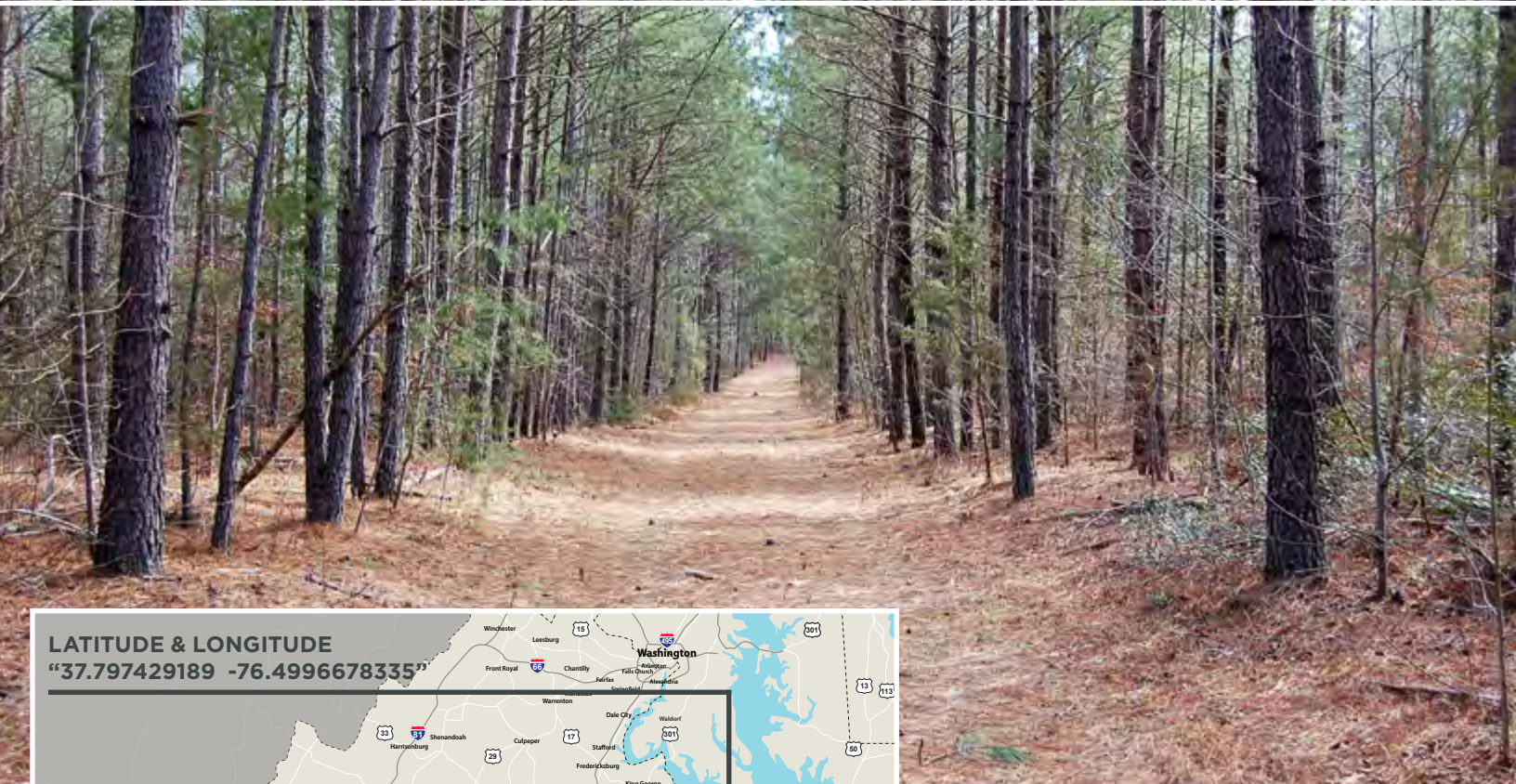


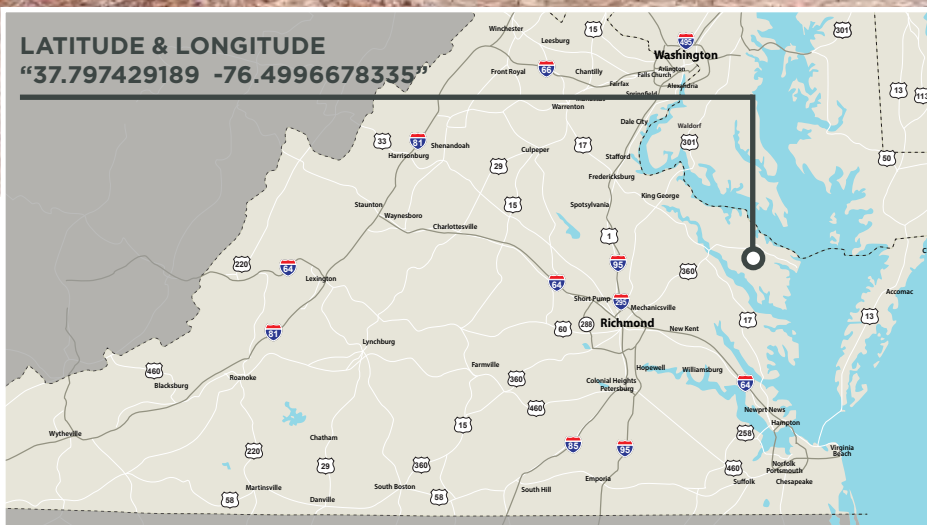


**LARA ROAD (VSR 600)
LANCASTER, VA 22503**

**FOR SALE | 147± ACRES
LANCASTER COUNTY, VA
Price: \$347,219**



LATITUDE & LONGITUDE
"37.797429189 -76.4996678335"



Features

TIMBERLAND/RECREATIONAL investment opportunity

LOCATED NEAR Lively in Lancaster with frontage along Lara Road (VSR 600)

95± ACRES OF merchantable natural pine '99 with the remaining balance in hardwood bottoms

FRONTAGE ALONG McMahon Swamp offers excellent wildlife habitat supporting healthy populations of deer & turkeys

