

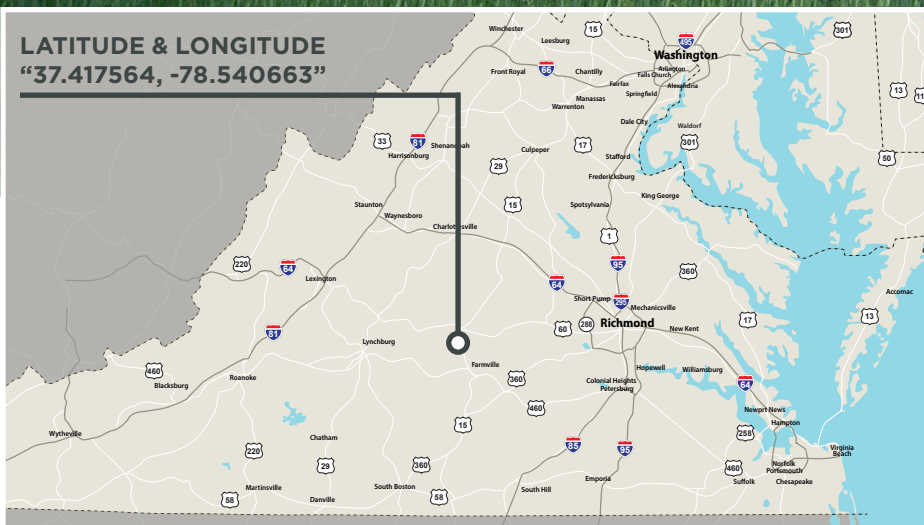


**NEW STORE RD & BUCKINGHAM SPRINGS RD
FARMVILLE, VIRGINIA 23901**

**FOR SALE | 317± ACRES
BUCKINGHAM COUNTY, VA
Price: \$740,000**



**LATITUDE & LONGITUDE
"37.417564, -78.540663"**

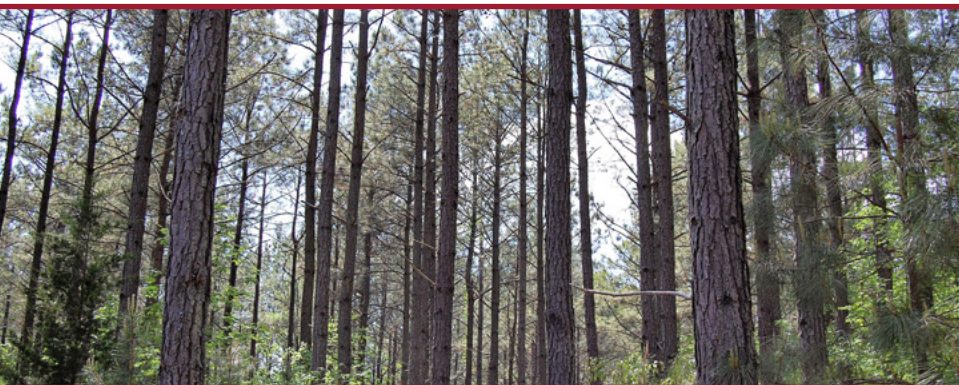


Features

HIGH QUALITY TIMBERLAND/RECREATIONAL investment opportunity offering strong volumes of merchantable pine fronting New Store Rd (VSR609) and Buckingham Springs Rd (VSR635).

THE TIMBER IS comprised of 195± acres of 28yr old planted pines ('89), 21± acres of 9 yr. old planted Pines ('09), 43± acres in mature bottomland, 37± acres of 20 yr old natural mixed pine & hardwood with 10± acres under cultivation.

DIVERSIFIED HABITAT and topography offer an excellent recreational setting supporting strong populations of deer, turkeys and bears.



