

MEADOW CREEK ROAD (VSR604) WINGINA, VA 24599

FOR SALE | 2,524± ACRES
BUCKINGHAM COUNTY, VA
Price: \$3,700,000 (\$1,465.92/acre)



Features

EXCEPTIONAL large acreage timberland and recreational investment opportunity fronting the James River on the eastern edge of the Piedmont in Buckingham County.

EXPANSIVE VIEWS of the Blue Ridge Mountains and over 1.4 miles of frontage along the James River.

FRONTAGE frontage along the Meadow Creek Rd (VSR604).

TIMBER is comprised of 1,000± acres of merchantable planted pine, 1,247± acres of mixed merchantable upland hardwood as well as 255± acres of 13 yr. old premerch planted pines.

EXTREMELY diverse terrain providing ideal habitat for wildlife supporting strong populations of deer, turkeys and bear.

COMPREHENSIVE internal road and trail system providing optimal access to the complex.

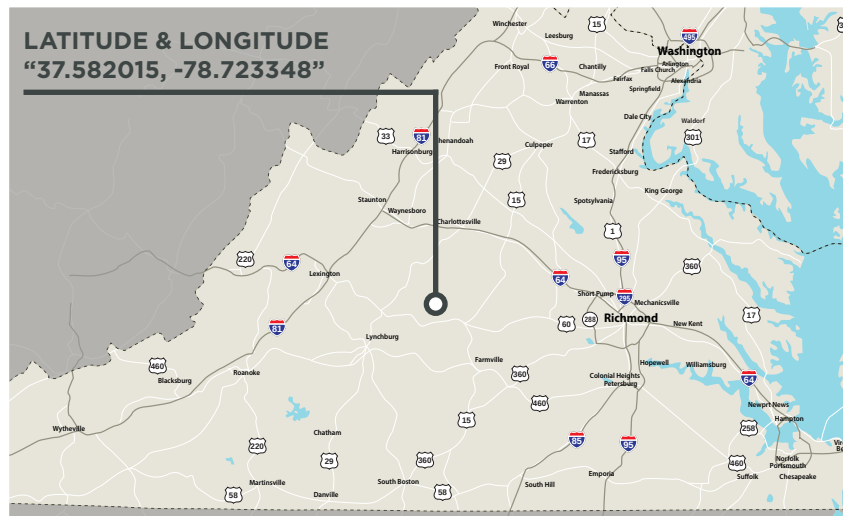
RARE OPPORTUNITY to purchase contiguous acreage of this size on the James River.

TAX MAP PARCELS #74-6 & #90-2.

ASKING \$3,700,000



[CLICK TO VIEW VIDEO TOUR](#)