TAX MAP PARCEL #8-17



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

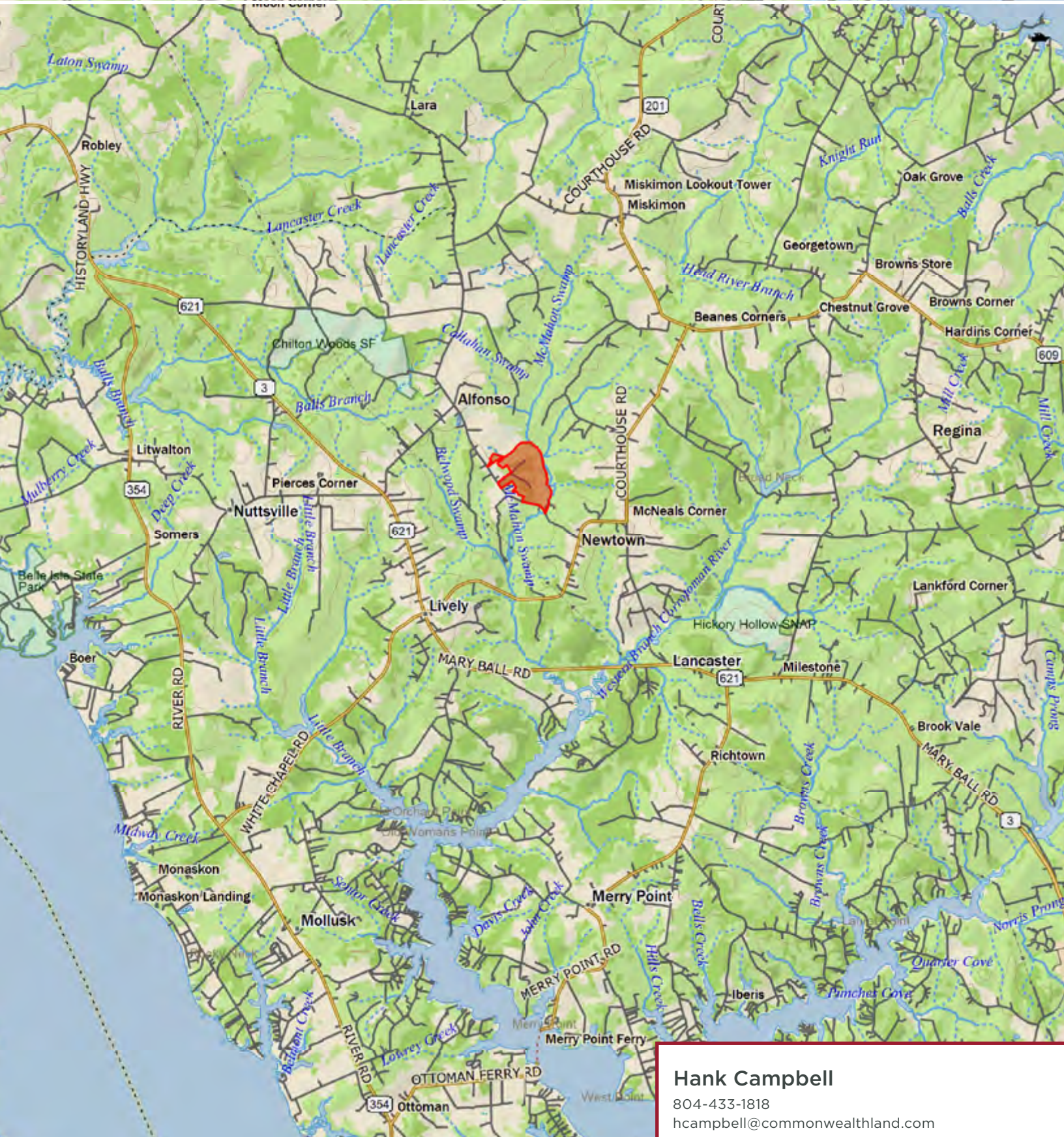
T 804-326-LAND (5263) | F 804-346-5901