Contacts

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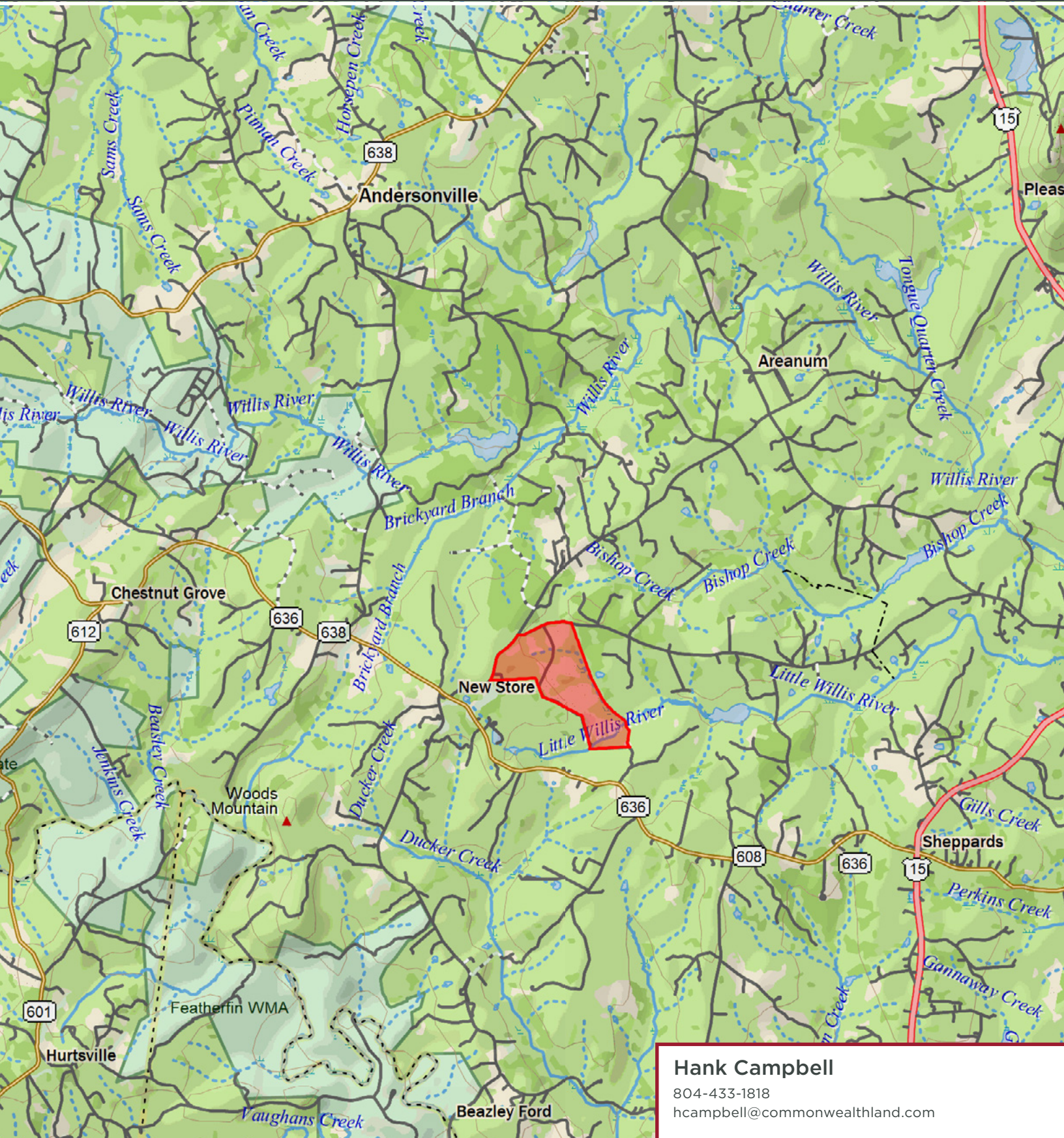


MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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

