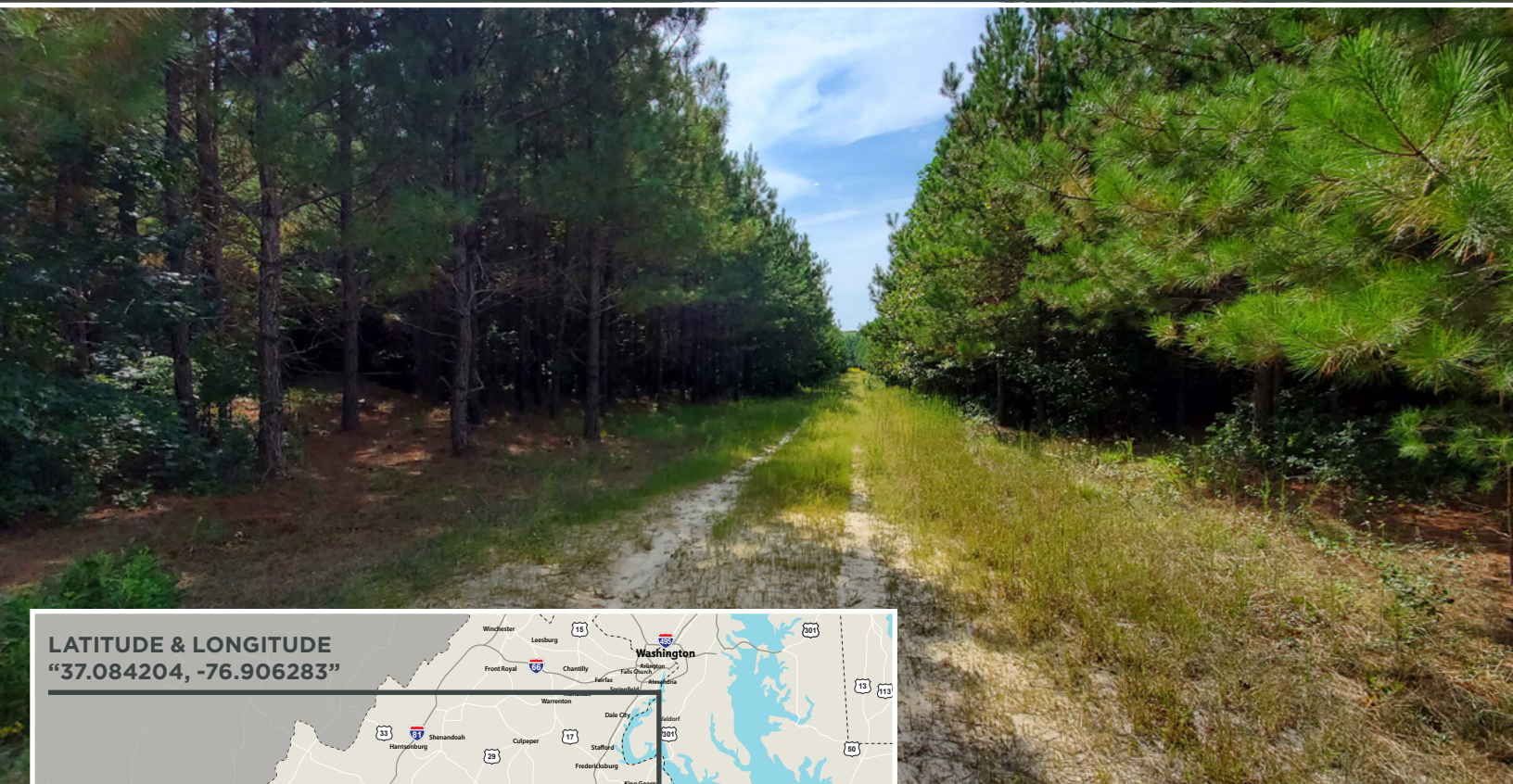


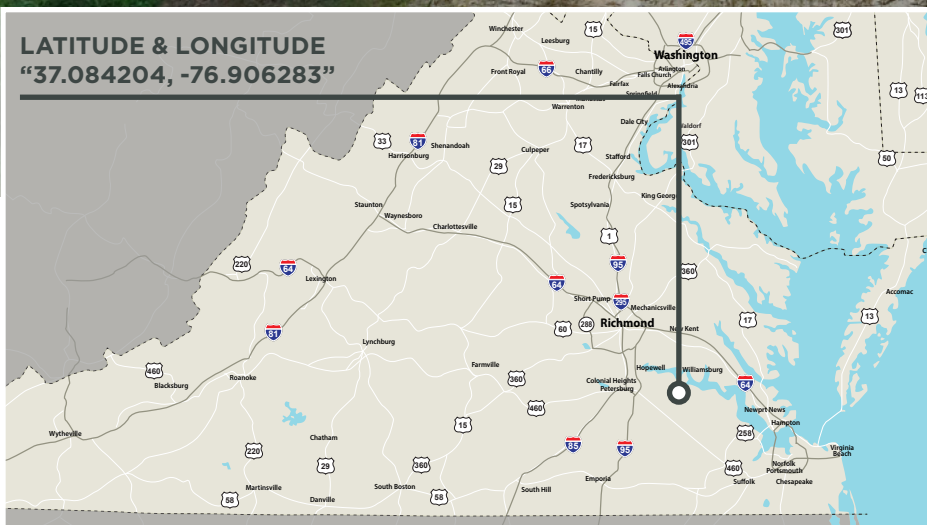


NEW DESIGN ROAD DENDRON, VA 23839

**FOR SALE | 177± ACRES
SURRY COUNTY, VA
Price: \$359,300**



LATITUDE & LONGITUDE
"37.084204, -76.906283"



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.*

Features

HIGH QUALITY timberland/recreational investment opportunity offering approximately .7 miles of frontage along New Design Rd (VSR616) just west of Elberon and adjacent to the county schools complex in Surry County.

THE TIMBER IS COMPRISED OF 142± acres of pine plantation (control burned and spray planted in '07), 6+ acres of bottomland the balance in swamp.

GOOD INTERNAL ROAD SYSTEM.

FRONTAGE ALONG Cypress swamp providing excellent wildlife habitat supporting strong populations of deer, turkeys and ducks.

