

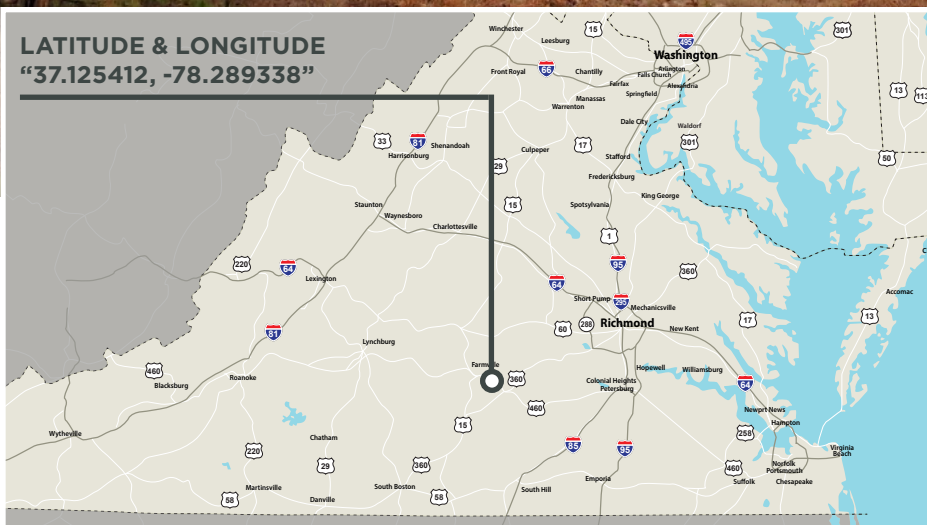


**VSR 623, VSR 624 AND VSR 628
GREEN BAY, VA 23942**

**FOR SALE | 415± ACRES
PRINCE EDWARD COUNTY, VA
Price: \$749,000**



**LATITUDE & LONGITUDE
"37.125412, -78.289338"**



Features

HIGH QUALITY timberland/recreational investment opportunity located at Green Bay in Prince Edward County with frontage along Twin Bridges Road (VSR 623), Old Peach Tree Road (VSR 628) and Molasses Hill Road (VSR 624)

THE TIMBER is comprised of 43.5± acres of 36 year old planted pine, 82± acres of mature bottomland hardwood, 220± acres of 3 year old premerch pine and 60± acres of open land that hasn't been replanted

NORTH FORK OF the Nottoway crosses property providing ideal transportation corridors for deer and turkeys

DIVERSE TOPOGRAPHY adds to the quality of the wildlife habitat supporting strong populations of deer and turkeys.