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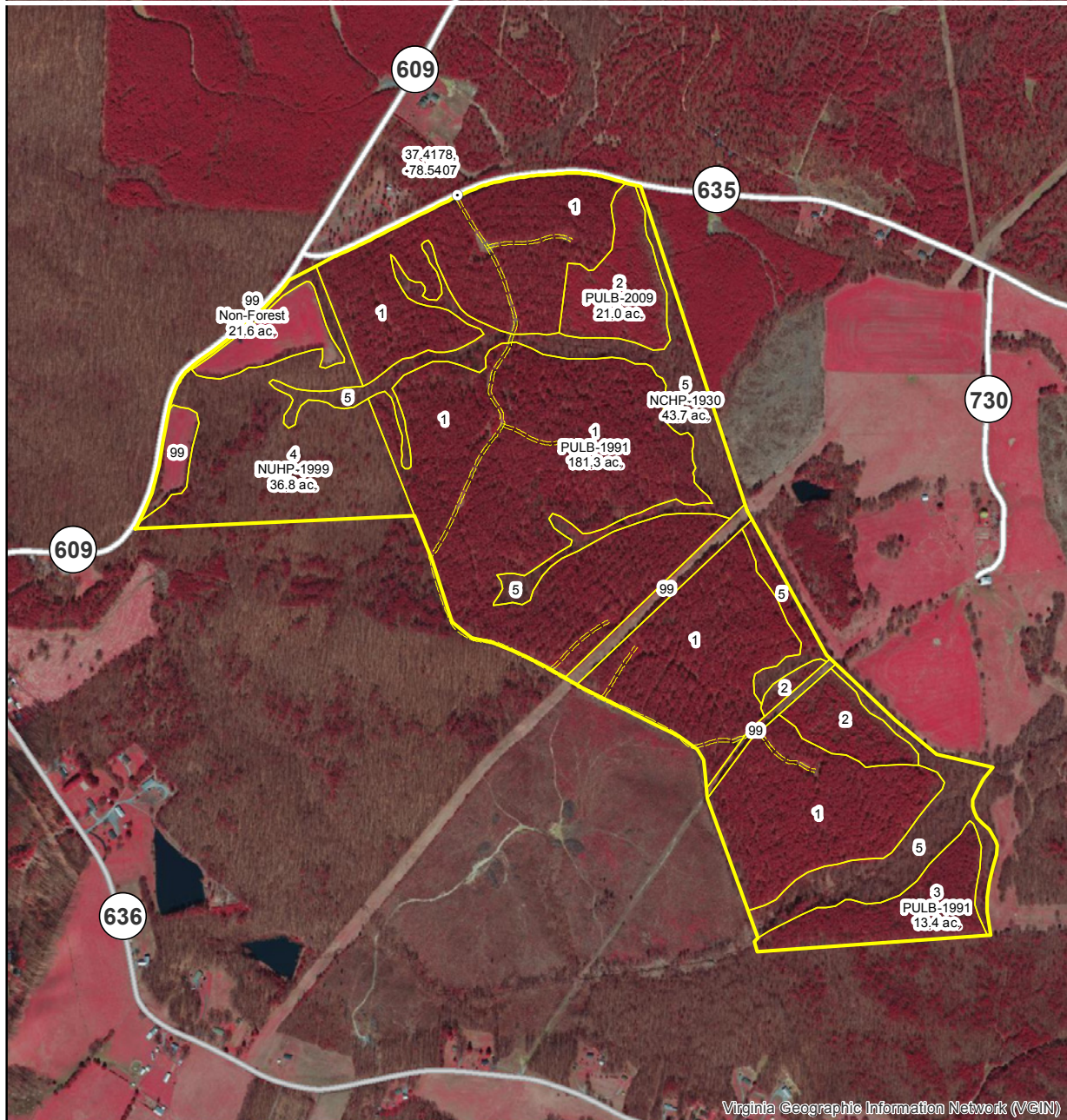


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TIN

Broadleaf Forestry Company, LLC
PO Box 71150, Richmond, VA 23255
(804)793-0065
broadleafforestry.com

This map was made using GIS and is not intended to be survey quality. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Information contained on this map is not guaranteed or warranted. In no event shall Broadleaf Forestry Company, LLC, its members, employees, or agents, nor the owner, be liable for damage or other pecuniary loss that may arise from the use of this information.

