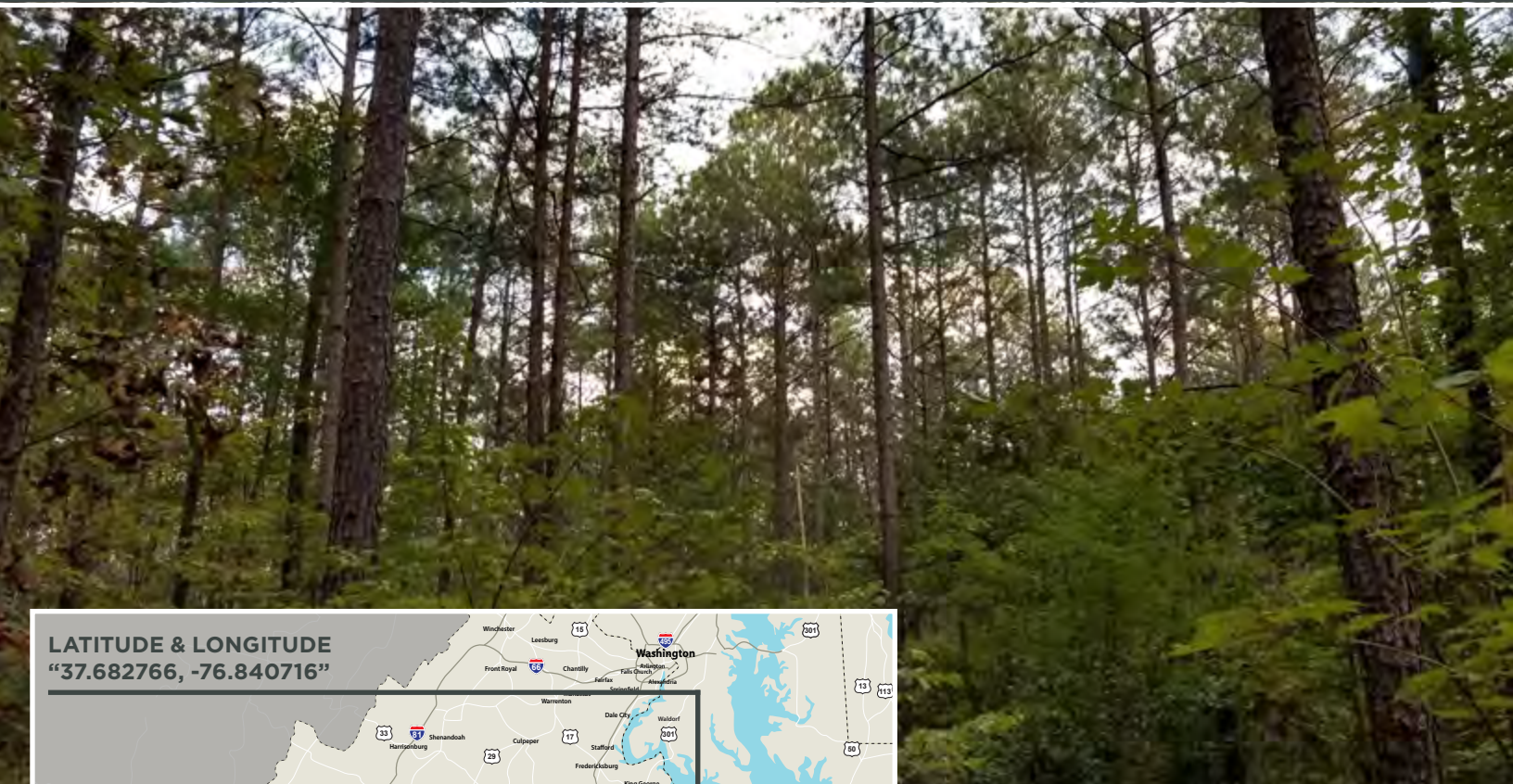


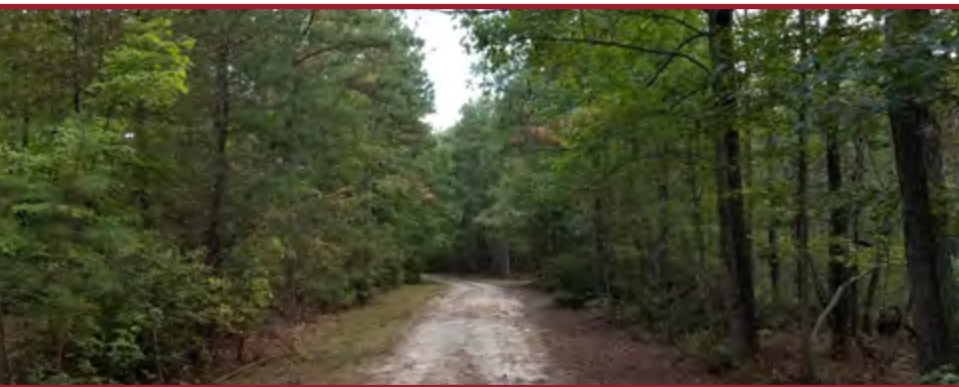
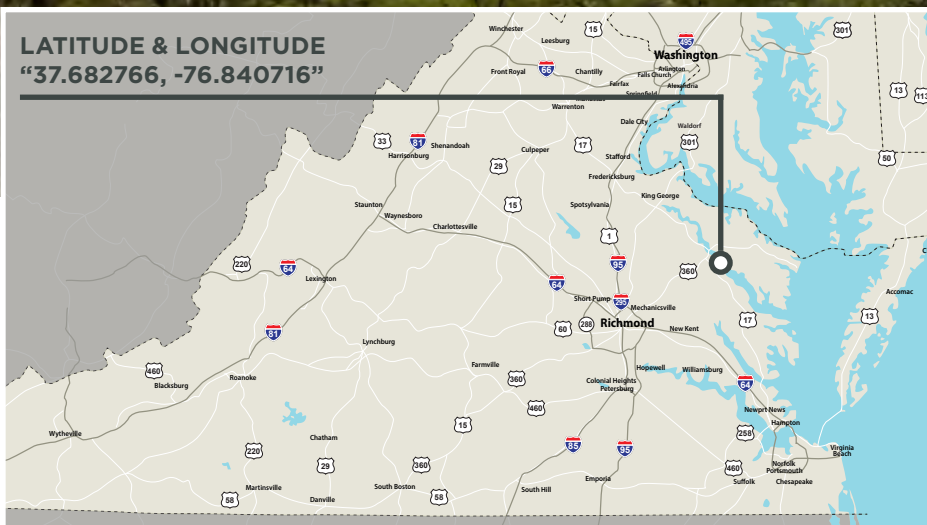


THE TRAIL & CARLTONS CORNER ROAD KING & QUEEN COURTHOUSE, VA 23091

FOR SALE | 1,679± ACRES
KING & QUEEN COUNTY, VA
Price: \$2,657,061



LATITUDE & LONGITUDE
"37.682766, -76.840716"



Features

EXCEPTIONAL LARGE ACREAGE timberland investment located in the Middle Peninsula near King & Queen Courthouse with frontage along VSR 14 (The Trail) and access from VSR 617 (Carltons Corner Road)

STRONG VOLUMES of merchantable planted pines and upland hardwoods accessed via an extensive internal road system

GENTLY TO ROLLING topography throughout with Mitchell Hill Creek offering a consistent water source

EXCELLENT HABITAT for wildlife with strong populations of deer and turkeys throughout

PROPERTY WILL BE encumbered by a Conservation Easement through The Nature Conservancy upon transfer