Contacts

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Nate Krey

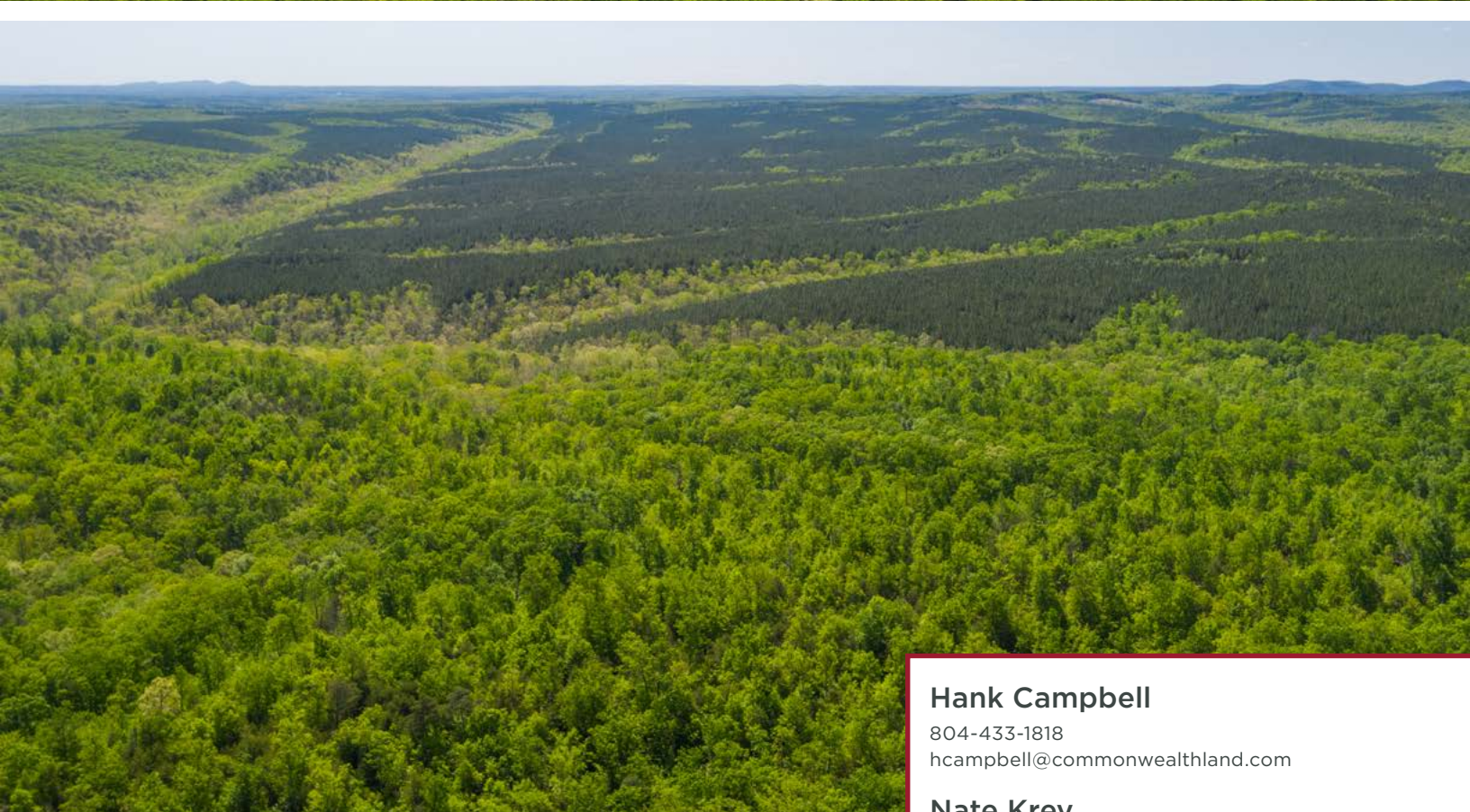