Legend

- Tract Boundary
- Timber Stand Boundary
- Road

Stand-Level Timber Map
2018 VGIN Infrared Imagery

Harper Tract

Owned by Farmville Farms, LLC
& Blue Sky Development & Acquisition
Buckingham County, VA
June 5, 2019

Feet
0 500 1,000

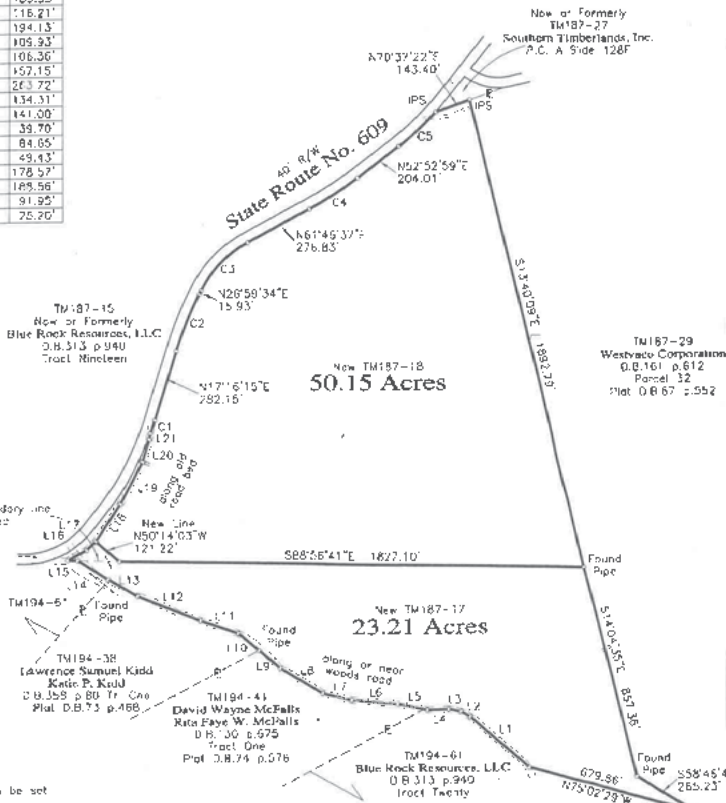
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LINE	BEARING	DIST	CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE
L1	N48°42'21"W	306.85'	C1	1165.92'	54.21'	54.21'	N18°36'55"E	D2°41'19"
L2	N49°09'26"W	41.76'	C2	1412.39'	239.65'	239.37'	N22°07'55"E	D9°43'19"
L3	N78°43'22"W	50.17'	C3	426.36'	266.13'	262.06'	N44°23'06"E	34°47'03"
L4	S88°15'25"W	83.61'	C4	1452.39'	225.46'	225.23'	N57°19'48"E	08°53'39"
L5	N77°30'35"W	116.70'	C5	974.93'	193.85'	193.53'	N47°11'12"E	11°23'33"
L6	N84°42'51"W	183.33'						
L7	N16°32'41"W	116.21'						
L8	N59°30'19"W	194.13'						
L9	N49°24'03"W	105.93'						
L10	N49°50'13"W	106.36'						
L11	N79°54'59"W	157.15'						
L12	N87°59'17"W	263.72'						
L13	N80°05'03"W	134.31'						
L14	N58°14'14"W	141.00'						
L15	N88°35'09"W	39.70'						
L16	N61°34'58"E	84.65'						
L17	N47°43'47"E	49.13'						
L18	N33°19'49"E	178.57'						
L19	N27°41'24"E	189.56'						
L20	N17°09'49"E	91.85'						
L21	N04°29'35"E	25.20'						



Legend:
IPS - Iron pin to be set

Acreage Summary

Tax Parcel 187-17
23.04 Acres (current survey)
23.21 Acres Proposed

Tax Parcel 187-18
50.32 Acres (current survey)
50.15 Acres Proposed

Sketch # 11-1728
11-22-11
DATE: 11-22-11 BY: [Signature]
CAB A SLIDE 218F



Owner

This Boundary Line Adjustment is with the free consent and in accordance with the desire of the undersigned owner.

Date 11/14/11

[Signature]
Owner

Notary

[Signature], a Notary Public in and for the State of Virginia at large aforesaid, hereby certify that the undersigned as signed herein has acknowledged to the same before me this 10th day of November, 2011.