TAX MAP PARCEL #117-A-33B

CONTACT BROKER FOR MORE DETAILS

Contacts

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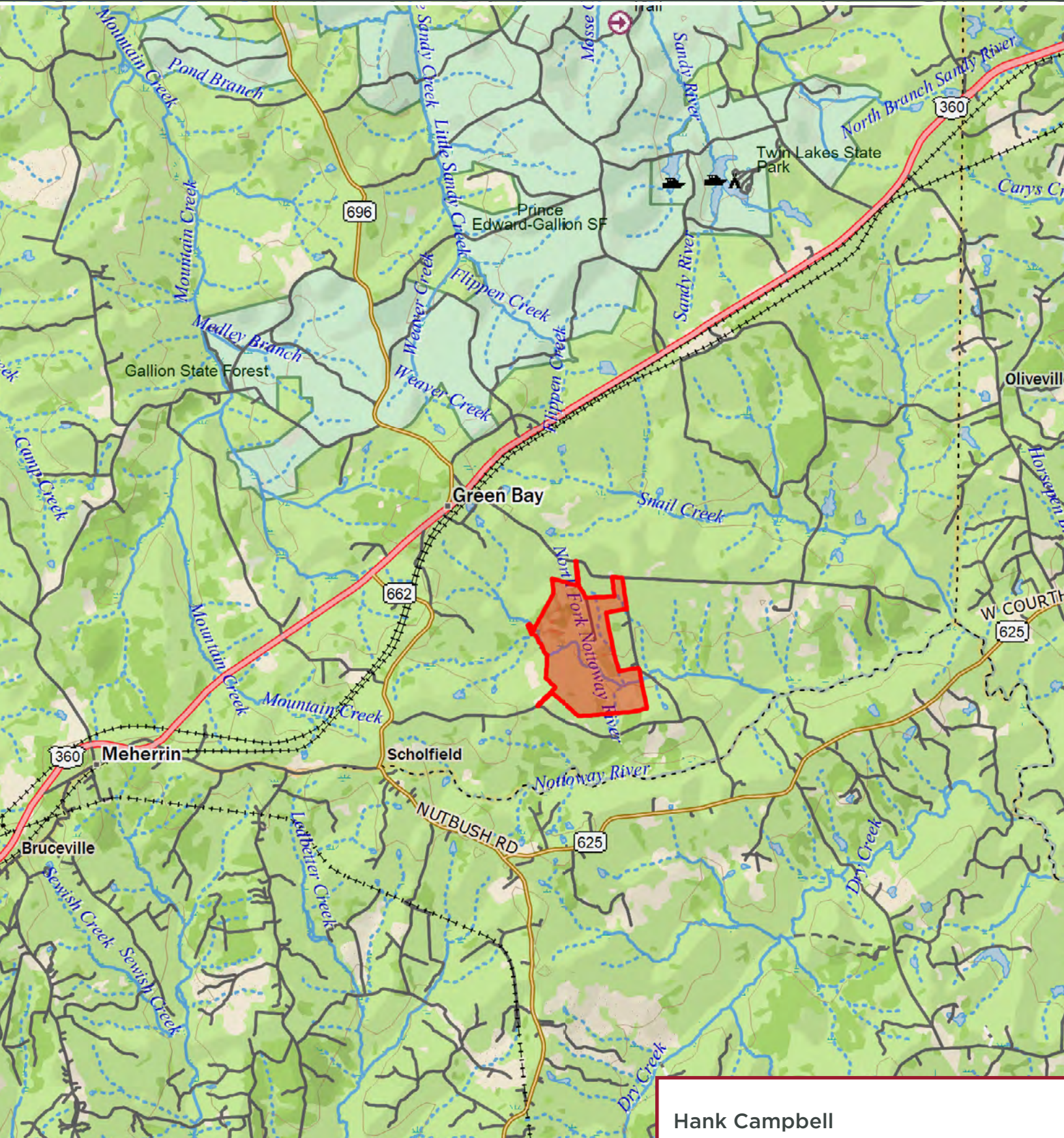
T 804-326-LAND (5263) | F 804-346-5901

