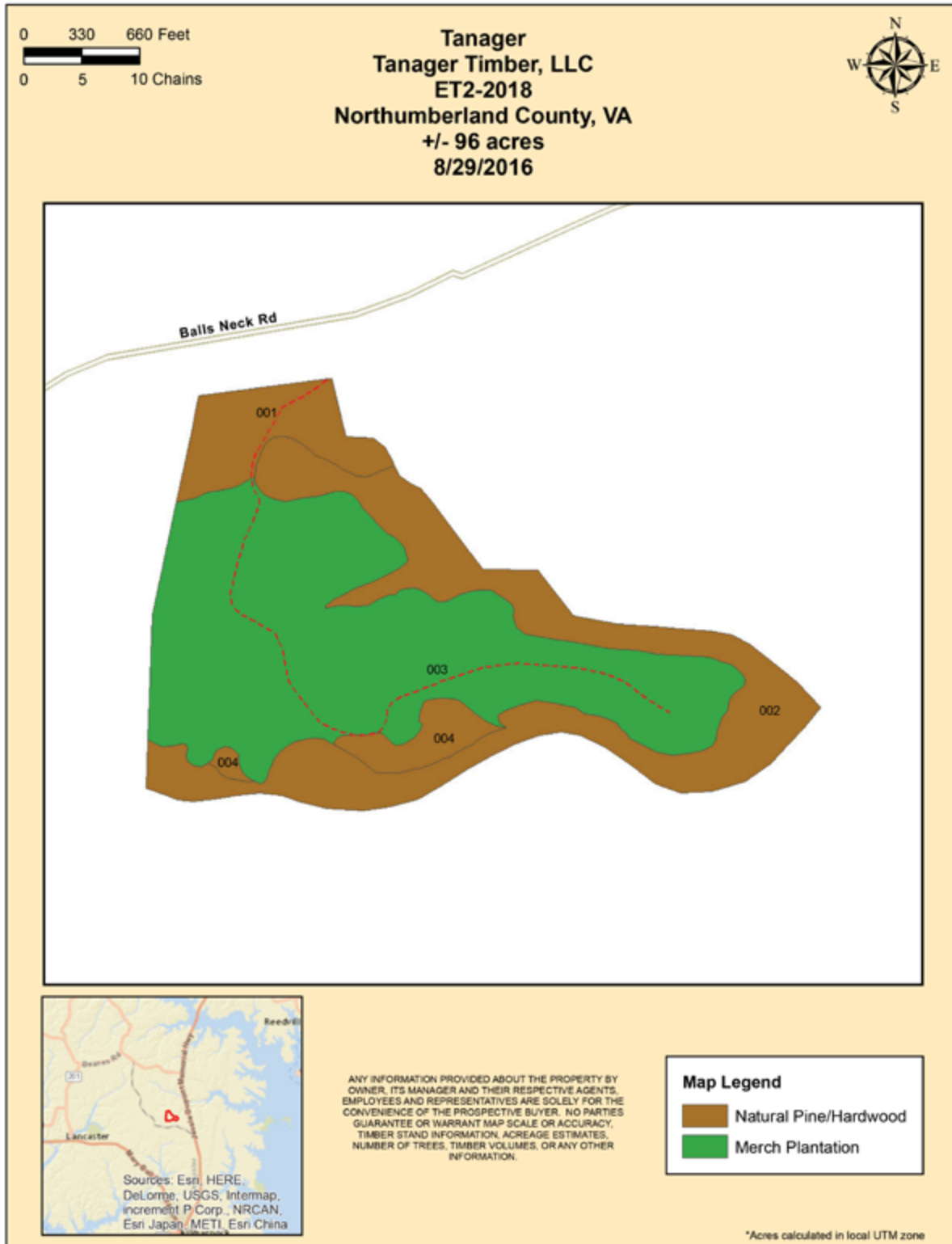
www.delorme.com



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**Tanager
Tanager Timber, LLC
ET2-2018
Northumberland County, VA
+/- 96 acres
8/29/2016**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2018	001	8.12	7.58	1995	Hardwood Non-Convertible
ET2-2018	002	30.28	30.28	1900	Hardwood Non-Convertible
ET2-2018	003	53.43	50.82	1995	Pine Plantation
ET2-2018	004	3.84	3.79	1971	Natural Pine Non-Convertible