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

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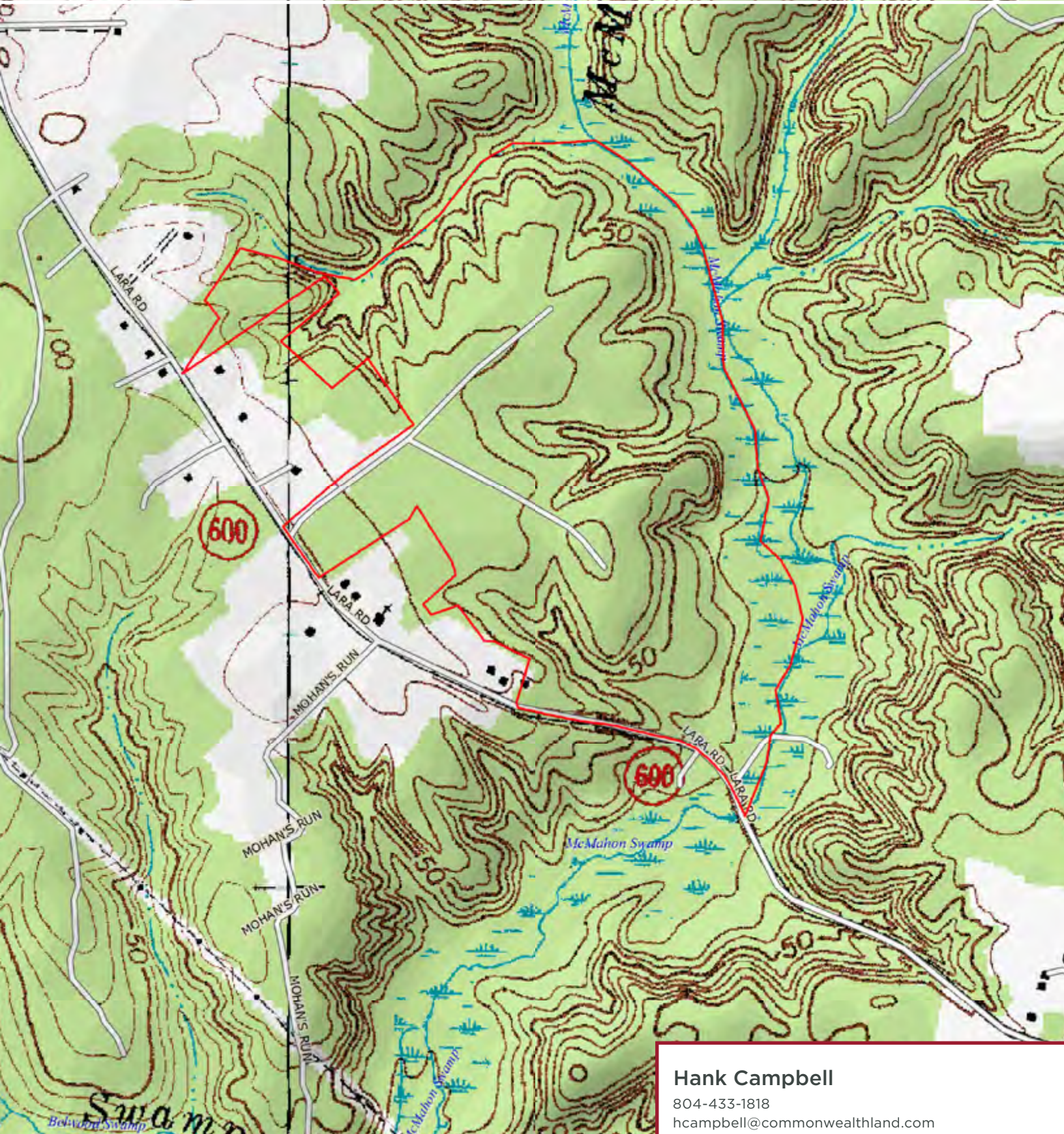