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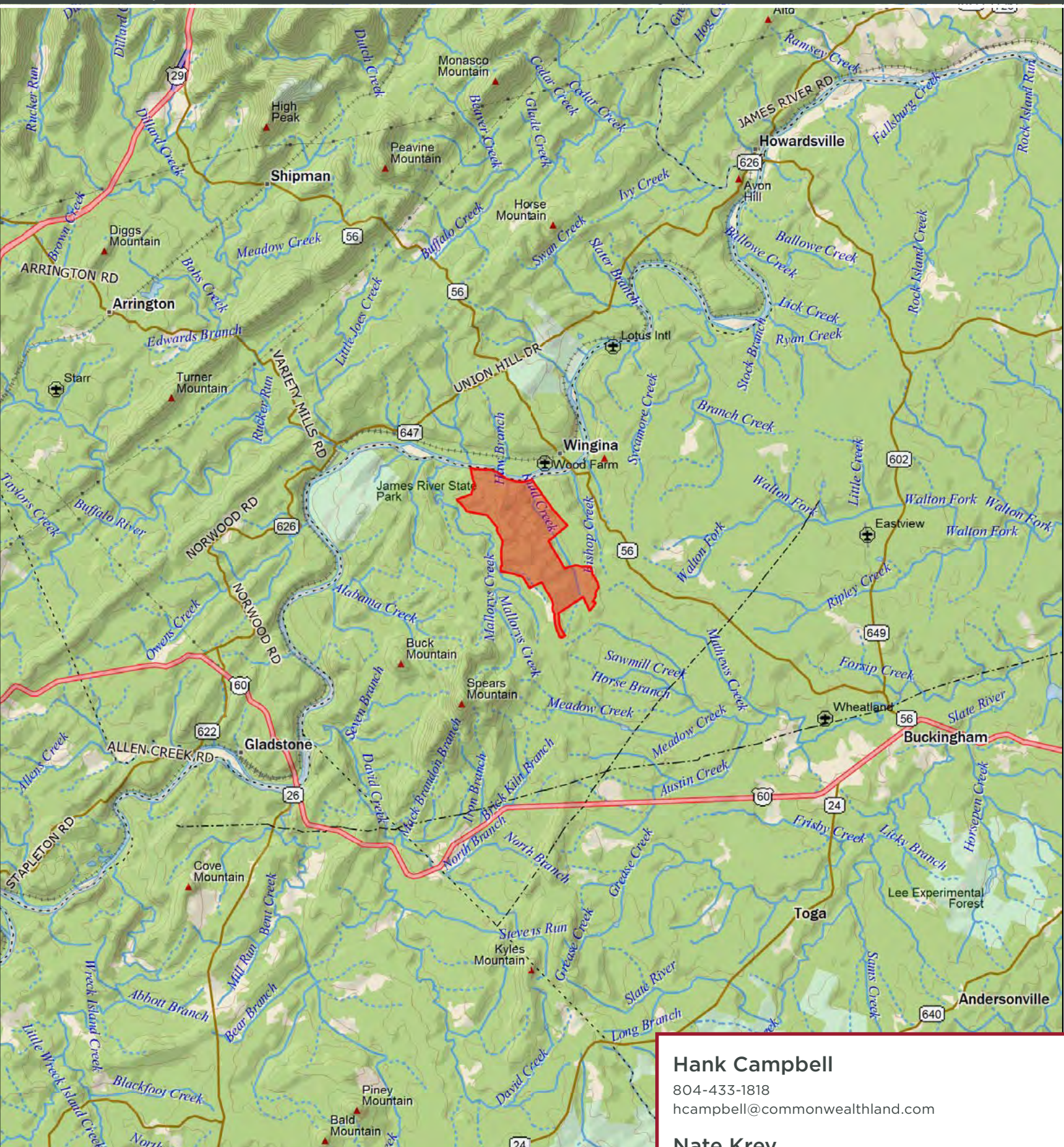
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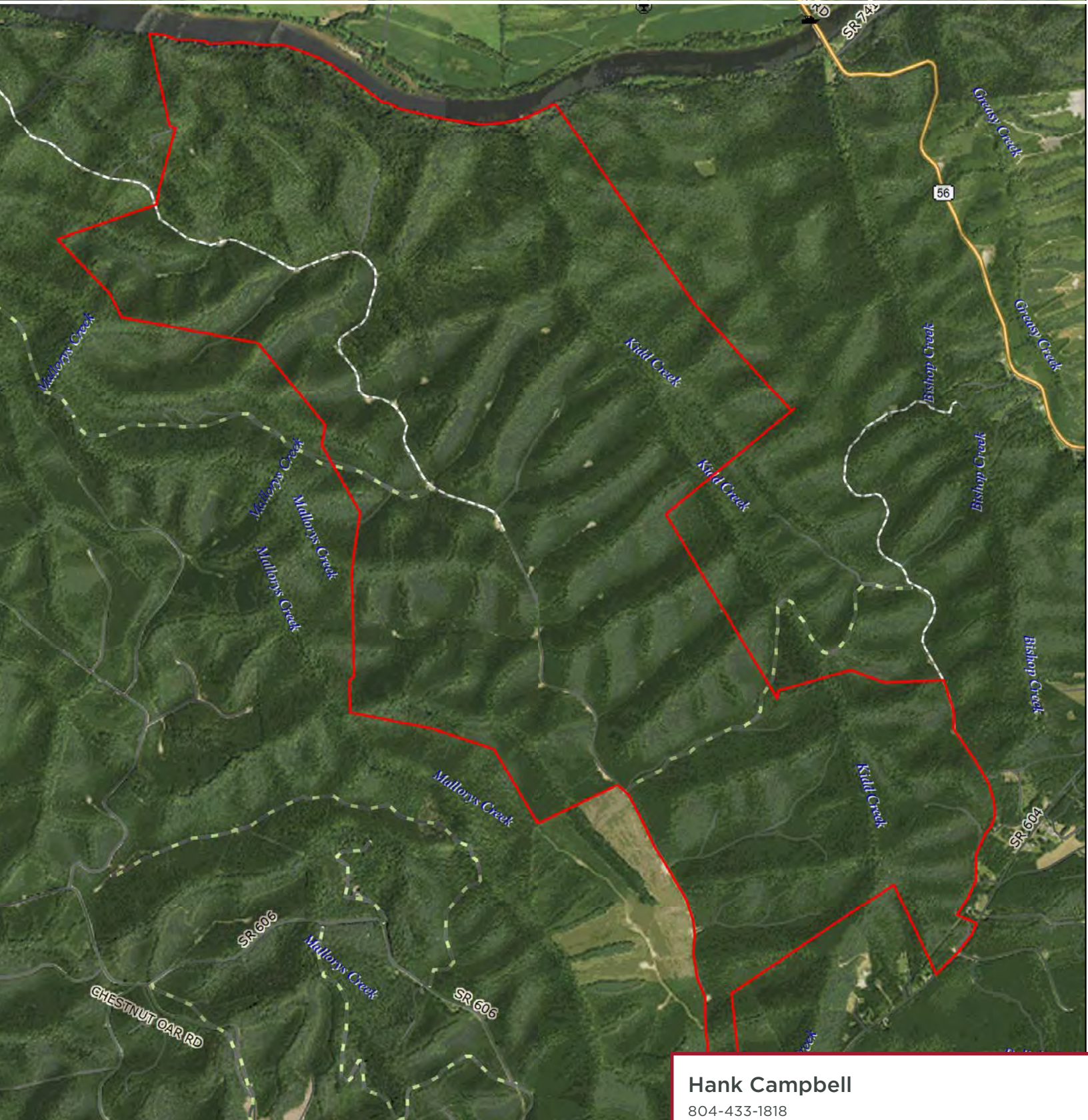