TAX MAP ID #39-12

Contacts

Bill Barnett

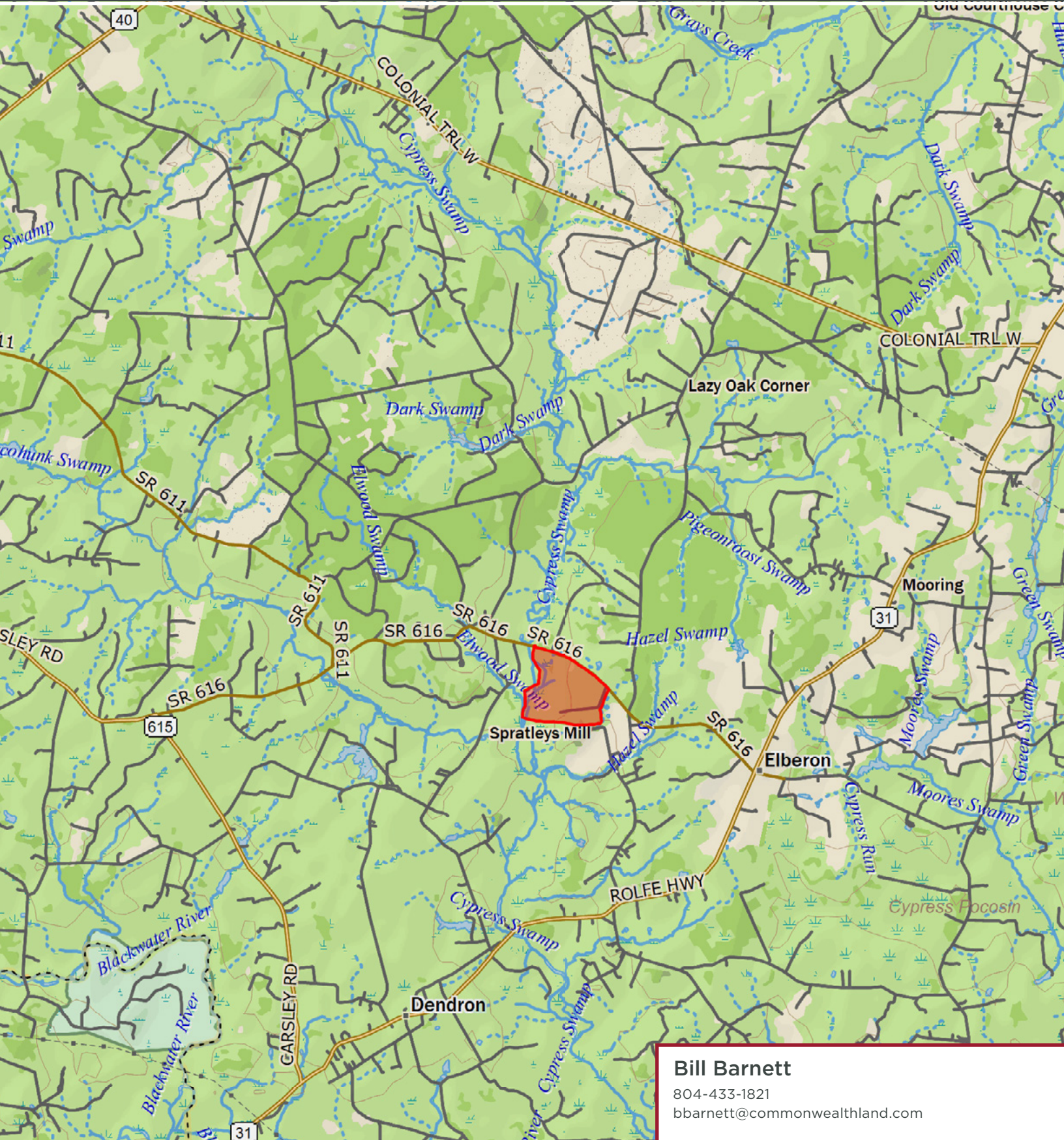