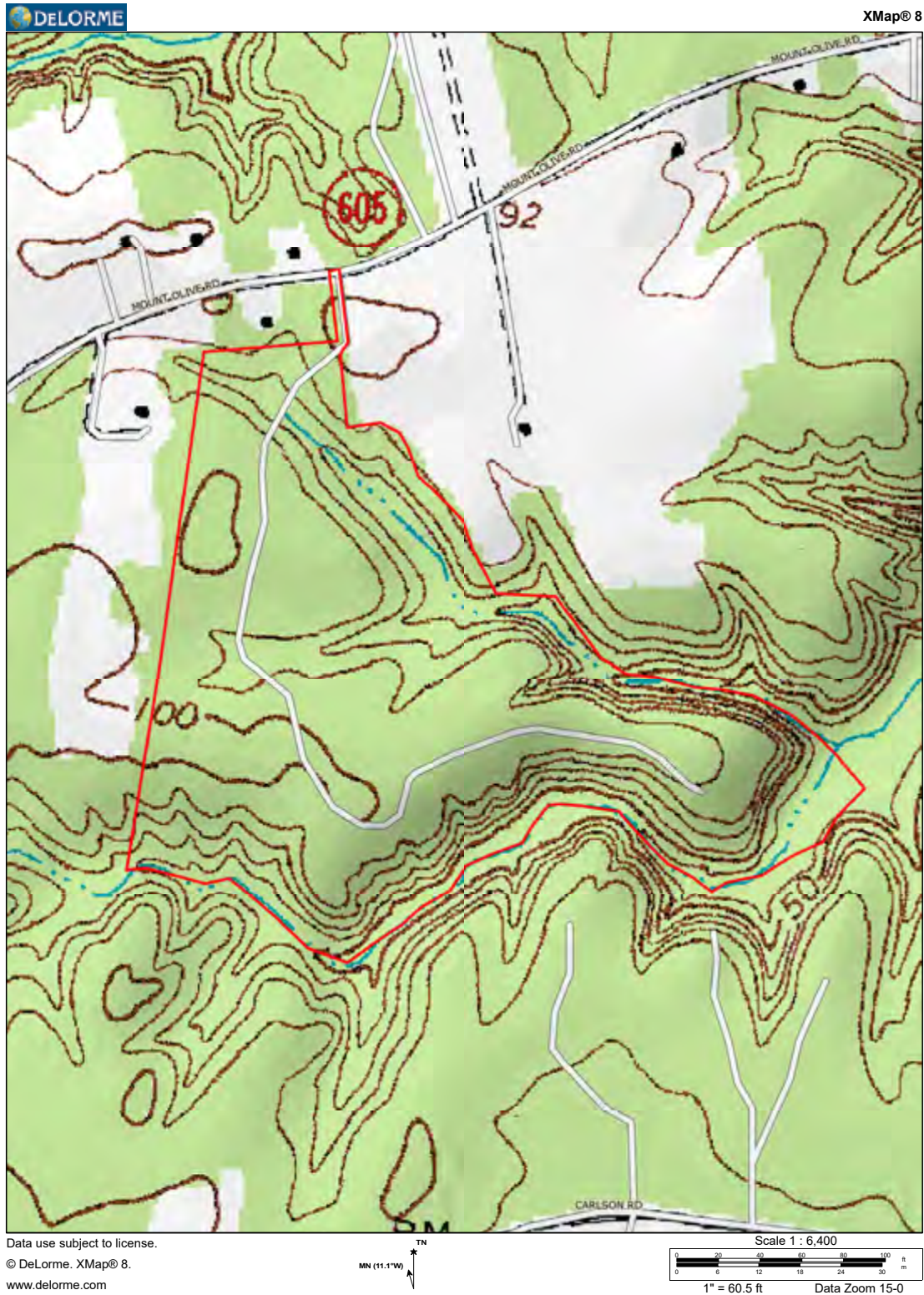
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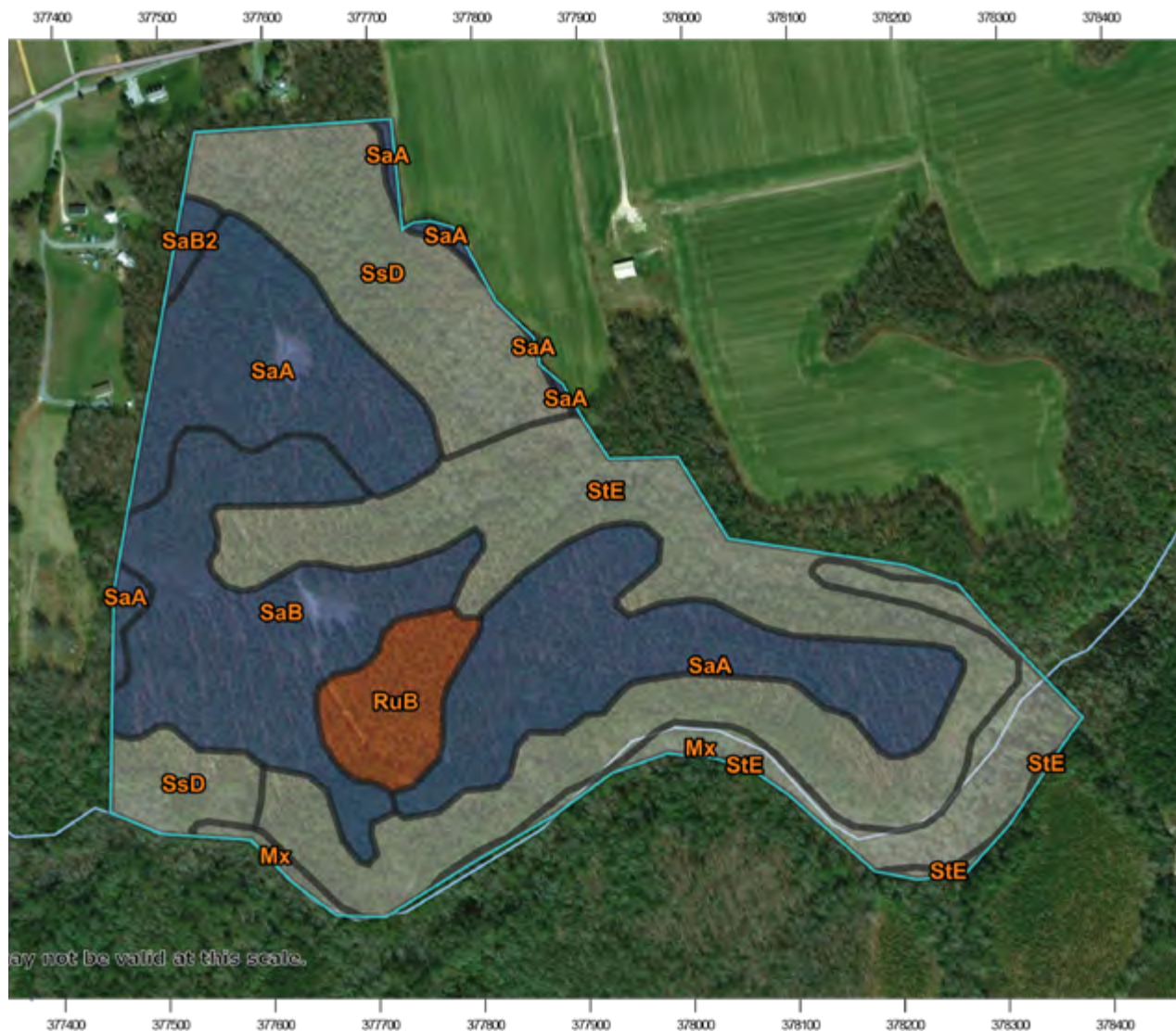


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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Northumberland and Lancaster Counties, Virginia
(ET2-2018 Site Index Map)



Scale: 1:6,430 if printed on A landscape (11" x 8.5") sheet.

0 100 200 300 Meters

0 300 600 1200 1800 Feet

Projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

**Sources
in Service**

Web Soil Survey
National Cooperative Soil Survey

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

ET2-2018 Site Index Map

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		7.2	7.6%
RuB	Rumford loamy sand, gently sloping	80	4.1	4.3%
SaA	Sassafras fine sandy loam, nearly level	85	24.9	26.4%
SaB	Sassafras fine sandy loam, gently sloping	85	15.2	16.1%
SaB2	Sassafras fine sandy loam, gently sloping, eroded	85	0.6	0.7%
SsD	Sloping sandy land		14.6	15.5%
StE	Steep sandy land		27.8	29.5%
Totals for Area of Interest			94.4	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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