

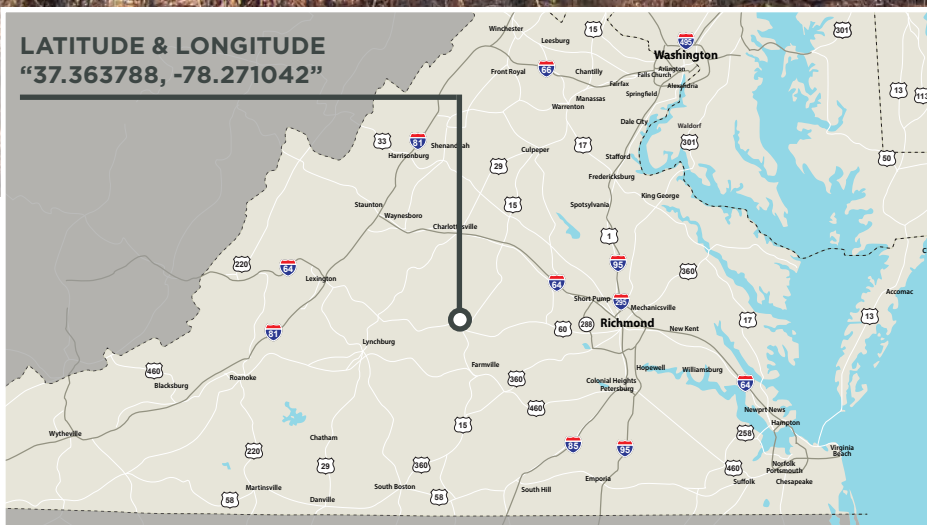


**COPPER MINE ROAD (VSR 617)
DILLWYN, VA 23936**

**FOR SALE | 244± ACRES
BUCKINGHAM COUNTY, VA
Price: \$549,500**



**LATITUDE & LONGITUDE
"37.363788, -78.271042"**



Features

HIGH QUALITY timberland/recreational investment opportunity located just north of Dillwyn in Buckingham County with frontage along Copper Mine Road (VSR 617)

THE TIMBER is comprised of 210± acres of 30 year old planted pines providing strong volumes of merchantable timber

DIVERSIFIED TOPOGRAPHY with 35± acres of mature bottomland hardwood along Joshua Creek provide ideal transportation corridors and bedding/roosting areas for deer and turkeys

STRONG INTERNAL road system with an additional point of deeded access from VSR 617 to the western side of the property