My commission expires: 10/31/14

[Signature]
Notary Public

Approved as boundary line adjustment
[Signature]
Buckingham County Zoning Agent

Source of Title:

TM187-17 and TM187-18
Charles W. Benhoff, O.B.391 p.601

Notes:

1. This plat has been done without the benefit of a title examination and therefore does not necessarily indicate all encumbrances on the property.
2. This plat agrees with found plots, deco descriptions, ground evidence and local witnesses as near as possible.
3. This plat is based on a current field survey.
4. Lines L1 thru L15 along or near roads road. Lines L16 thru L21 along center of old road bed. Iron pins to be set at all bears along L1 thru L21.

Boundary Adjustment Survey

of
Tax Parcels 187-17 and 187-18
Francisco District, Buckingham County, Virginia

November 16, 2011
Scale: 1 in. = 300 ft

3' 600' 900' 1150024
FB1170-53

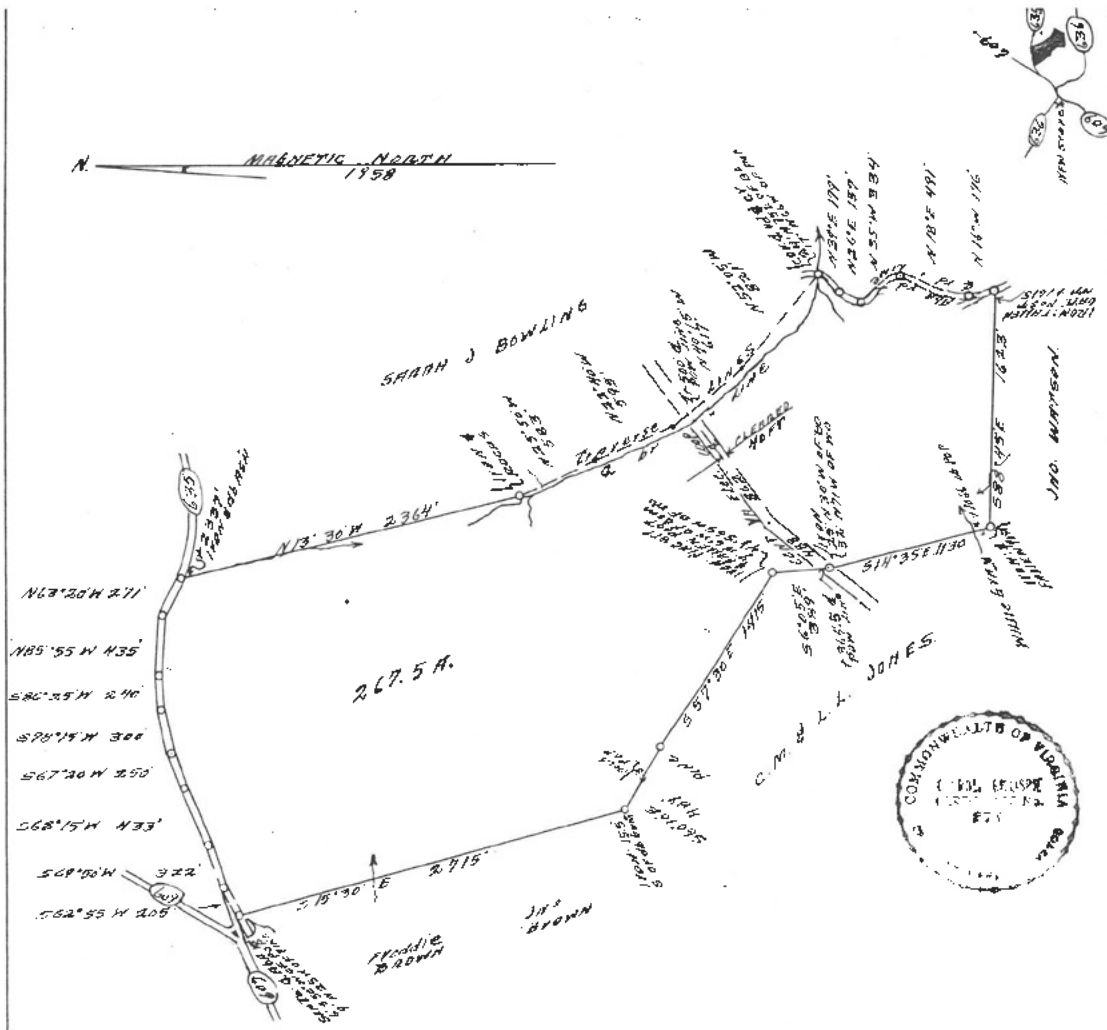
Maxey-Hines & Associates, P.C.
Land Surveyors • Engineers • Planners • Consultants
P.O. Box 98 • Farmville • Virginia • 23901 • Tel: 434-392-8827

