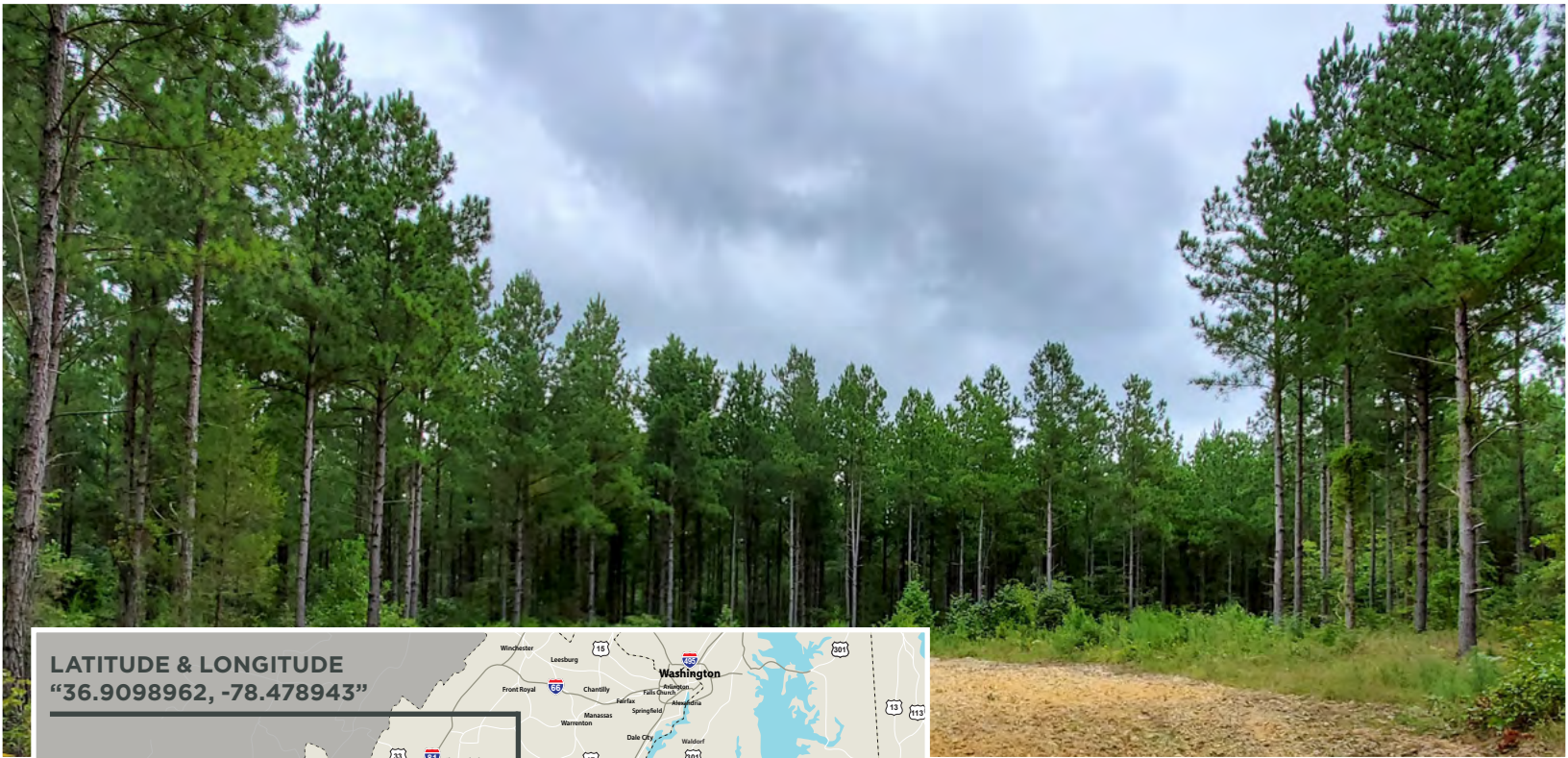


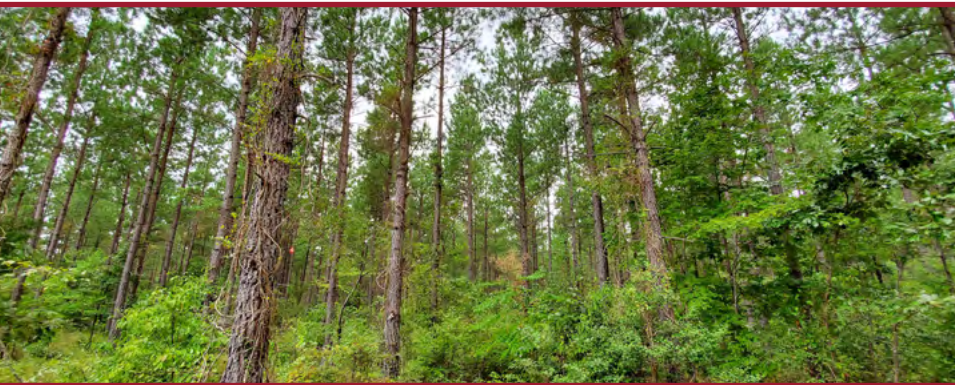
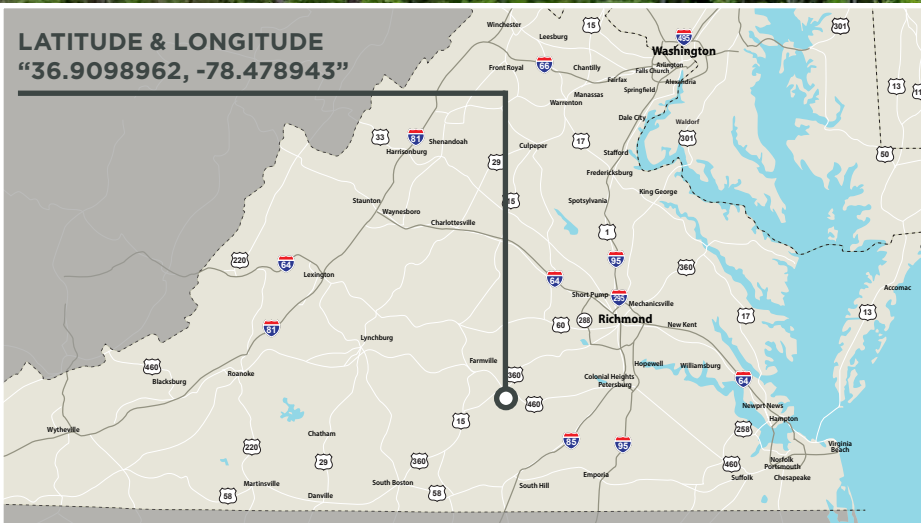


**BURNS ROAD (VSR 760)
CHASE CITY, VA 23924**

**FOR SALE | 62± ACRES
LUNENBURG COUNTY, VA
Price: \$137,500**



**LATITUDE & LONGITUDE
"36.9098962, -78.478943"**



Features

HIGH QUALITY timberland/recreational investment opportunity located outside of Fort Mitchell in Lunenburg County with frontage at the end of Burns Road (VSR760)

THE TIMBER is comprised of 60± acres of 20 year old planted pines providing strong volumes of merchantable timber

DIVERSIFIED TOPOGRAPHY with several acres of mature bottomland hardwood provide ideal transportation corridors and bedding/roosting areas for deer and turkeys