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

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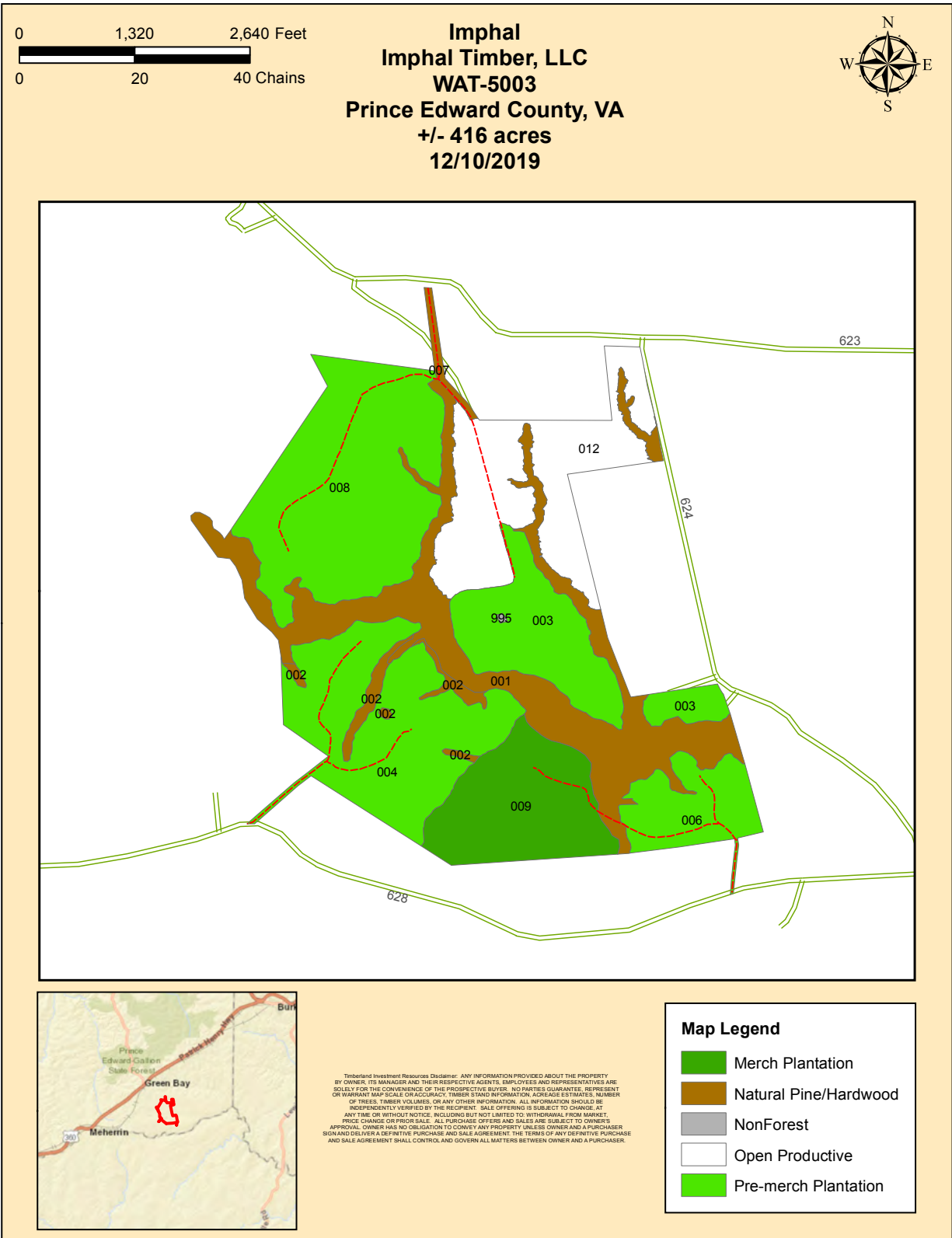
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Imphal Imphal Timber, LLC WAT-5003 Prince Edward County, VA +/- 416 acres 12/10/2019					
Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
WAT-5003	001	78.82	78.71	1955	Hardwood Non-Convertible
WAT-5003	002	6.75	6.75	1955	Natural Pine Non-Convertible
WAT-5003	003	42.77	42.50	2015	Pine Plantation
WAT-5003	004	69.21	67.57	2015	Pine Plantation
WAT-5003	006	24.10	23.55	2015	Pine Plantation
WAT-5003	007	2.68	1.97	1955	Hardwood Non-Convertible
WAT-5003	008	87.25	85.96	2015	Pine Plantation
WAT-5003	009	43.73	43.54	1982	Pine Plantation
WAT-5003	012	60.48	59.89	2020	OP - Open Productive
WAT-5003	995	0.15	0.00	9998	NP - Other

Timberland Investment Resources Disclaimer: ANY INFORMATION PROVIDED ABOUT THE PROPERTY BY OWNER, ITS MANAGER AND THEIR RESPECTIVE AGENTS, EMPLOYEES AND REPRESENTATIVES ARE SOLELY FOR THE CONVENIENCE OF THE PROSPECTIVE BUYER. NO PARTIES GUARANTEE, REPRESENT OR WARRANT MAP SCALE OR ACCURACY, TIMBER STAND INFORMATION, ACREAGE ESTIMATES, NUMBER OF TREES, TIMBER VOLUMES, OR ANY OTHER INFORMATION. ALL INFORMATION SHOULD BE INDEPENDENTLY VERIFIED BY THE RECIPIENT. SALE OFFERING IS SUBJECT TO CHANGE, AT ANY TIME OR WITHOUT NOTICE, INCLUDING BUT NOT LIMITED TO: WITHDRAWAL FROM MARKET, PRICE CHANGE OR PRIOR SALE. ALL PURCHASE OFFERS AND SALES ARE SUBJECT TO OWNER'S APPROVAL. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND A PURCHASER SIGN AND DELIVER A DEFINITIVE PURCHASE AND SALE AGREEMENT. THE TERMS OF ANY DEFINITIVE PURCHASE AND SALE AGREEMENT SHALL CONTROL AND GOVERN ALL MATTERS BETWEEN OWNER AND A PURCHASER.