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CONTINENTAL OIL COMPANY, INC.
BARNES LUMBER CORP. - TR. 800M TRACT #9366
STATE: VA. CO: BUCKINGHAM DIST: FRANKFORD
267.5 A.
SCALE: 1 IN. = 660 FT.
SURVEYED BY:
CARROLL GILLISPIE O.L.S. GEC
DATE: 7-14-1958

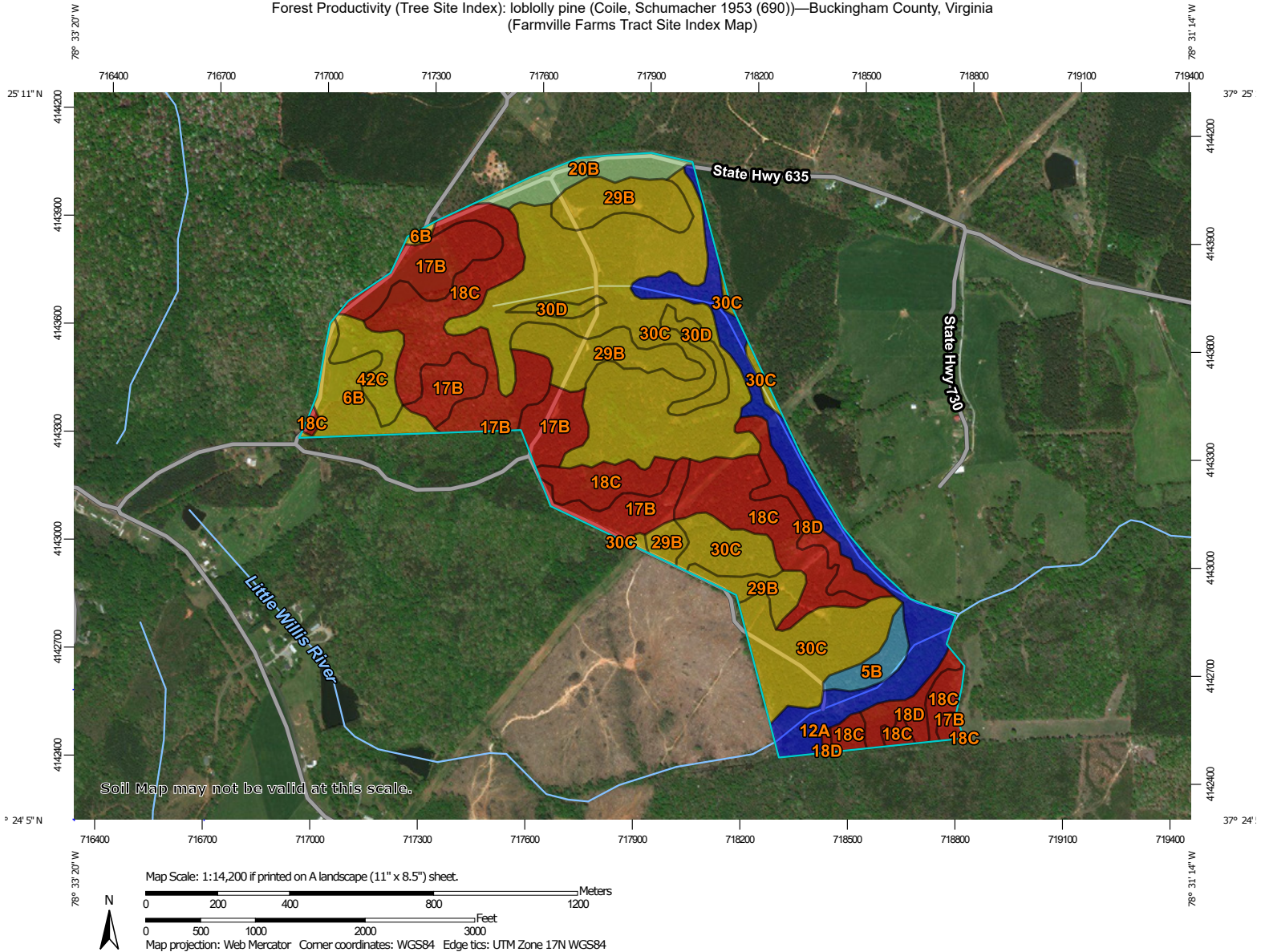
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Buckingham County, Virginia
(Farmville Farms Tract Site Index Map)