CONTACT BROKER for more details

TAX MAP PARCEL #051-0A-29

PRICE: \$137,500

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

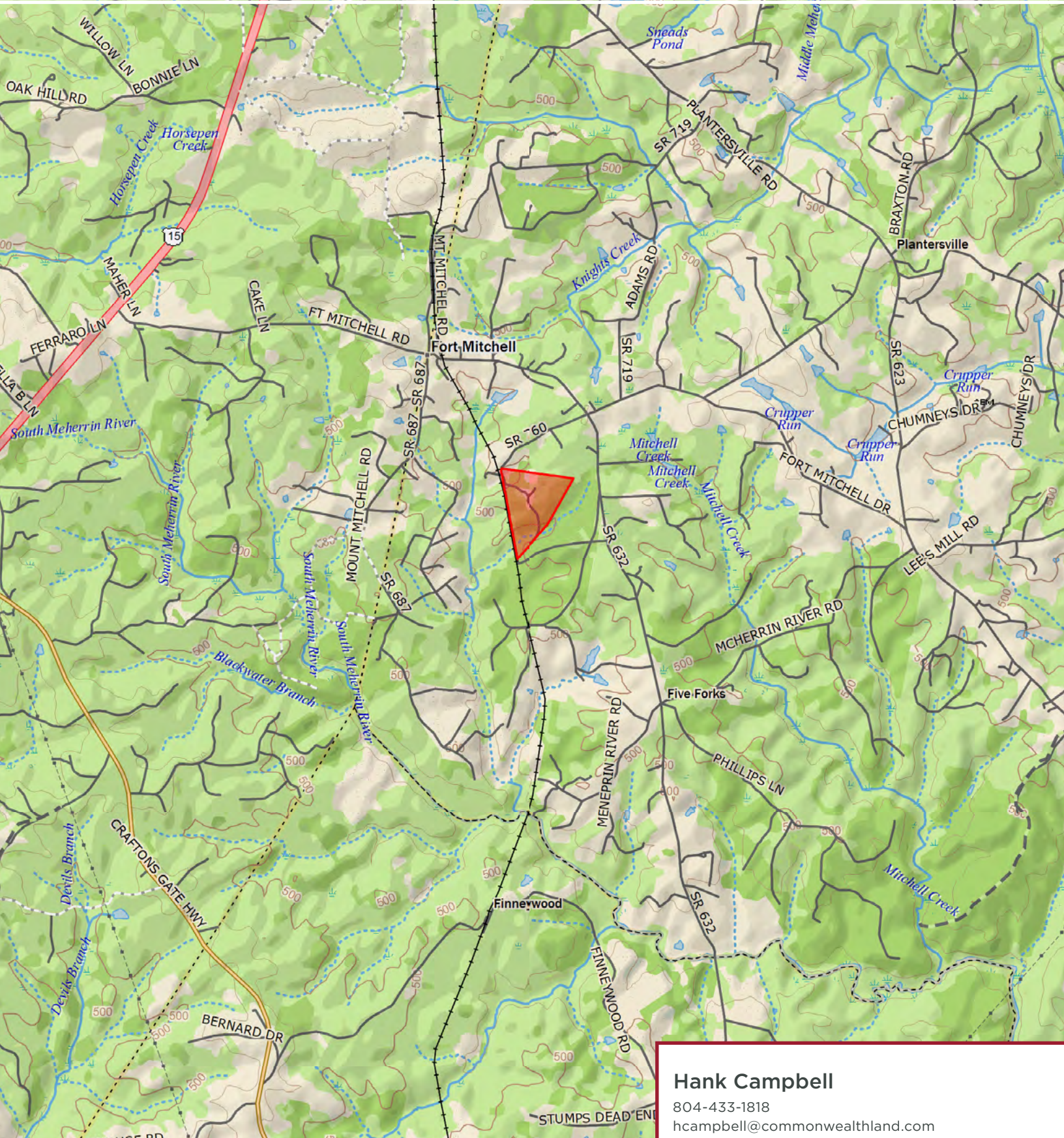
T 804-326-LAND (5263) | F 804-346-5901

COMMONWEALTHLAND.COM

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

