

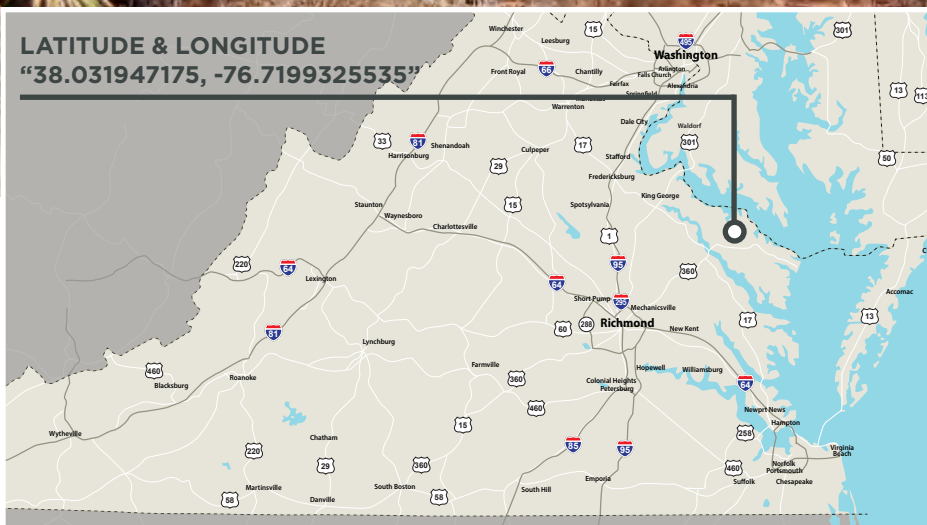


**NOMINI GROVE ROAD & CEDAR FIELD ROAD
WARSAW, VA 22572**

**FOR SALE | 144± ACRES
WESTMORELAND COUNTY, VA
Price: \$275,545**



**LATITUDE & LONGITUDE
"38.031947175, -76.7199325535"**



Features

TIMBERLAND/RECREATIONAL investment opportunity offering merchantable timber accessed from Nomini Grove Road (VSR 621) near Warsaw in Westmoreland

TIMBER IS COMPRISED of 85± acres of planted pines established in '00 with the remaining balance in hardwood bottoms

FRONTAGE ALONG Antioch Branch and Nomini Creek offering excellent wildlife habitat supporting healthy populations of deer & turkeys