TAX PARCELS #24-32L-933 #24-32R-(880, 882, 916, 921, 924 & 925), #24-32L-936 and #24-31L-942

CONVENIENT TO Richmond, Tidewater & Fredericksburg

Contacts

Hank Campbell

804-433-1818
hcampbell@commonwealthland.com

Nate Krey

804-234-3783
nkrey@commonwealthland.com

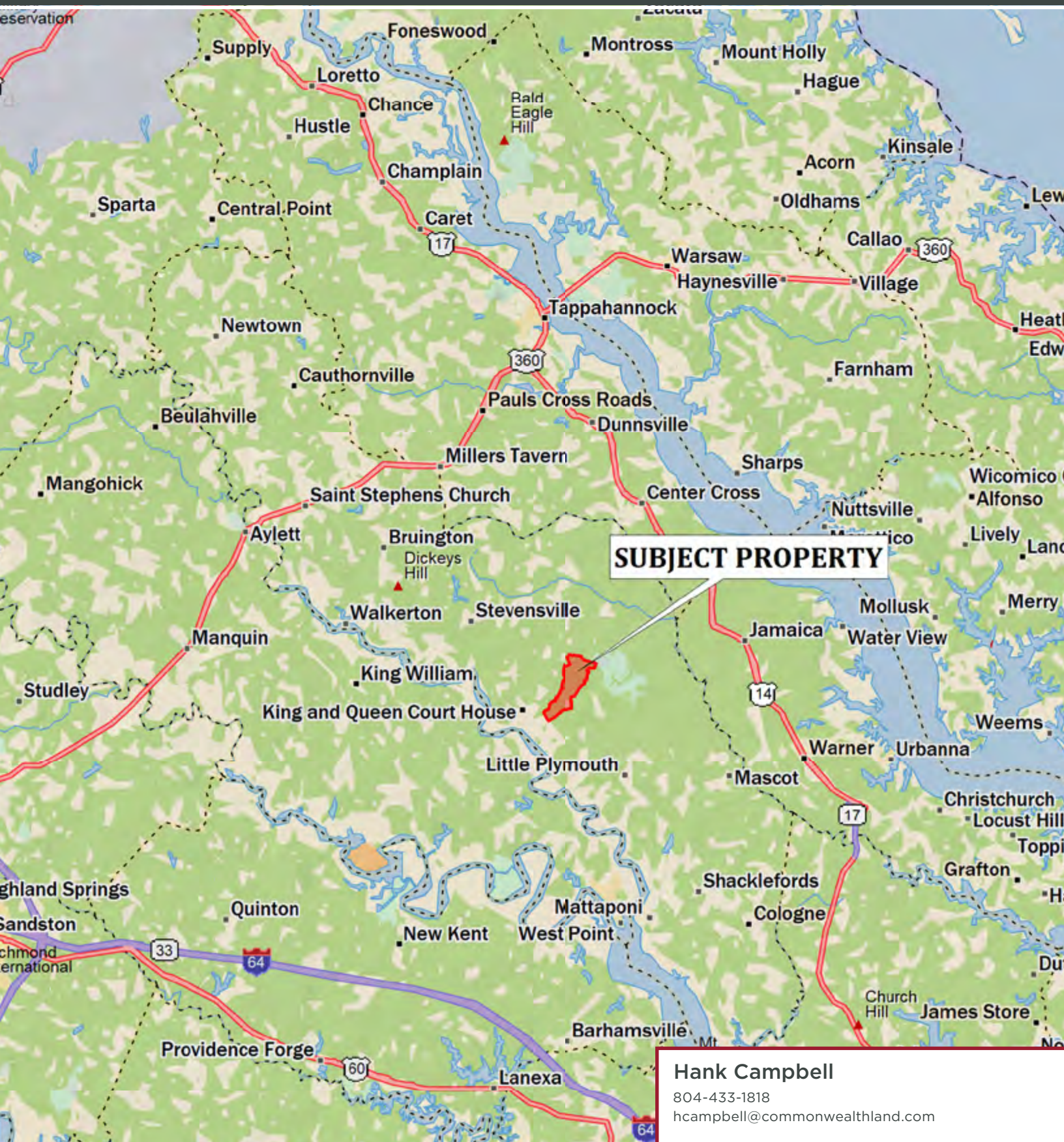


MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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