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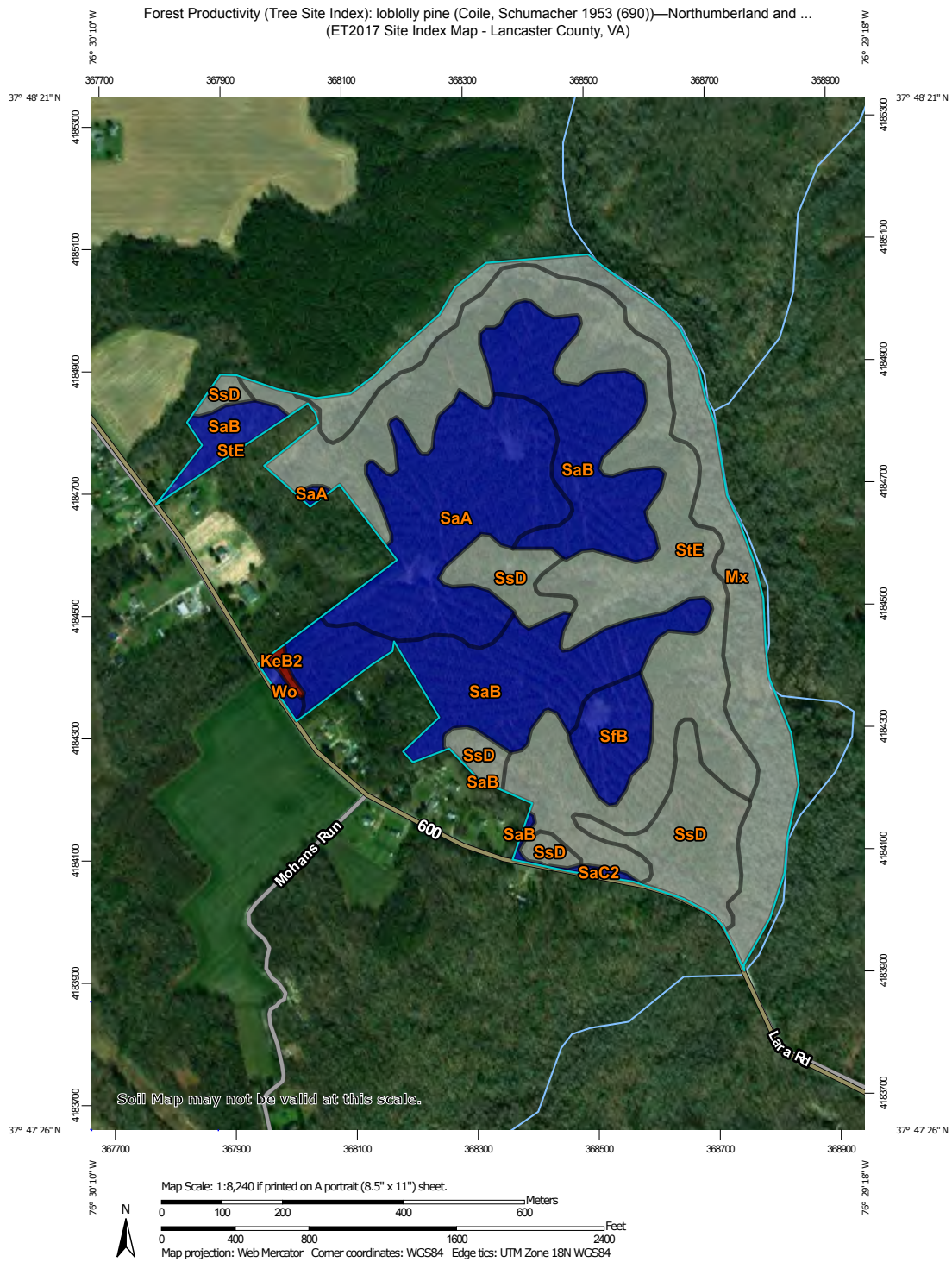
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Natural Resources