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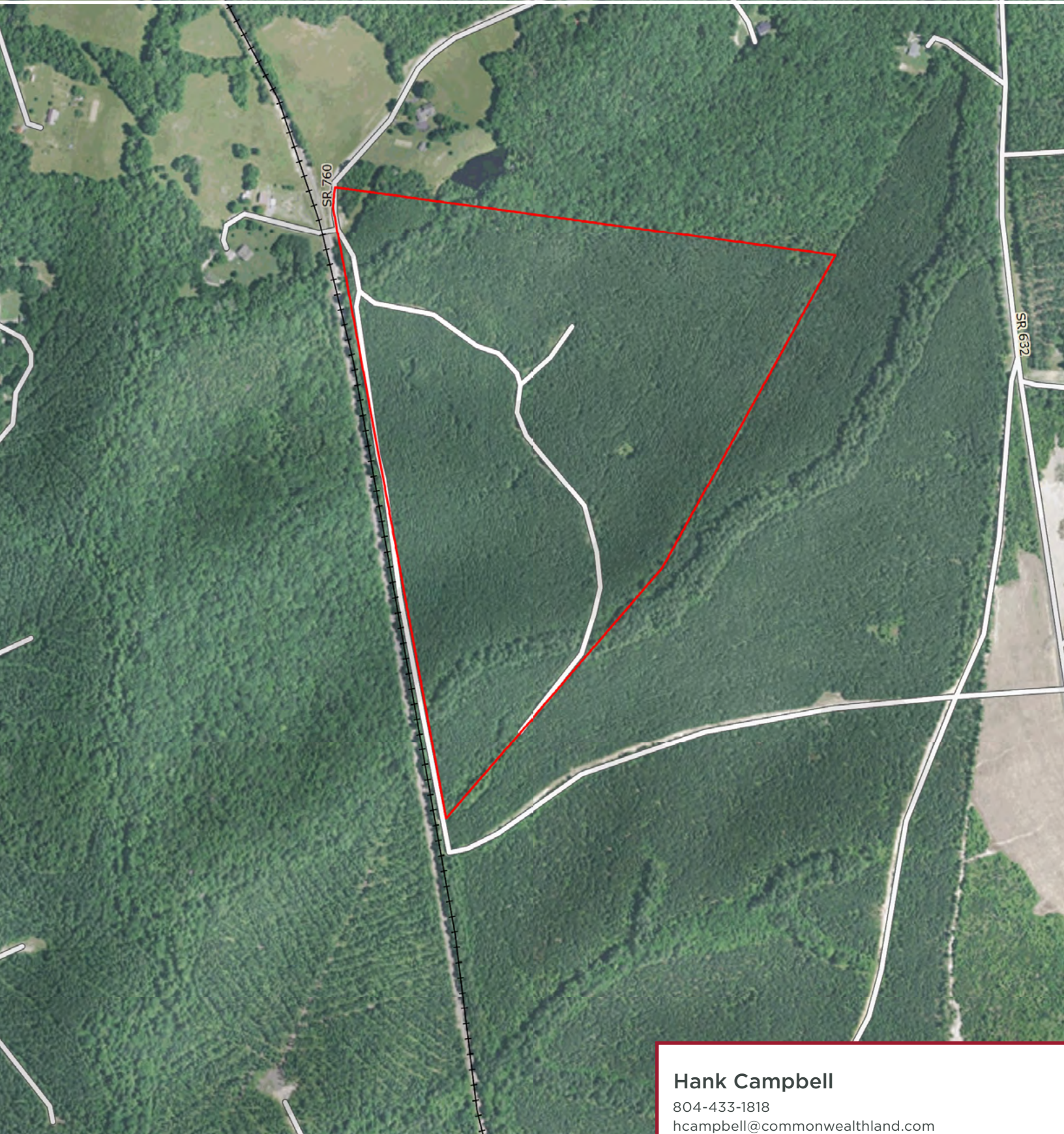
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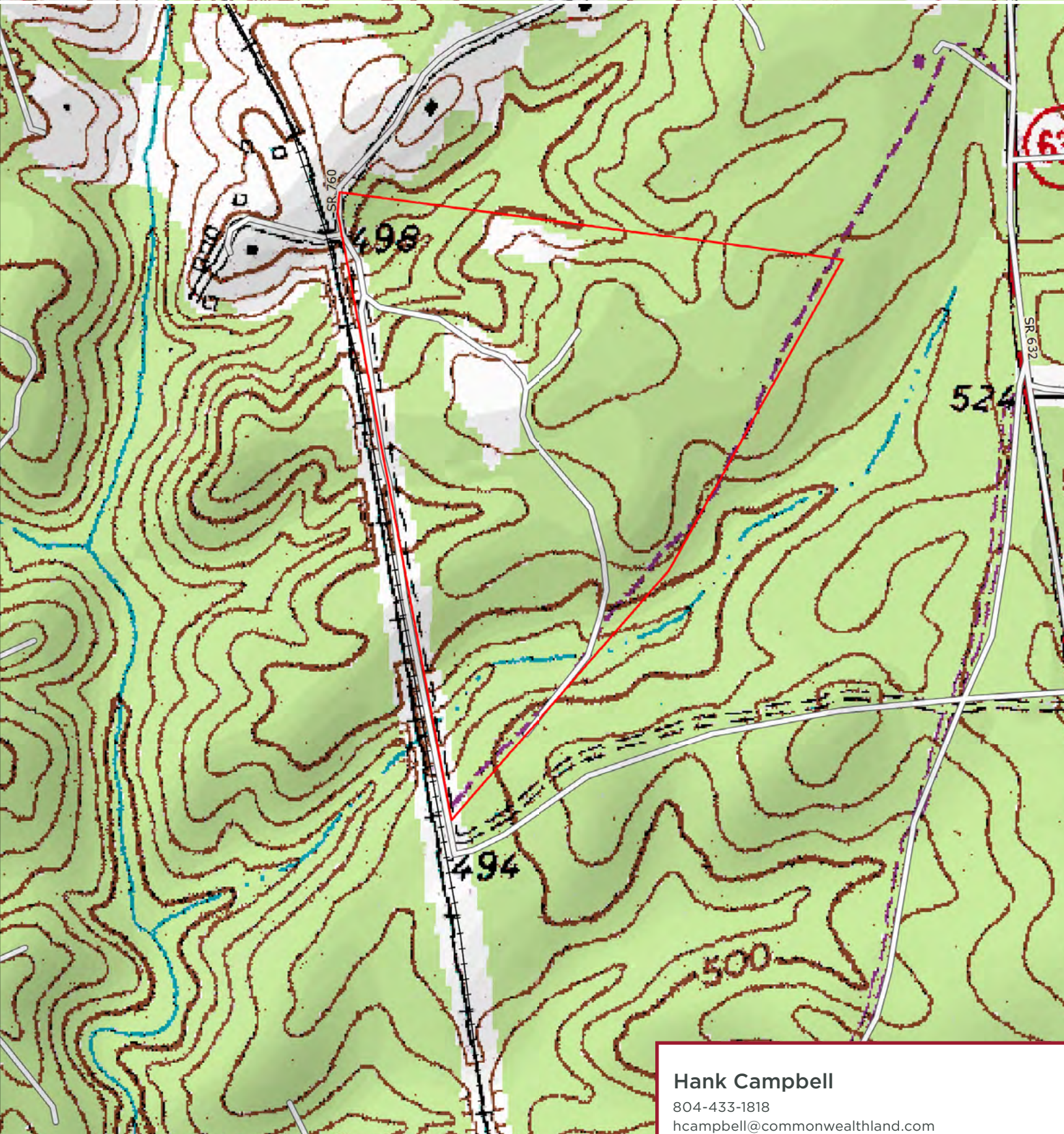
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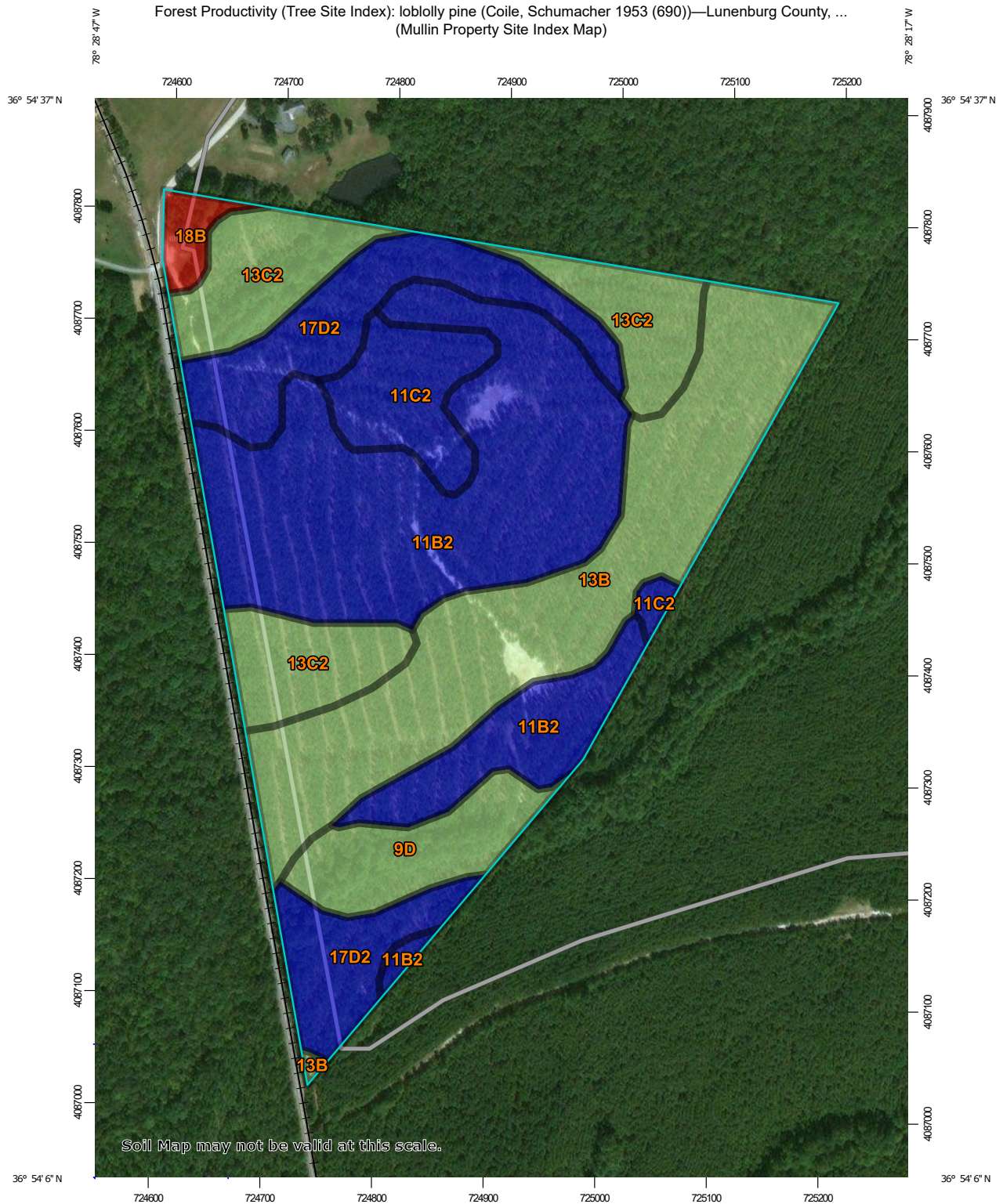
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**Forest Productivity (Tree Site Index): loblolly pine (Coile,
Schumacher 1953 (690))**

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
9D	Goldston channery loam, 15 to 45 percent slopes	76	3.8	5.9%
11B2	Herndon loam, 2 to 7 percent slopes, eroded	80	21.3	33.5%
11C2	Herndon loam, 7 to 15 percent slopes, eroded	80	3.8	6.0%
13B	Lignum loam, 1 to 6 percent slopes	76	15.4	24.2%
13C2	Lignum loam, 6 to 10 percent slopes, eroded	76	9.6	15.0%
17D2	Nason loam, 15 to 25 percent slopes, eroded	80	8.8	13.8%
18B	Orange loam, 1 to 7 percent slopes	75	1.0	1.5%
Totals for Area of Interest			63.6	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)

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