TAX MAP PARCEL #58-78 & 79

Contact

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

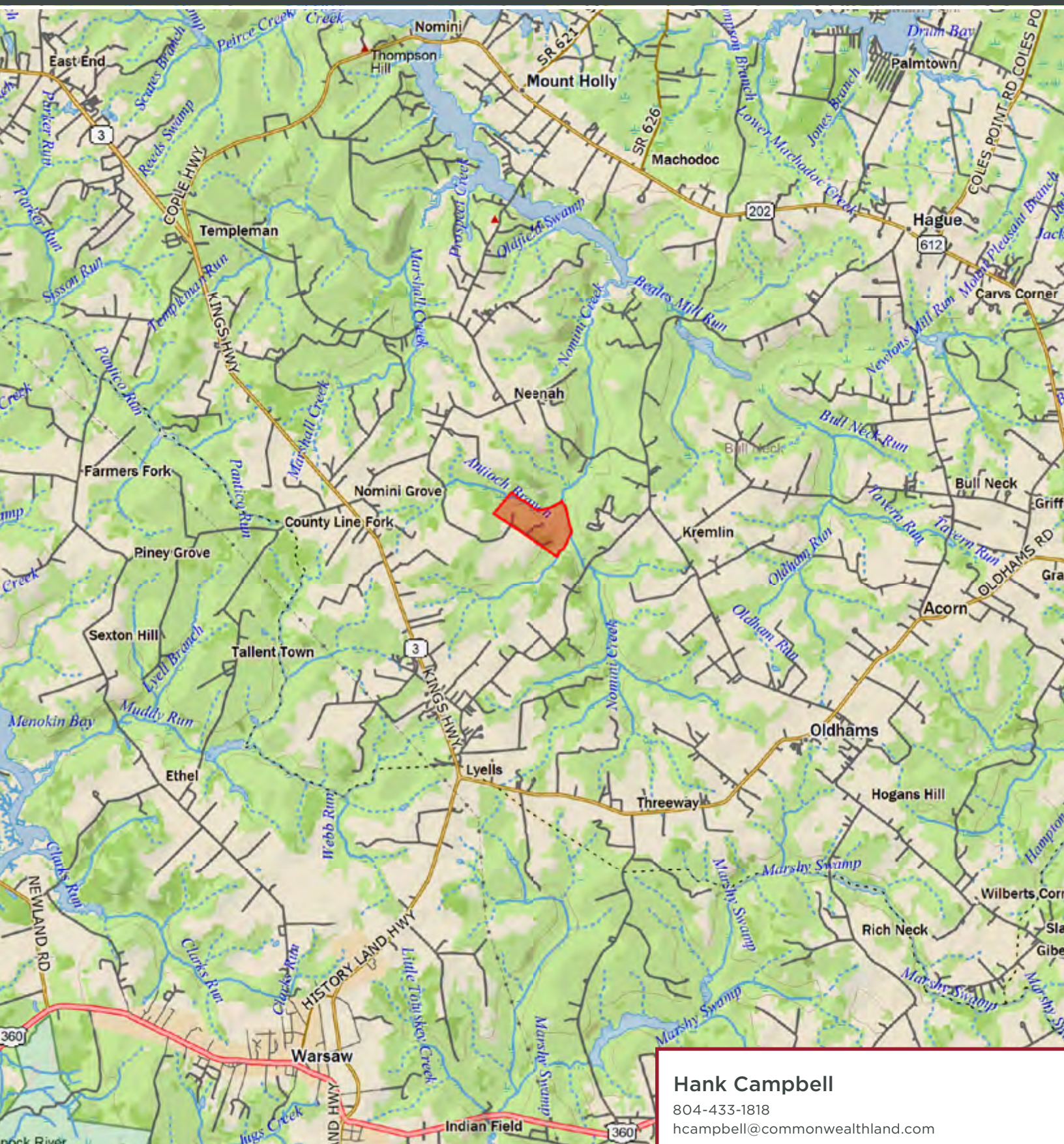
T 804-326-LAND (5263) | F 804-346-5901

COMMONWEALTHLAND.COM

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