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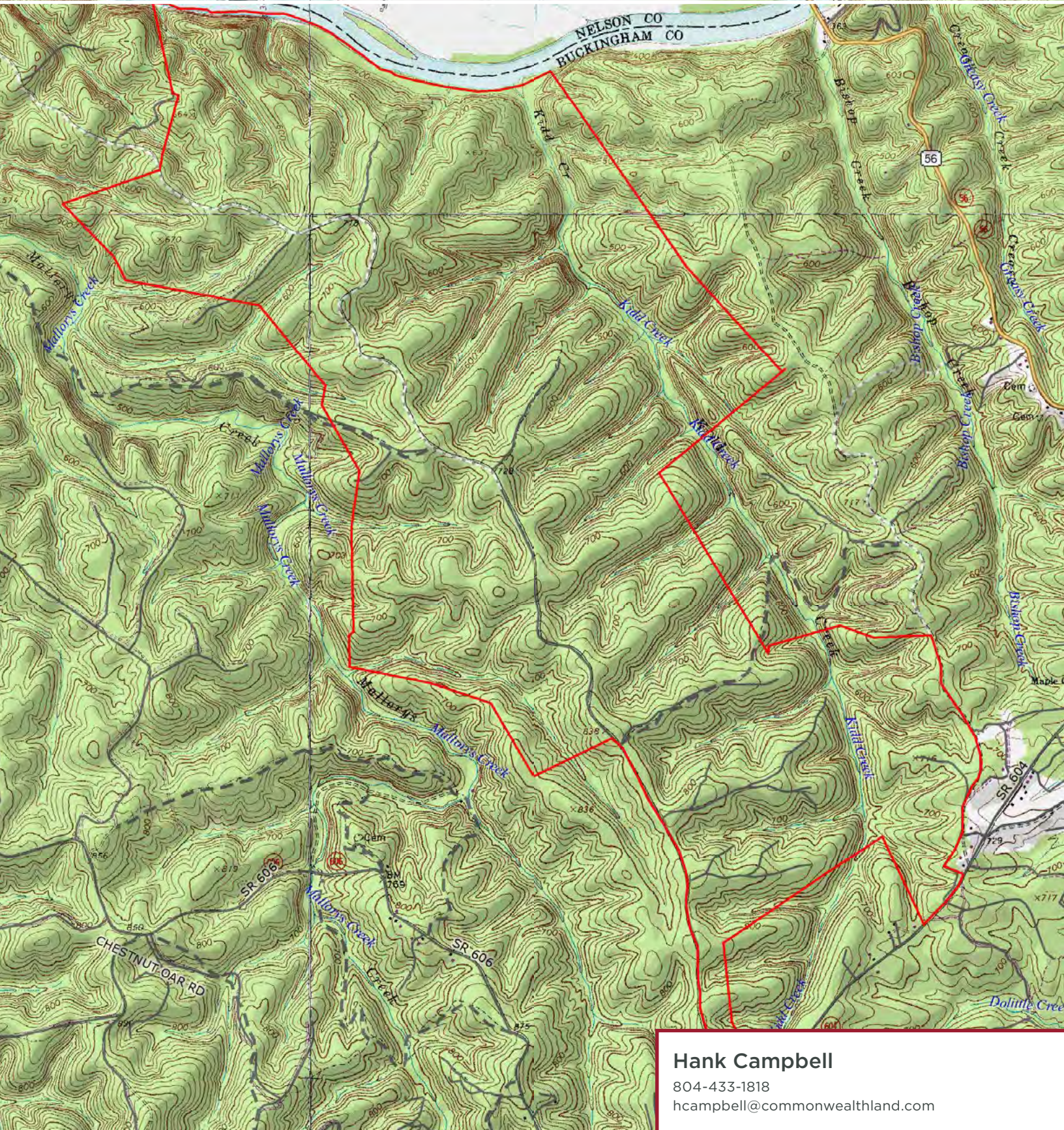
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