Web Soil Survey

2/8/2019

Hank Campbell

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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
KeB2	Kempsville fine sandy loam, gently sloping, eroded	82	0.4	0.3%
Mx	Mixed alluvial land		22.4	14.7%
SaA	Sassafras fine sandy loam, nearly level	85	22.6	14.8%
SaB	Sassafras fine sandy loam, gently sloping	85	36.9	24.3%
SaC2	Sassafras fine sandy loam, sloping, eroded	85	0.4	0.3%
SfB	Sassafras loamy fine sand, thick surface, gently sloping	85	4.9	3.2%
SsD	Sloping sandy land		16.6	10.9%
StE	Steep sandy land		47.5	31.2%
Wo	Woodstown fine sandy loam	85	0.6	0.4%
Totals for Area of Interest			152.2	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

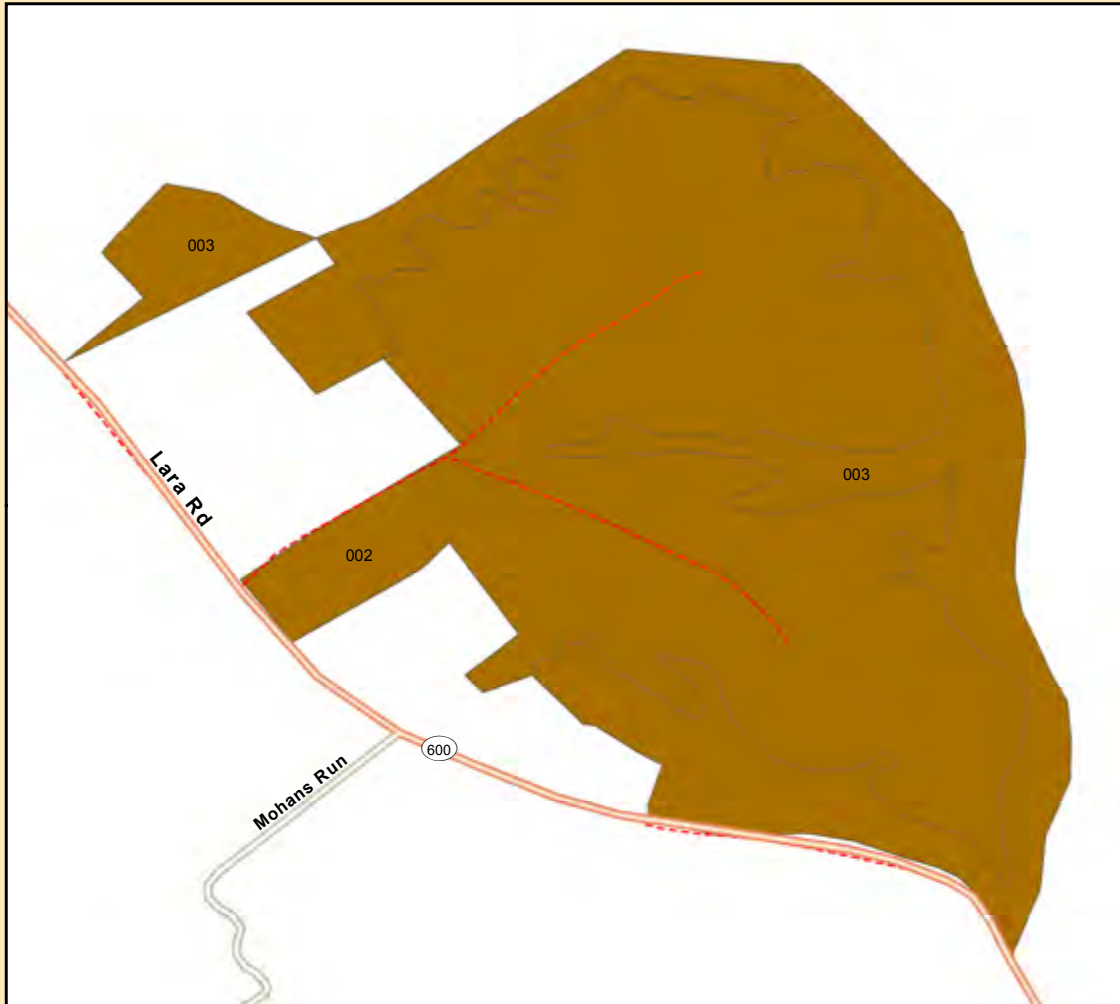

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0 660 1,320 Feet
0 10 20 Chains

Tanager
Tanager Timber, LLC
ET2-2017
Lancaster County, VA
+/- 147 acres
1/11/2019



Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE, REPRESENT OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACRAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE PROSPECTIVE BUYER. SALE OFFERING IS SUBJECT TO CHANGE, AT ANY TIME OR WITHOUT NOTICE, INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALE. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND A PURCHASER SIGN AND DELIVER A DEFINITIVE PURCHASE AND SALE AGREEMENT. THE TERMS OF ANY DEFINITIVE PURCHASE AND SALE AGREEMENT SHALL CONTROL AND GOVERN ALL MATTERS BETWEEN OWNER AND A PURCHASER.

Map Legend

 Natural Pine/Hardwood

Hank Campbell

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Tanager Tanager Timber, LLC ET2-2017 Lancaster County, VA +/- 147 acres 1/11/2019					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2017	002	95.16	92.78	1999	Natural Pine Non-Convertible
ET2-2017	003	51.99	51.81	1968	Hardwood Non-Convertible

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