

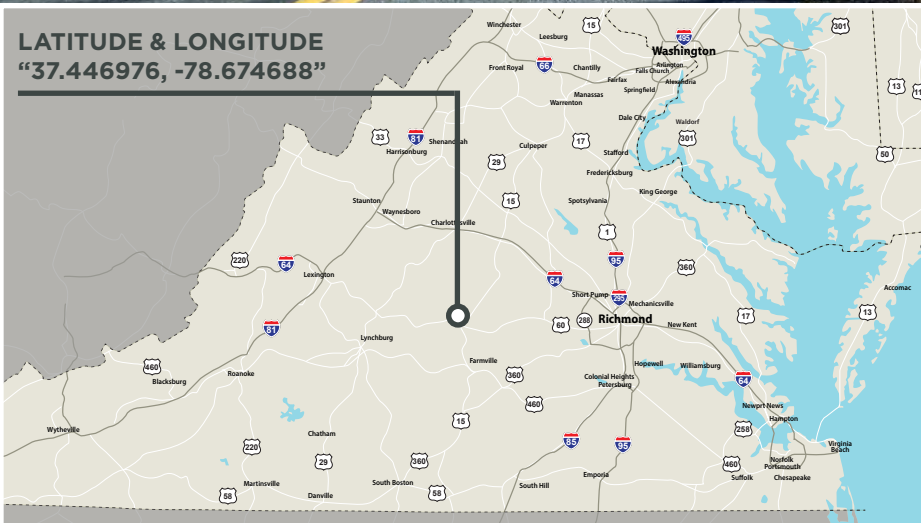


**FRANCISCO ROAD (VSR 636)
DILLWYN, VA 23936**

**FOR SALE | 161.5± ACRES
BUCKINGHAM COUNTY, VA
Price: \$339,500**



**LATITUDE & LONGITUDE
"37.446976, -78.674688"**



Features

HIGH QUALITY timberland/recreational investment opportunity located near Sliders in Buckingham County with frontage along Francisco Road (VSR 636)

THE TIMBER is comprised of 147± acres of 31 year old planted pines providing strong volumes of merchantable timber

DIVERSIFIED TOPOGRAPHY with the Appomattox Cumberland State Forest on three (3) sides as well as 13± acres of hardwoods along North Holiday Creek providing ideal transportation corridors and bedding/roosting areas for deer and turkeys