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Imphal
Imphal Timber, LLC
Tract: WAT-5003
Data Report Pulled: 12/10/2019 by: HDG

LAND:	
Cover Type	Gross Acres
Planted Pine	267
Natural Pine	7
Planted Hardwood	0
Natural Hardwood	82
Non Stocked Forest	60
Non Forest	0
TOTAL ACRES:	416

*Land Types Include Fee/Lease/Timber Deed

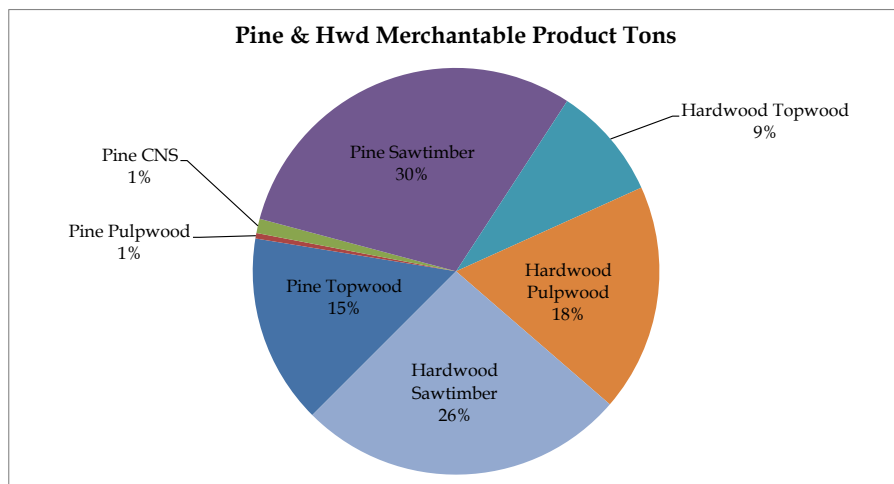
MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	1,465
Pine Pulpwood	42
Pine CNS	110
Pine Sawtimber	2,918
Hardwood Topwood	878
Hardwood Pulpwood	1,758
Hardwood Sawtimber	2,539
TOTAL MERCH :	9,710

*Merchantable Timber includes volumes from stands aged 15 and older.

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2019	0
2018	0
2017	0
2016	0
2015	220
2014	0
2013	0
2012	0
2011	0
2010	0
2009	0
2008	0
2007	0
2006	0
2005	0
TOTAL PREMERCH:	220