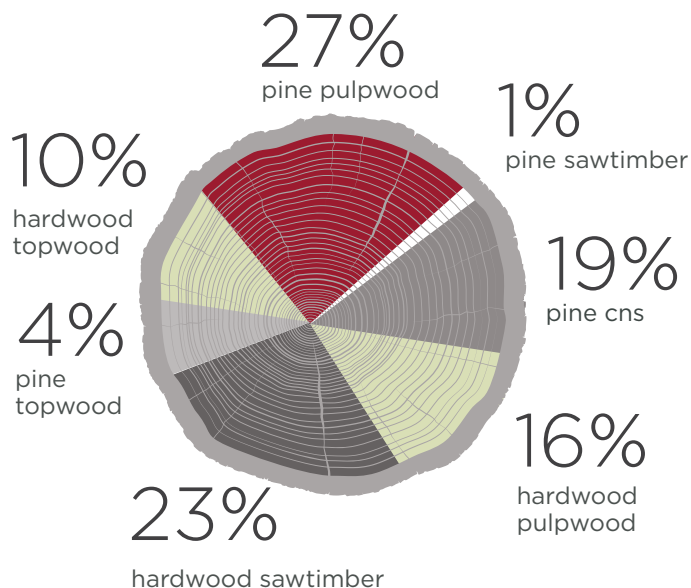
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MERCHANTABLE VOLUME