CONTACT BROKER for more details

TAX MAP PARCEL #176-5

PRICE: \$339,500

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

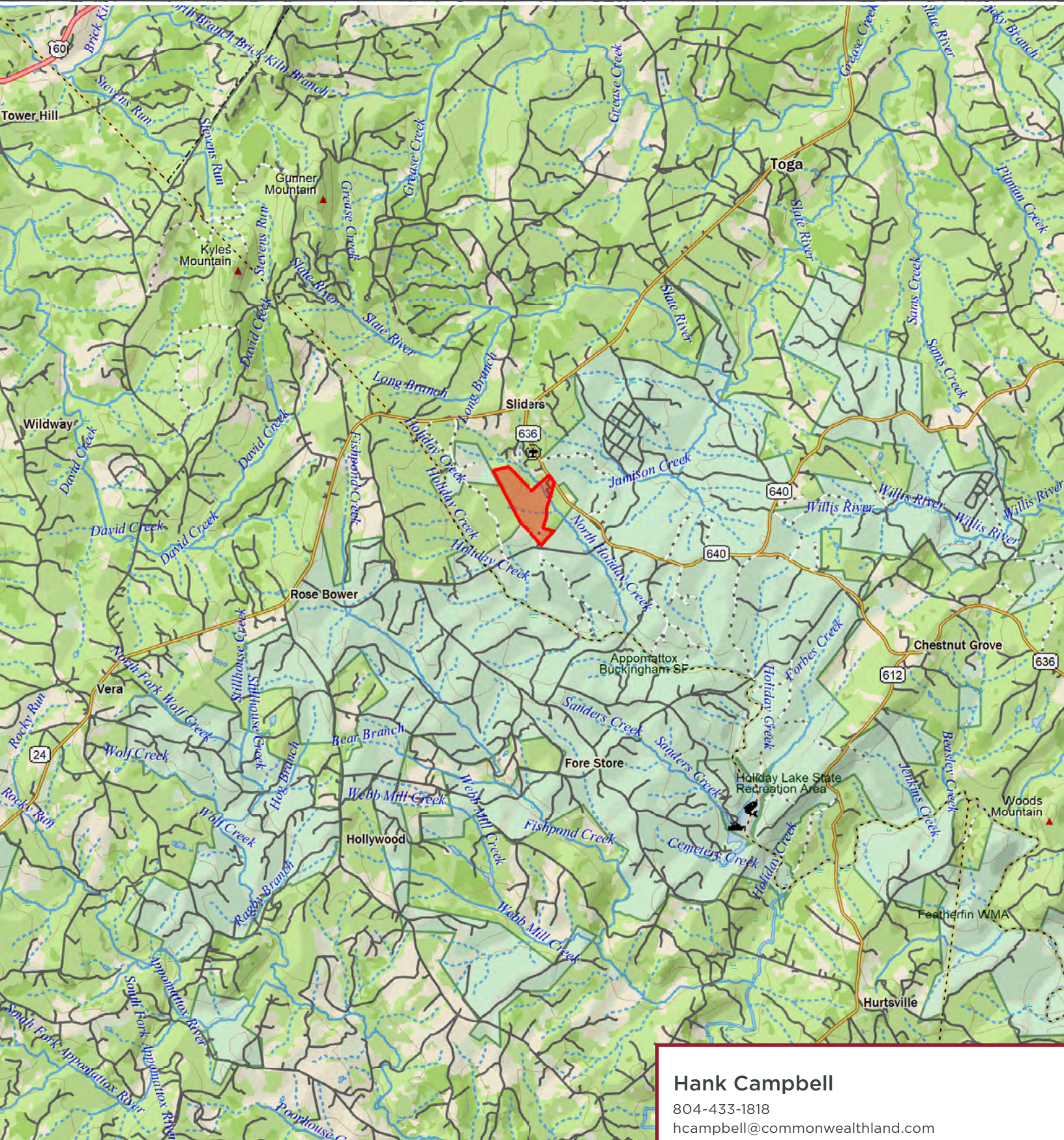
T 804-326-LAND (5263) | F 804-346-5901

COMMONWEALTHLAND.COM

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

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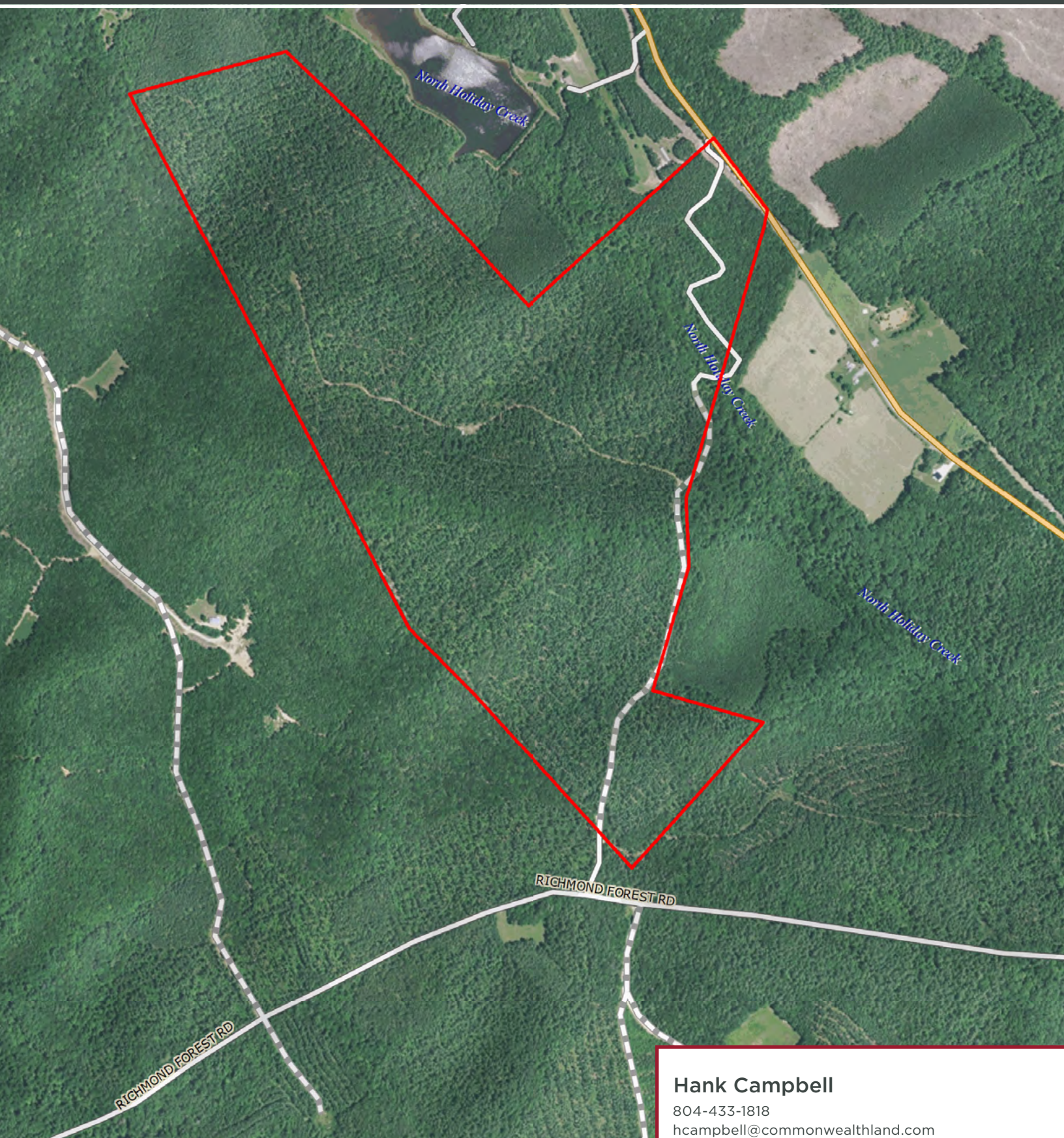
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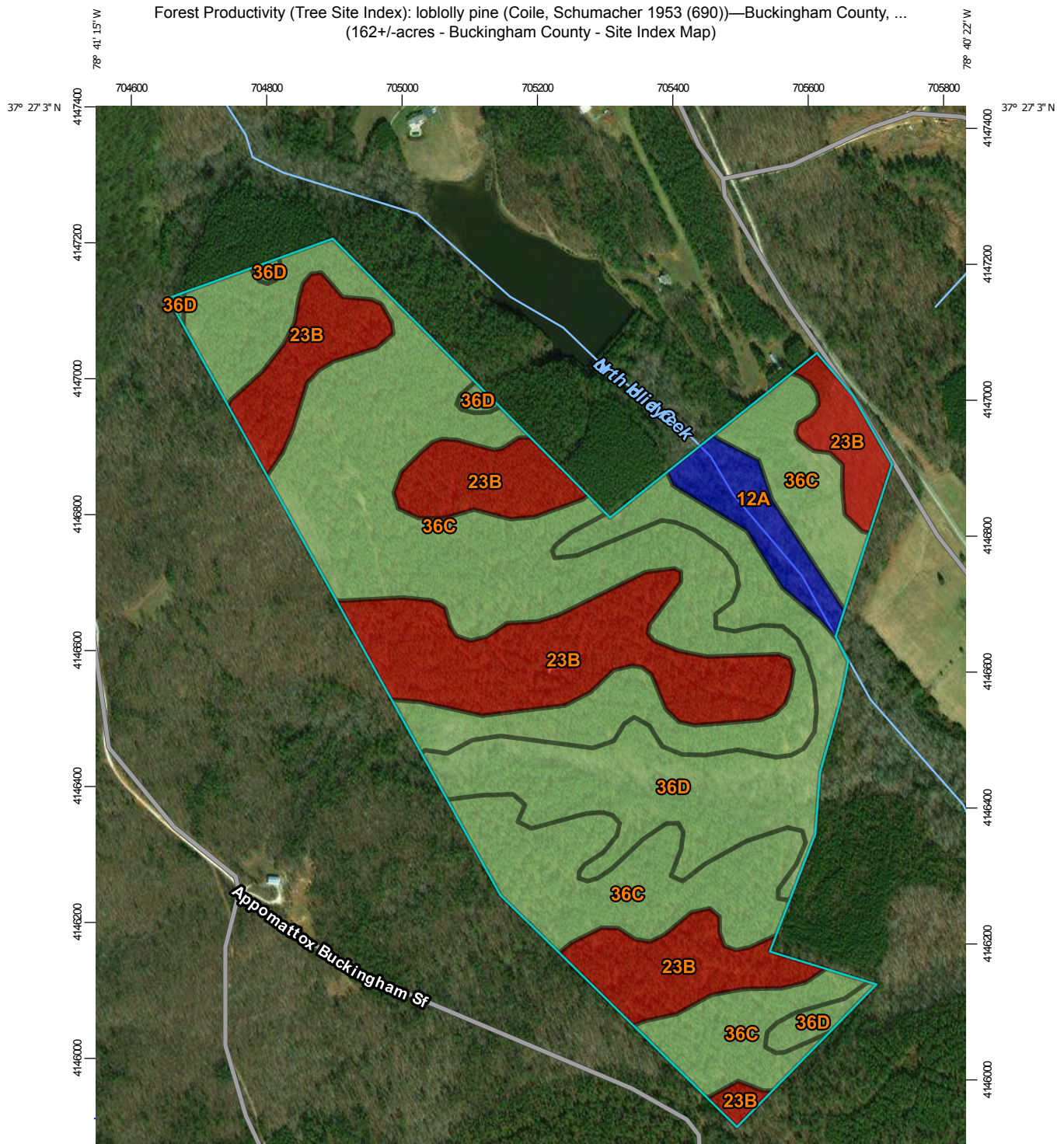
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—
Buckingham County, Virginia

162+/-acres - Buckingham County -
Site Index Map

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	5.6	3.5%
23B	Littlejoe silt loam, 2 to 7 percent slopes	78	45.0	27.8%
36C	Spears Mountain silt loam, 7 to 15 percent slopes	80	83.3	51.5%
36D	Spears Mountain silt loam, 15 to 25 percent slopes	80	27.8	17.2%
Totals for Area of Interest			161.6	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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/15/2019
Page 3 of 4

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