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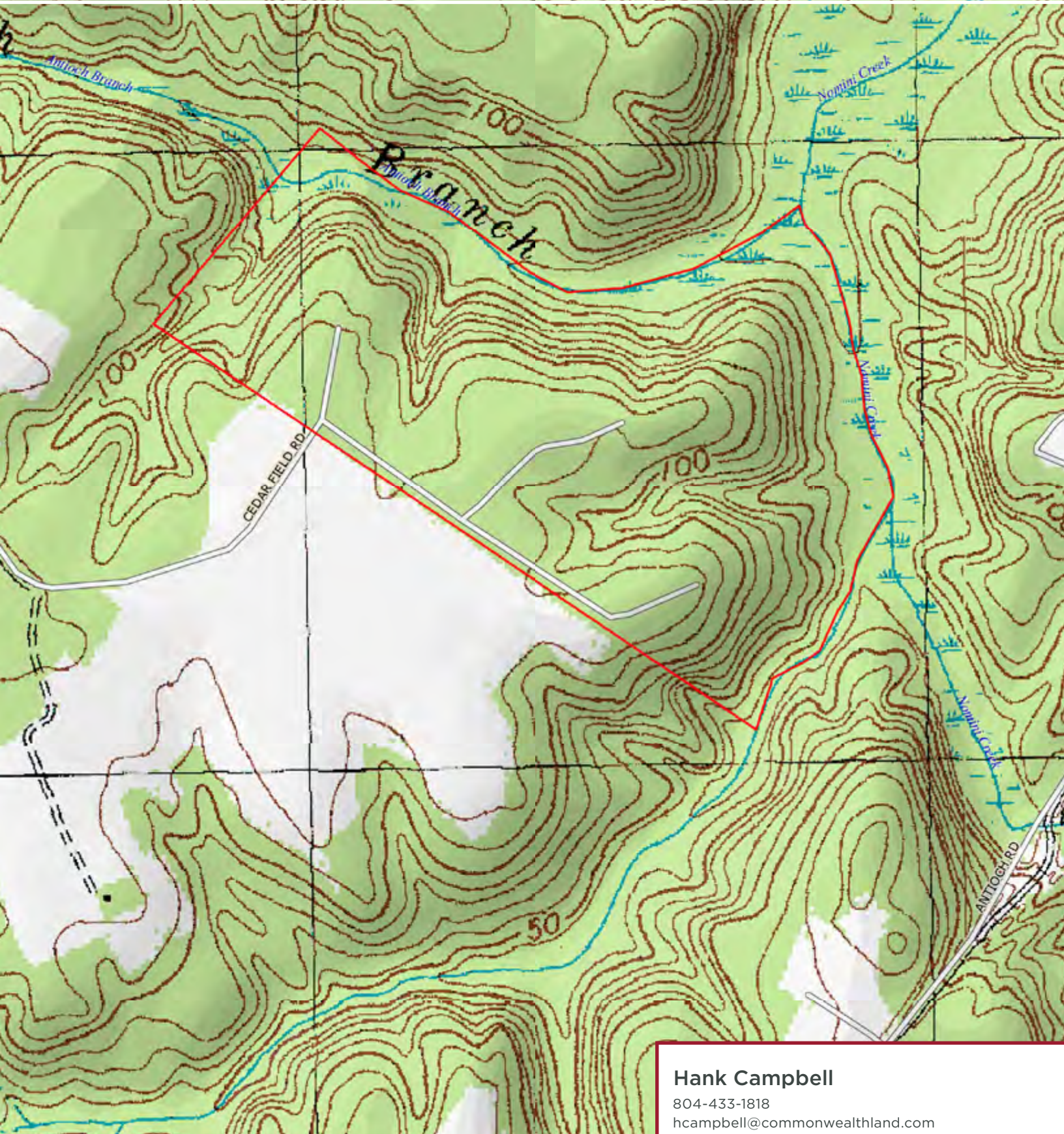
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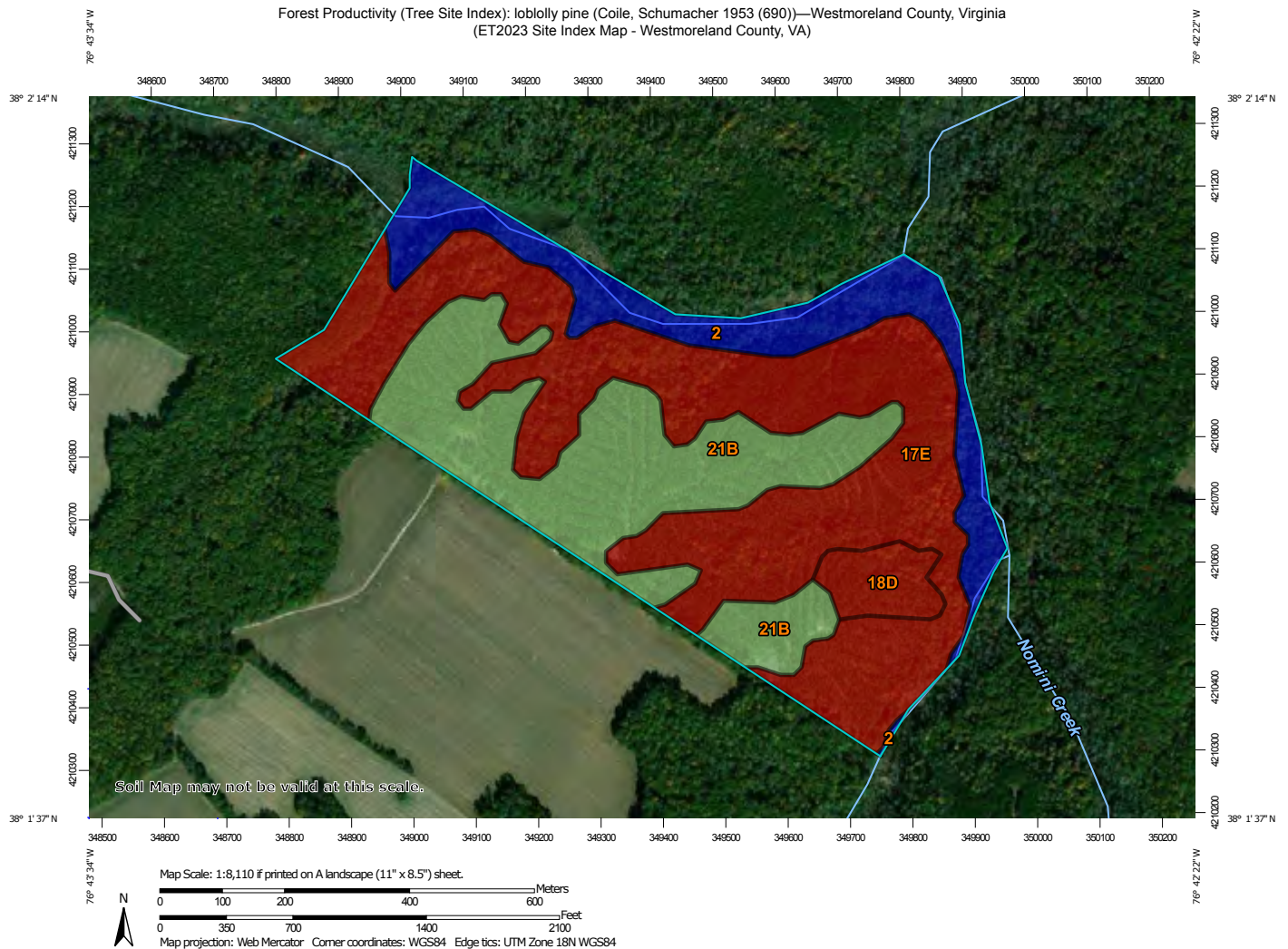
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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/8/2019
Page 1 of 4