TAX MAP PARCELS #81-19 & 24

PRICE: \$549,500

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

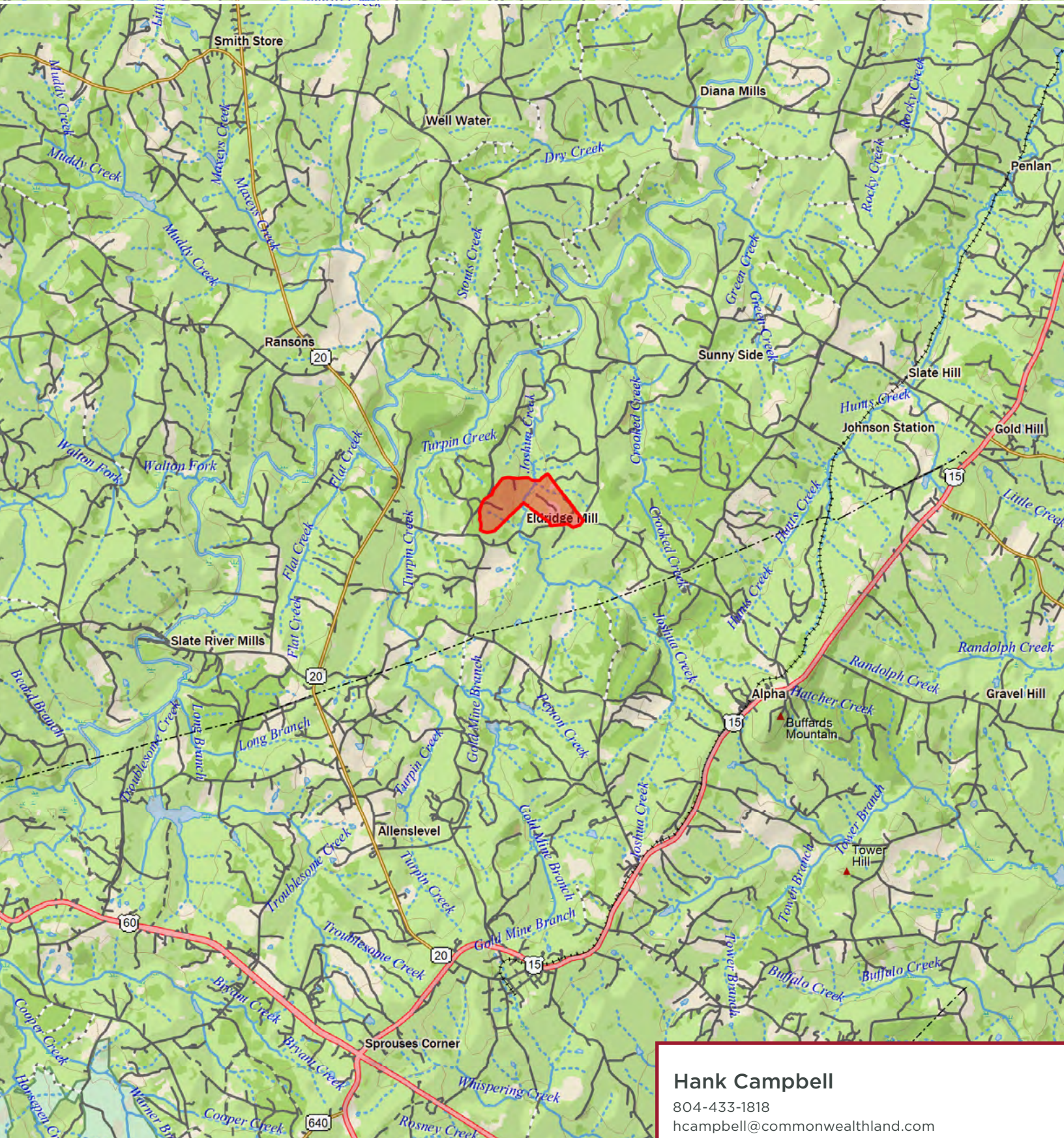
COMMONWEALTHLAND.COM