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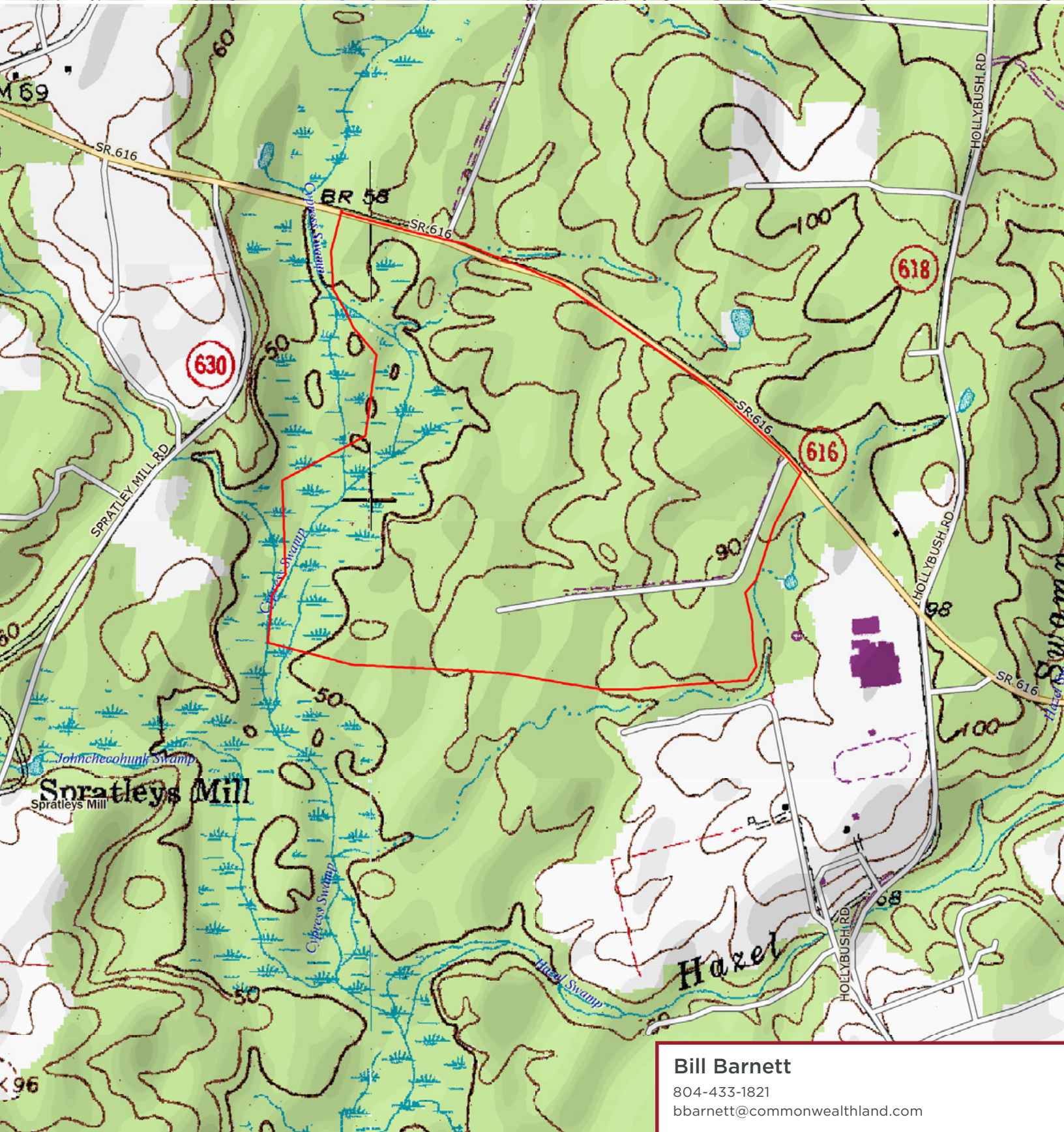