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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
2	Bibb and Levy soils	100	21.9	16.1%
17E	Rumford soils, 15 to 50 percent slopes	80	68.9	50.6%
18D	Rumford and Tetotum soils, 6 to 15 percent slopes	80	5.0	3.6%
21B	Suffolk sandy loam, 2 to 6 percent slopes	82	40.3	29.6%
Totals for Area of Interest			136.0	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

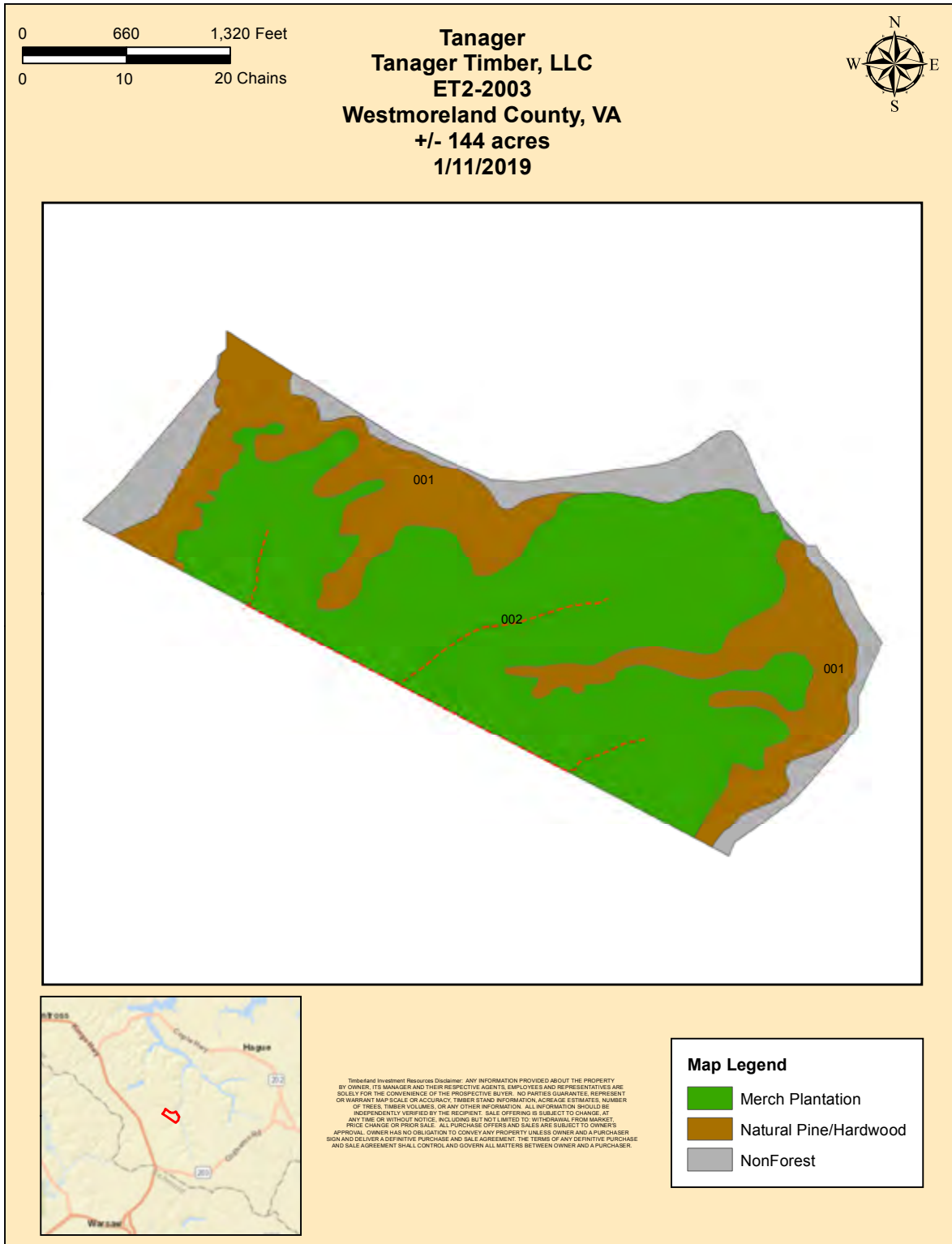
Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component


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Tanager Tanager Timber, LLC ET2-2003 Westmoreland County, VA +/- 144 acres 1/11/2019					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2003	001	41.02	41.02	1900	Hardwood Non-Convertible
ET2-2003	002	85.98	83.90	2000	Pine Plantation
ET2-2003	991	17.39	0.00	9998	NP - Field

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