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



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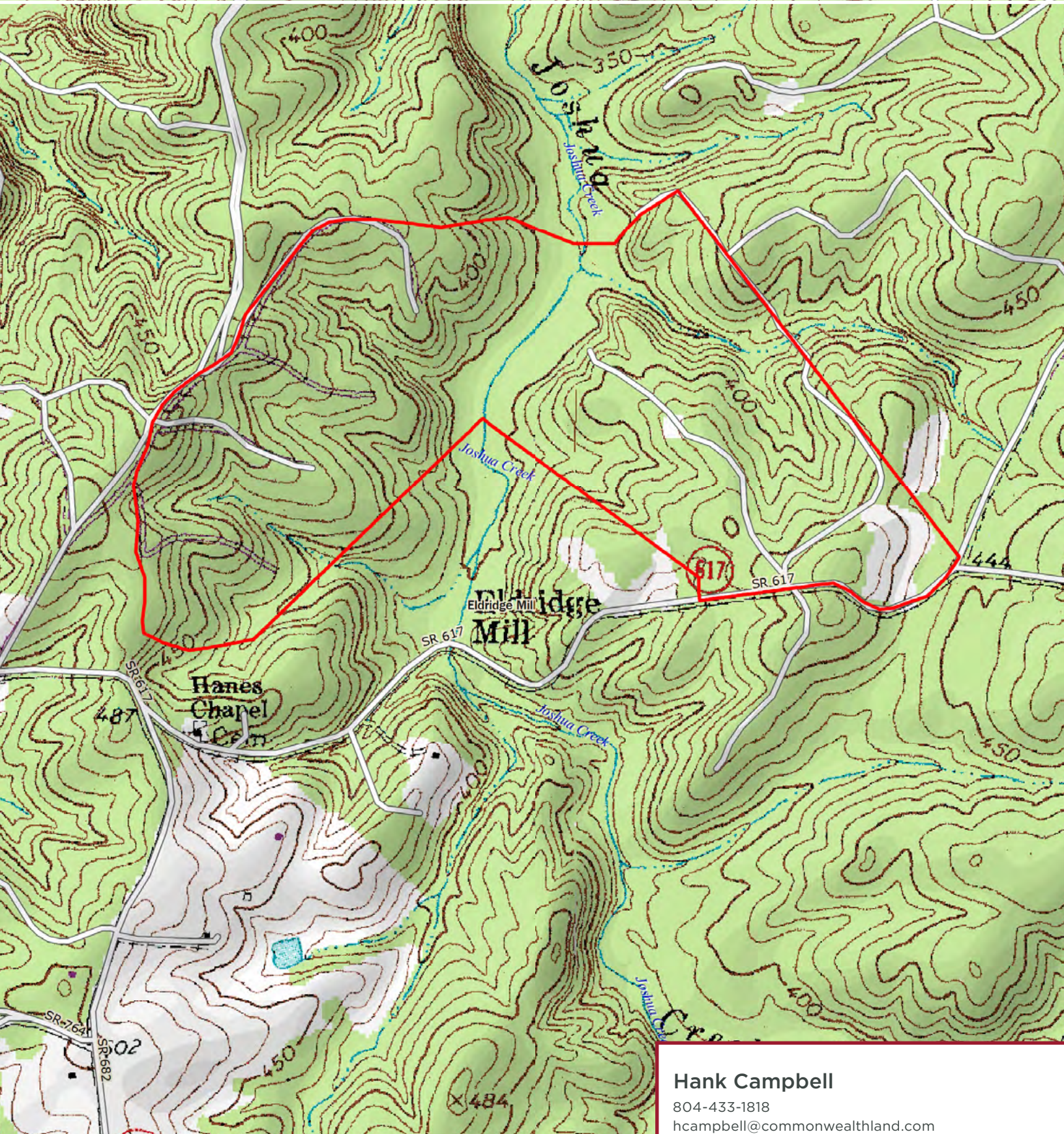