**THE TRAIL & CARLTONS CORNER ROAD
KING & QUEEN COURTHOUSE, VA 23091**

**FOR SALE | 1,679± ACRES
KING & QUEEN COUNTY, VA**
Price: \$2,657,061



Hank Campbell

804-433-1818
hcampbell@commonwealthland.com

Nate Krey

804-234-3783
nkrey@commonwealthland.com

**THE TRAIL & CARLTONS CORNER ROAD
KING & QUEEN COURTHOUSE, VA 23091**

**FOR SALE | 1,679± ACRES
KING & QUEEN COUNTY, VA**
Price: \$2,657,061



Hank Campbell

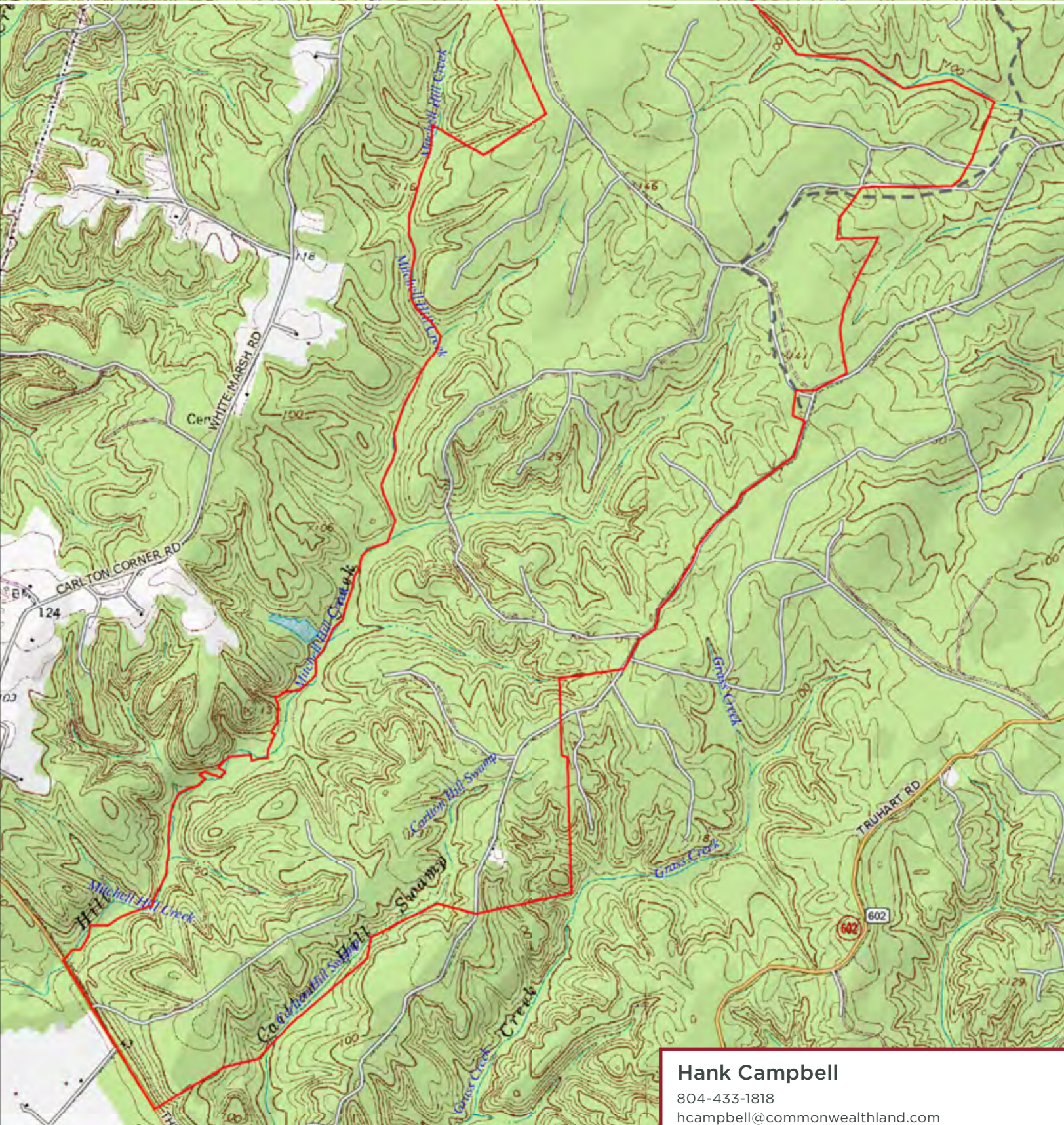
804-433-1818
hcampbell@commonwealthland.com