*Land Types Include Fee/Lease/Retained Timber



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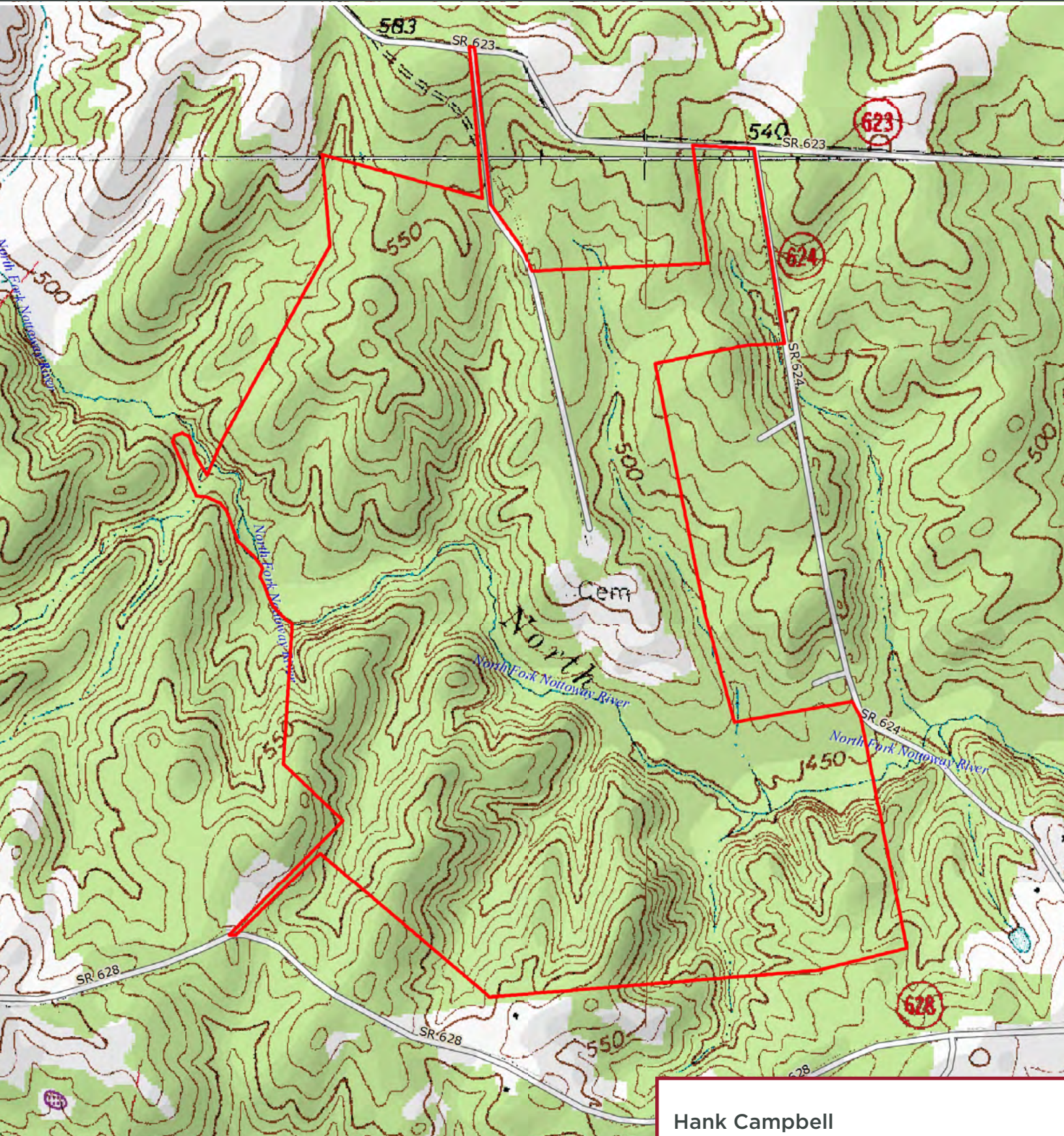
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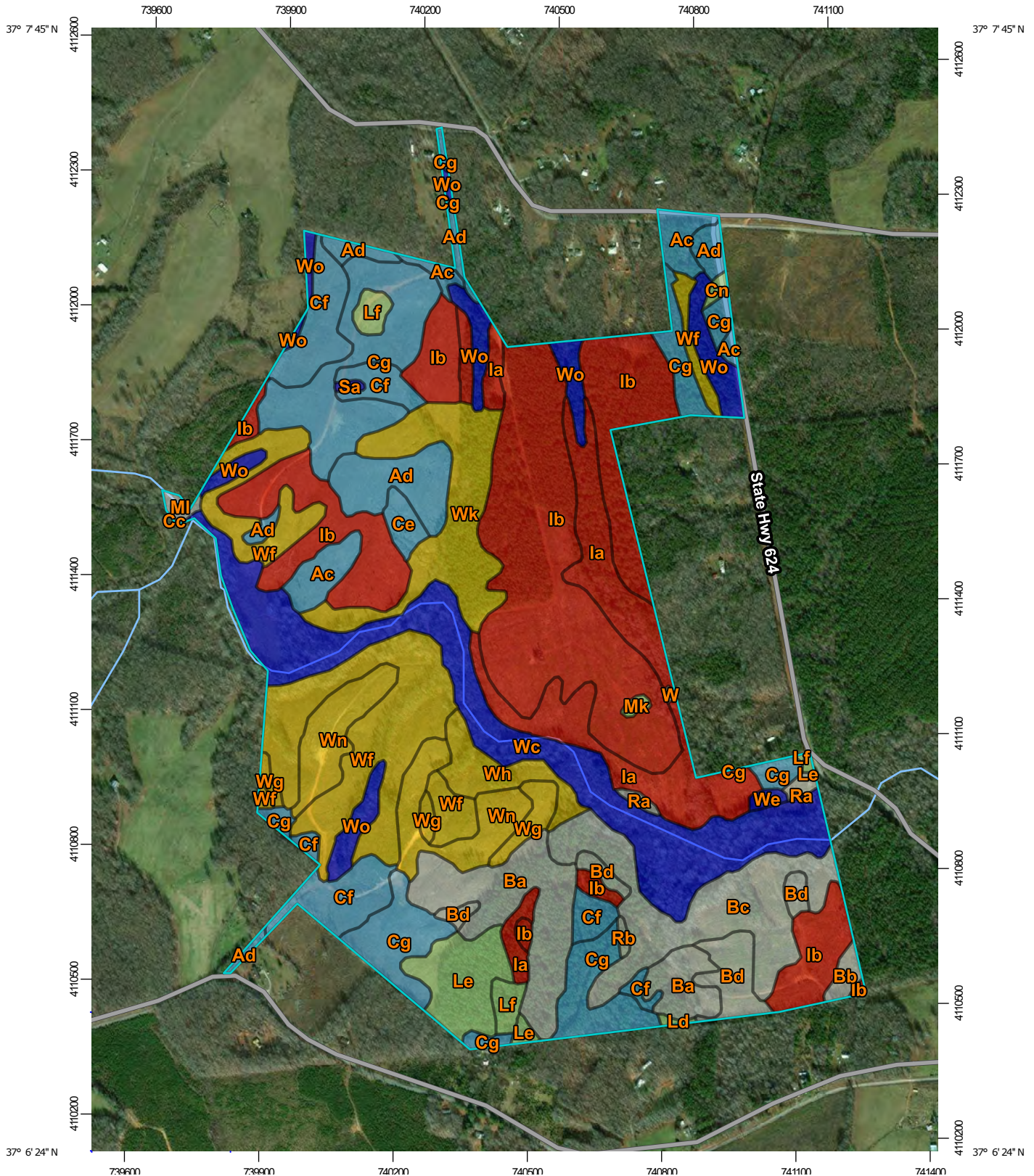
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Prince Edward County, Virginia