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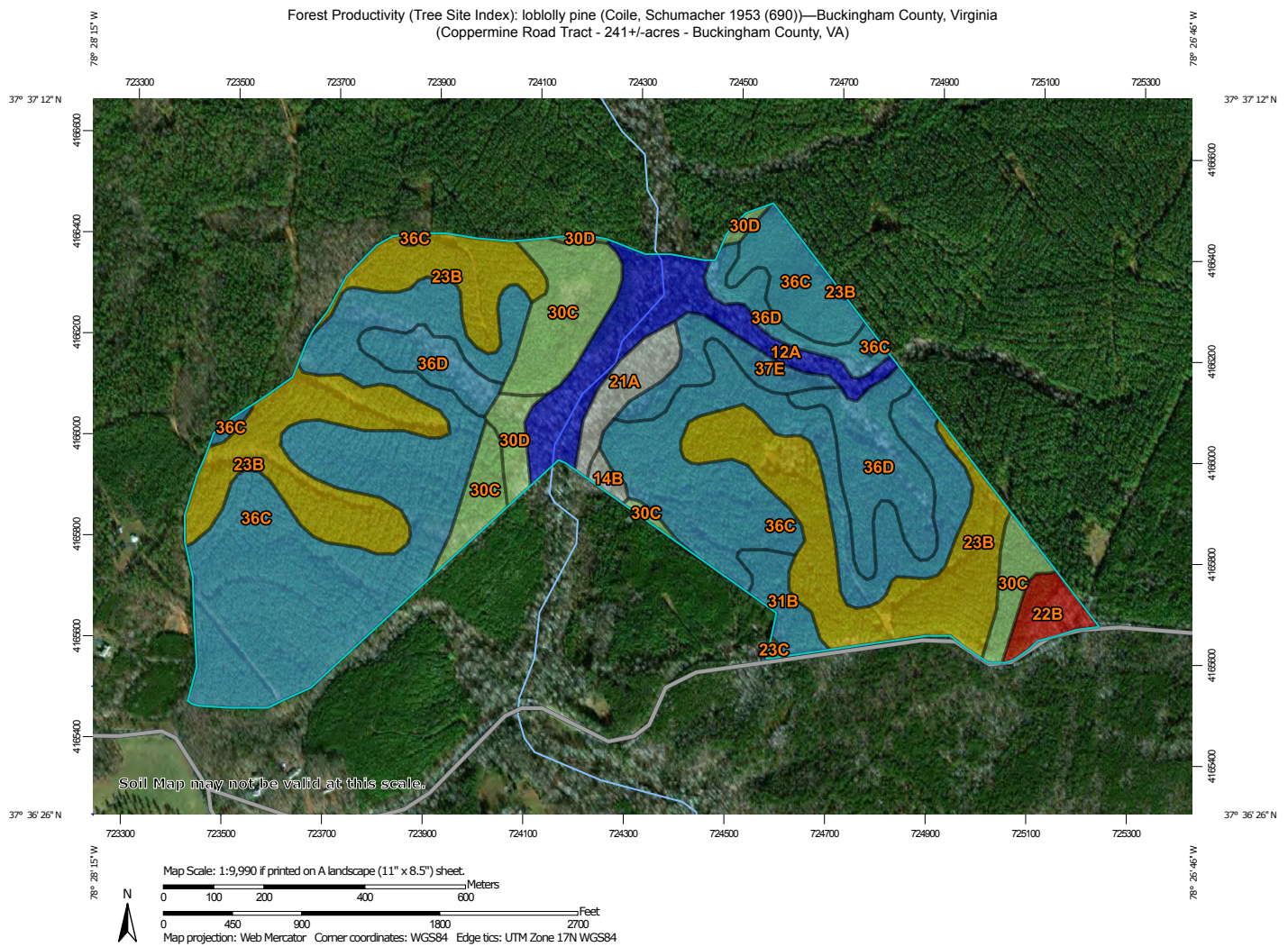
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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/15/2019
Page 1 of 5

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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—
Buckingham County, Virginia

Coppermine Road Tract - 241+/-
acres - Buckingham County, VA

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
12A	Codorus-Hatboro complex, 0 to 3 percent slopes, frequently flooded	95	17.3	7.0%
14B	Delanco loam, 2 to 7 percent slopes, rarely flooded		1.0	0.4%
21A	Hatboro loam, 0 to 2 percent slopes, frequently flooded		5.2	2.1%
22B	Jackland-Mirerock complex, 2 to 7 percent slopes	70	4.1	1.6%
23B	Littlejoe silt loam, 2 to 7 percent slopes	78	56.8	22.9%
23C	Littlejoe silt loam, 7 to 15 percent slopes	78	0.2	0.1%
30C	Oak Level-Siloam complex, 7 to 15 percent slopes	79	19.6	7.9%
30D	Oak Level-Siloam complex, 15 to 25 percent slopes	79	4.1	1.6%
31B	Penhook loam, 2 to 7 percent slopes	81	4.3	1.7%
36C	Spears Mountain silt loam, 7 to 15 percent slopes	80	105.2	42.4%
36D	Spears Mountain silt loam, 15 to 25 percent slopes	80	23.5	9.5%
37E	Spears Mountain-Bugley complex, 25 to 50 percent slopes	80	6.6	2.7%
Totals for Area of Interest			247.8	100.0%



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