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Buckingham County, Virginia

Farmville Farms Tract 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
5B	Banister fine sandy loam, 2 to 7 percent slopes, rarely flooded	90	4.9	1.5%
6B	Bentley-Fairview complex, 2 to 7 percent slopes	80	11.4	3.6%
12A	Codorus-Hatboro complex, 0 to 3 percent slopes, frequently flooded	95	32.2	10.1%
17B	Fairview sandy loam, 2 to 7 percent slopes	78	34.7	10.9%
18C	Fairview-Devotion complex, 7 to 15 percent slopes	78	64.7	20.2%
18D	Fairview-Devotion complex, 15 to 25 percent slopes	78	14.5	4.5%
20B	Halifax-Delanco complex, 2 to 7 percent slopes, rarely flooded	84	9.0	2.8%
29B	Oak Level-Diana Mills complex, 2 to 7 percent slopes	79	30.5	9.6%
30C	Oak Level-Siloam complex, 7 to 15 percent slopes	79	103.9	32.5%
30D	Oak Level-Siloam complex, 15 to 25 percent slopes	79	6.4	2.0%
42C	Toast-Devotion complex, 7 to 15 percent slopes	80	7.6	2.4%
Totals for Area of Interest			319.8	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

8/21/2019
Page 3 of 5

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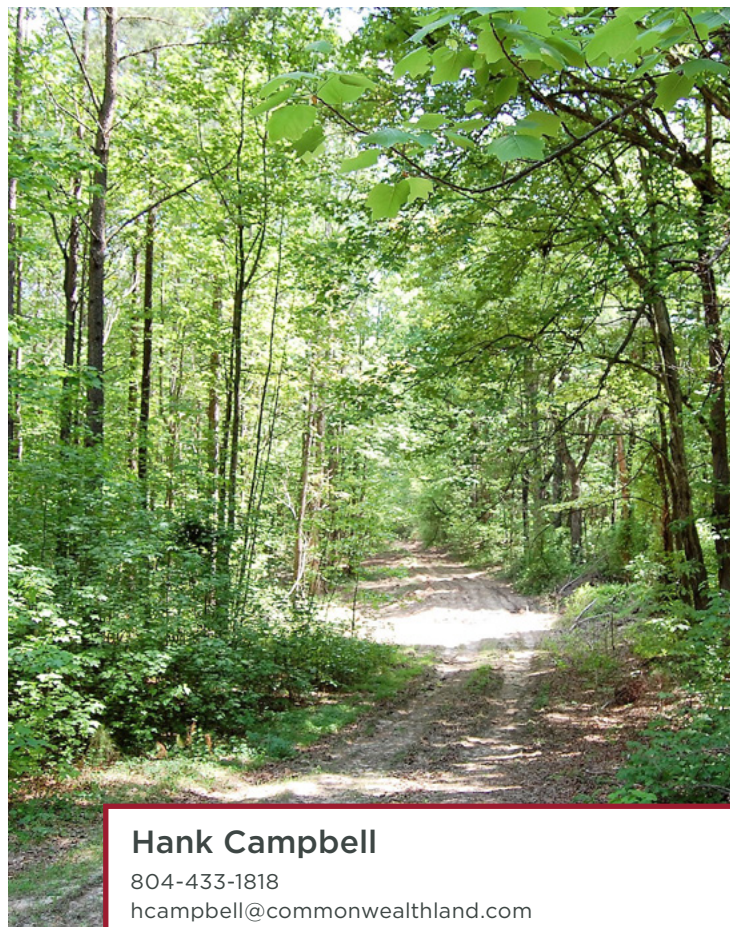
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