Nate Krey

804-234-3783
nkrey@commonwealthland.com

**THE TRAIL & CARLTONS CORNER ROAD
KING & QUEEN COURTHOUSE, VA 23091**

**FOR SALE | 1,679± ACRES
KING & QUEEN COUNTY, VA
Price: \$2,657,061**

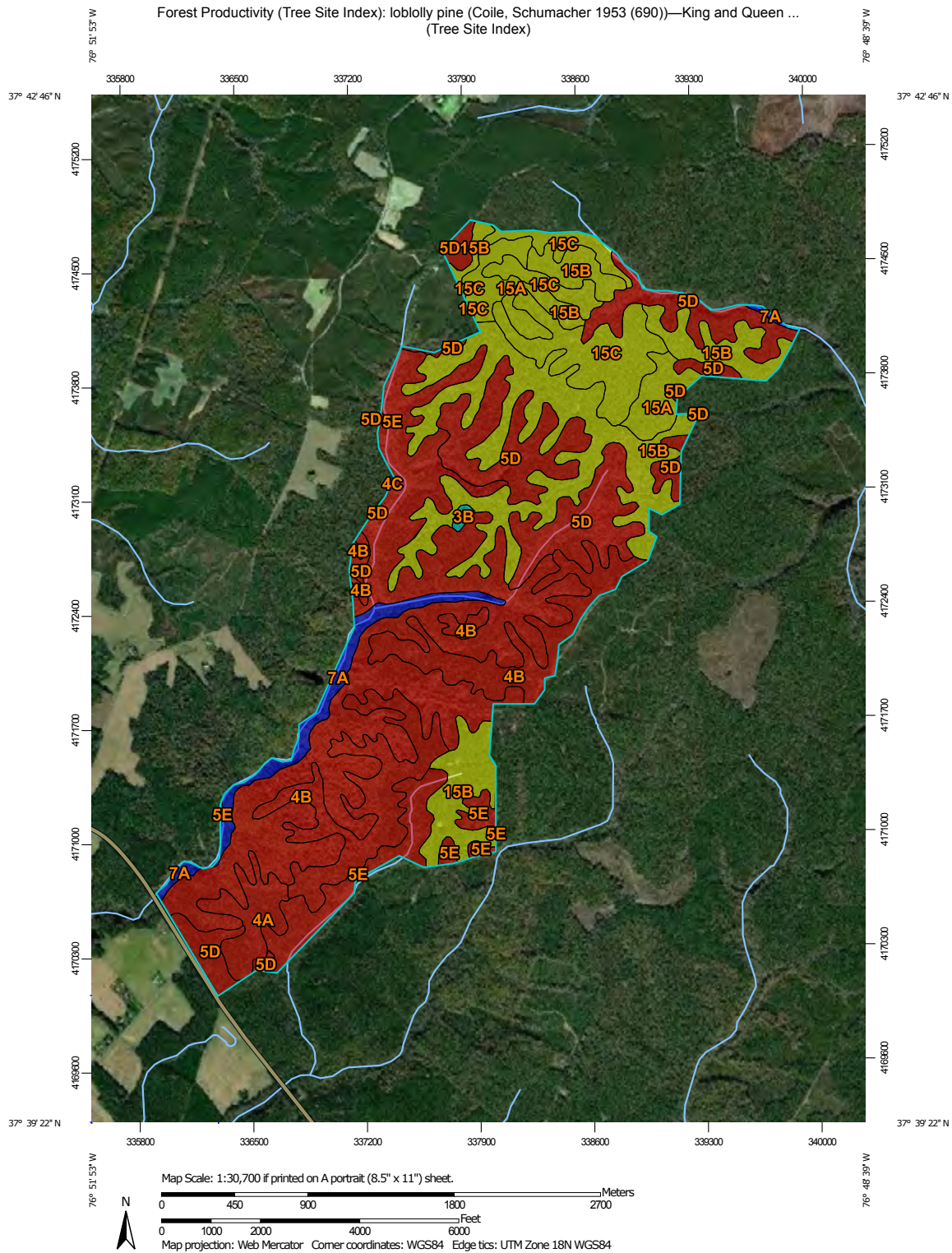


Hank Campbell

804-433-1818
hcampbell@commonwealthland.com

Nate Krey

804-234-3783
nkrey@commonwealthland.com



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/7/2019

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Nate Krey

804-234-3783

nkrey@commonwealthland.com

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
3B	Craven fine sandy loam, 2 to 6 percent slopes	88	3.2	0.2%
4A	Emporia sandy loam, 0 to 2 percent slopes	75	43.7	2.6%
4B	Emporia sandy loam, 2 to 6 percent slopes	75	214.0	12.6%
4C	Emporia sandy loam, 6 to 10 percent slopes	75	0.1	0.0%
5D	Emporia-Slagle-Rumford complex, 6 to 15 percent slopes	75	281.7	16.6%
5E	Emporia-Slagle-Rumford complex, 15 to 50 percent slopes	75	550.9	32.4%
7A	Kinston and Bibb soils, 0 to 2 percent slopes, occasionally flooded	100	49.5	2.9%
15A	Slagle sandy loam, 0 to 2 percent slopes	86	54.8	3.2%
15B	Slagle sandy loam, 2 to 6 percent slopes	86	374.3	22.0%
15C	Slagle sandy loam, 6 to 10 percent slopes	86	127.6	7.5%
Totals for Area of Interest			1,699.7	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)