5003 Soil 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
Ac	Appling fine sandy loam, rolling phase	84	8.3	2.0%
Ad	Appling fine sandy loam, 2 to 7 percent slopes	84	13.5	3.2%
Ba	Bremo loam, eroded hilly phase		22.1	5.2%
Bb	Bremo loam, eroded rolling phase		1.5	0.4%
Bc	Bremo loam, eroded steep phase		23.2	5.5%
Bd	Bremo loam, undulating phase		7.7	1.8%
Cc	Cecil clay loam, severely eroded hilly phase	72	0.0	0.0%
Ce	Cecil fine sandy loam, hilly phase	83	2.2	0.5%
Cf	Cecil fine sandy loam, rolling phase	83	19.8	4.7%
Cg	Cecil fine sandy loam, undulating phase	83	40.9	9.7%
Cn	Colfax fine sandy loam, undulating phase	80	0.6	0.1%
Ia	Iredell-Zion fine sandy loams, rolling phases	67	30.6	7.3%
Ib	Iredell-Zion fine sandy loams, undulating phases	67	91.1	21.6%
Ld	Lloyd loam, eroded hilly phase	80	0.3	0.1%
Le	Lloyd loam, eroded rolling phase	80	10.0	2.4%
Lf	Lloyd loam, eroded undulating phase	80	3.4	0.8%
Mk	Mecklenburg loam, undulating and rolling phases	79	0.5	0.1%
MI	Mixed alluvium, poorly drained		0.9	0.2%
Ra	Roanoke silt loam		1.3	0.3%
Rb	Rock land		0.5	0.1%
Sa	Seneca fine sandy loam	90	0.4	0.1%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/11/2019
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Prince Edward County, Virginia

5003 Soil Site Index Map

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
W	Water		0.2	0.0%
Wc	Wehadkee silt loam	93	42.0	10.0%
We	Wickham fine sandy loam, undulating phase	90	0.7	0.2%
Wf	Wilkes sandy loam, eroded hilly phase	75	39.9	9.5%
Wg	Wilkes sandy loam, eroded rolling phase	75	4.1	1.0%
Wh	Wilkes sandy loam, eroded steep phase	75	6.4	1.5%
Wk	Wilkes sandy loam, severely eroded hilly phase	75	19.9	4.7%
Wn	Wilkes sandy loam, undulating phase	75	16.5	3.9%
Wo	Worsham sandy loam	88	13.6	3.2%
Totals for Area of Interest			421.7	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

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