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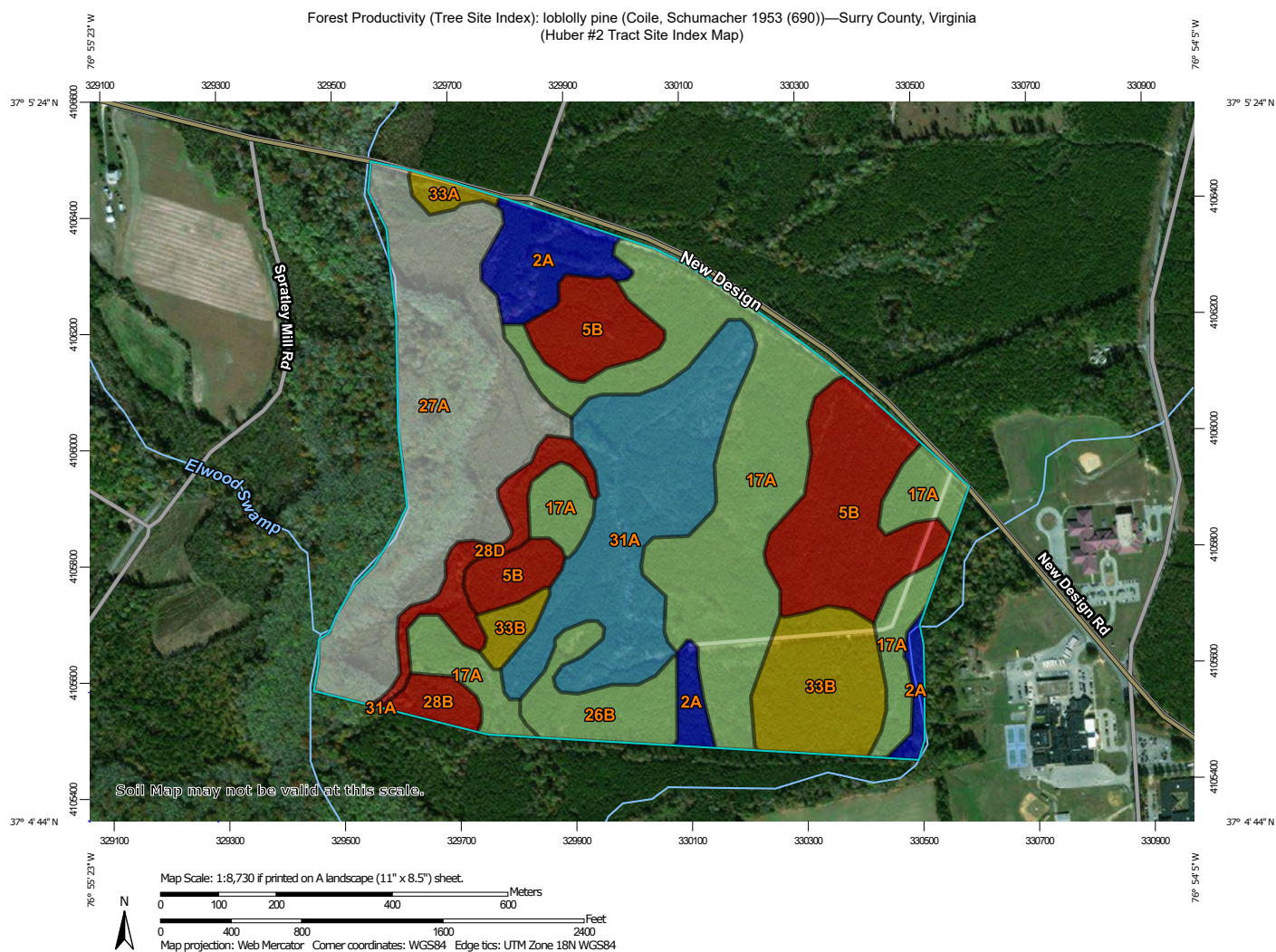