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/7/2019

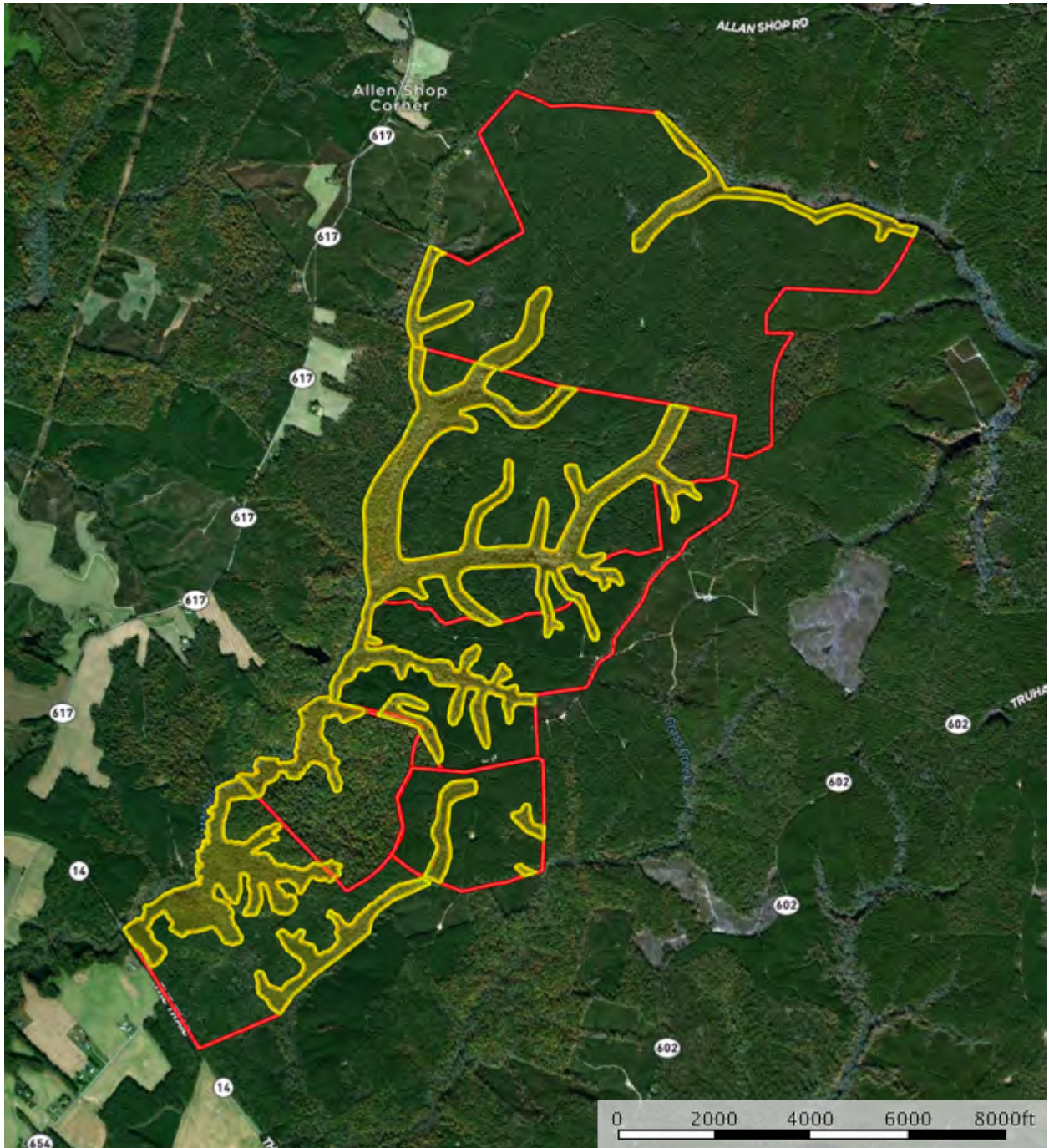
Hank Campbell

804-433-1818
hcampbell@commonwealthland.com

Nate Krey

804-234-3783
nkrey@commonwealthland.com

Bottomland Buffer Easements



Hank Campbell

804-433-1818
hcampbell@commonwealthland.com

Nate Krey

804-234-3783
nkrey@commonwealthland.com

King & Queen – 1,679± Acres

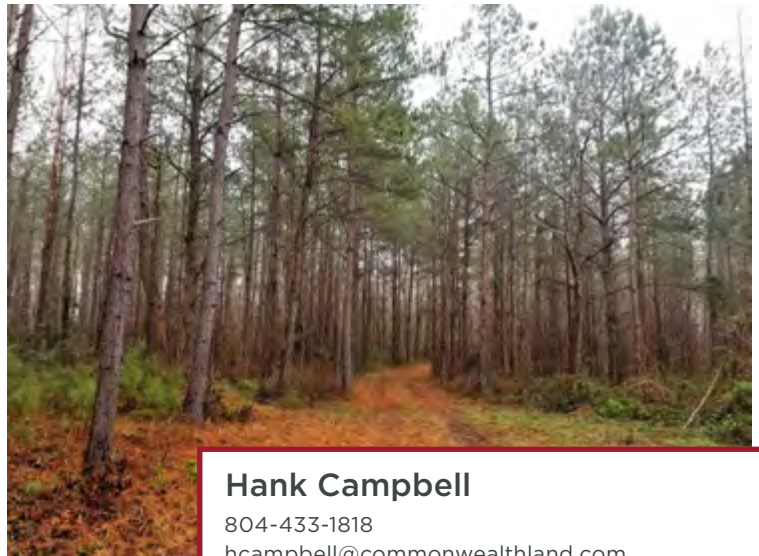
Merchantable Timber Volumes (1,120± Acres)

Species/Product	Volume	Units
Poplar Sawtimber	706	MBF
Oak Sawtimber	582	MBF
Misc. Hardwood Sawtimber	373	MBF
Pine Sawtimber	22,452	Tons
Pine CNS	31,392	Tons
Pine Pulpwood	19,989	Tons
Hardwood Pulpwood	5,353	Tons

191± Acres of 11-year-old Premerch*Hank Campbell**804-433-1818
hcampbell@commonwealthland.com**Nate Krey**804-234-3783
nkrey@commonwealthland.com

**THE TRAIL & CARLTONS CORNER ROAD
KING & QUEEN COURTHOUSE, VA 23091**

**FOR SALE | 1,679± ACRES
KING & QUEEN COUNTY, VA
Price: \$2,657,061**



Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Nate Krey

804-234-3783

nkrey@commonwealthland.com