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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

9/6/2019
Page 1 of 4

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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
2A	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	100	11.4	5.9%
5B	Burrowsville loamy sand, 2 to 6 percent slopes	76	28.9	14.9%
17A	Jedburg loam, 0 to 2 percent slopes	90	52.0	26.9%
26B	Nansemond sandy loam, 0 to 4 percent slopes	88	7.8	4.0%
27A	Nawney and Mattan soils, 0 to 1 percent slopes, frequently flooded		39.4	20.4%
28B	Nevarc-Remlik complex, 2 to 6 percent slopes	80	2.6	1.4%
28D	Nevarc-Remlik complex, 10 to 15 percent slopes	77	6.3	3.3%
31A	Rains fine sandy loam, 0 to 2 percent slopes	94	28.8	14.9%
33A	Slagle fine sandy loam, 0 to 2 percent slopes	86	1.5	0.8%
33B	Slagle fine sandy loam, 2 to 6 percent slopes	86	14.7	7.6%
Totals for Area of Interest			193.4	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



Bill Barnett

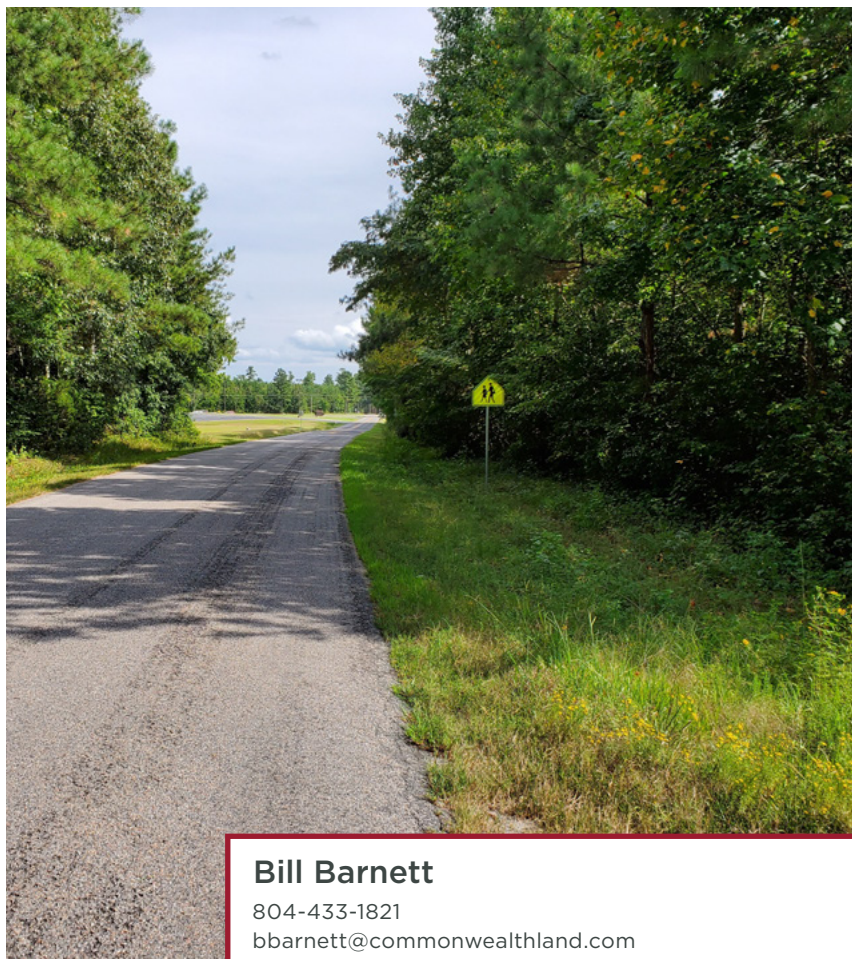
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