Product Class	Tons
Pine Topwood	5,278
Pine Pulpwood	32,596
Pine CNS	22,667
Pine Sawtimber	1,692
Hardwood Topwood	11,502
Hardwood Pulpwood	19,007
Hardwood Sawtimber	28,245
TOTAL MERCH	120,988

PREMERCH PLANTED PINE

Establishment Year	Net Acres
2006-2019	255
2005	200
TOTAL MERCH	455

Baucom
Dominion Woodlands, LLC
Tract: MAG-1001
Data Report Pulled: 6/19/2019 by: KEM

LAND:	
Cover Type	Gross Acres
Planted Pine	1,243
Natural Pine	0
Planted Hardwood	0
Natural Hardwood	1,247
Non Stocked Forest	0
Non Forest	34
TOTAL ACRES:	2,524

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	5,278
Pine Pulpwood	32,596
Pine CNS	22,667
Pine Sawtimber	1,692
Hardwood Topwood	11,502
Hardwood Pulpwood	19,007
Hardwood Sawtimber	28,245
TOTAL MERCH :	120,988

*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	0
2014	0
2013	0
2012	0
2011	0
2010	0
2009	0
2008	0
2007	255
2006	0
2005	200
TOTAL PREMERCH:	455

*Land Types Include Fee/Lease/Retained Timber

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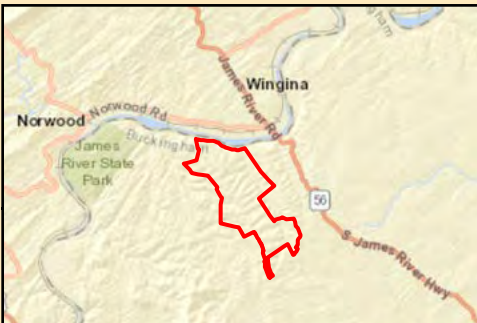
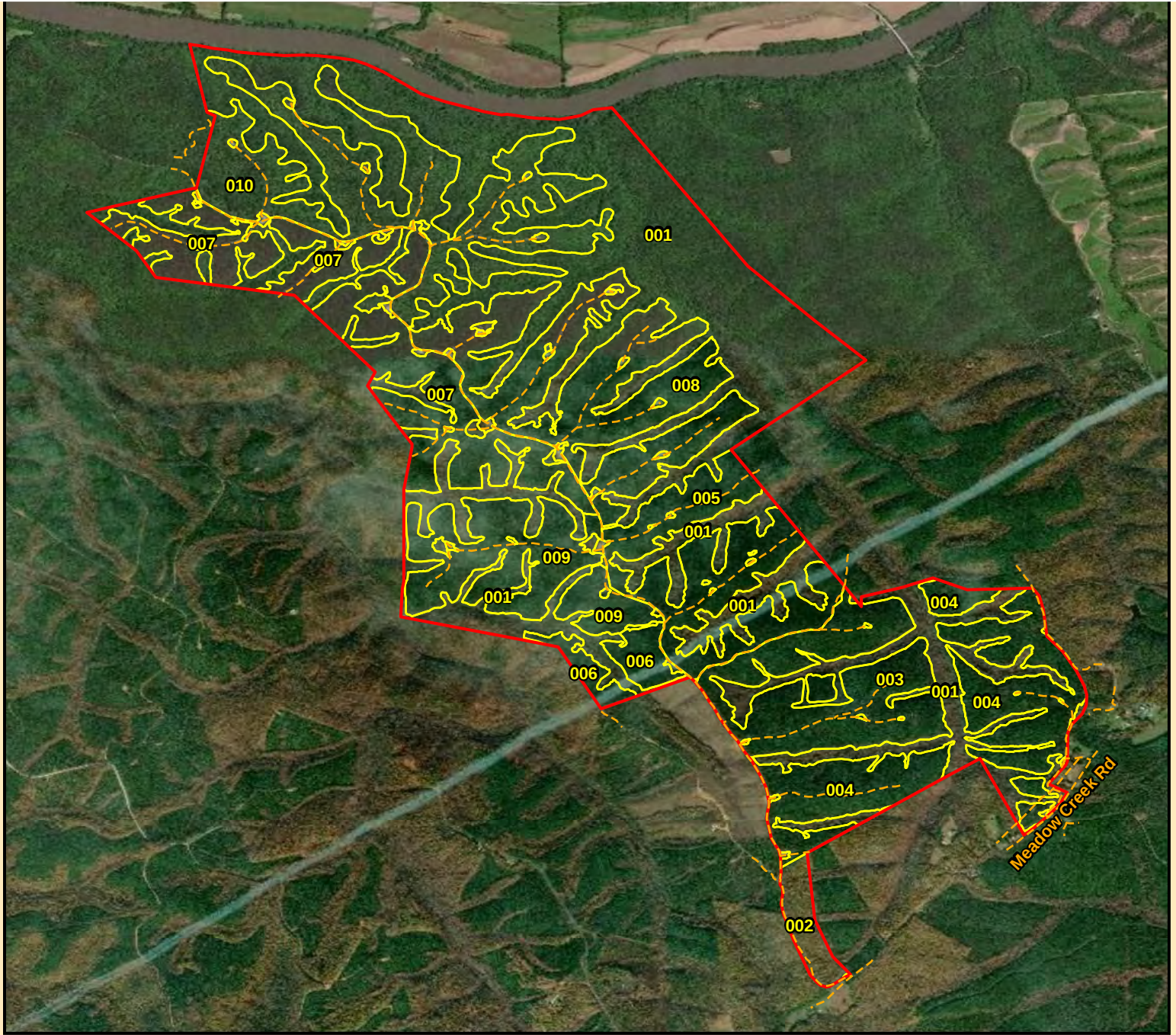
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Map Legend

----- County/Internal Roads

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**Baucom
Dominion Woodlands, LLC
MAG-1001
Buckingham County, VA
+/- 2524 acres
6/19/2019**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MAG-1001	001	953.07	950.72	1940	Hardwood Non-Convertible
MAG-1001	002	28.99	27.27	1940	Hardwood Non-Convertible
MAG-1001	003	175.32	170.97	2001	Pine Plantation
MAG-1001	004	209.78	204.46	2002	Pine Plantation
MAG-1001	005	167.89	161.55	2005	Pine Plantation
MAG-1001	006	38.40	38.03	2005	Pine Plantation
MAG-1001	007	242.48	235.08	2003	Pine Plantation
MAG-1001	008	262.70	255.09	2007	Pine Plantation
MAG-1001	009	146.17	143.75	2004	Pine Plantation
MAG-1001	010	265.11	257.30	2002	Hardwood Convertible
MAG-1001	991	0.24	0.00	9998	NP - Field
MAG-1001	992	20.23	0.00	9998	NP - Landing
MAG-1001	995	13.90	0.00	9998	NP - Other

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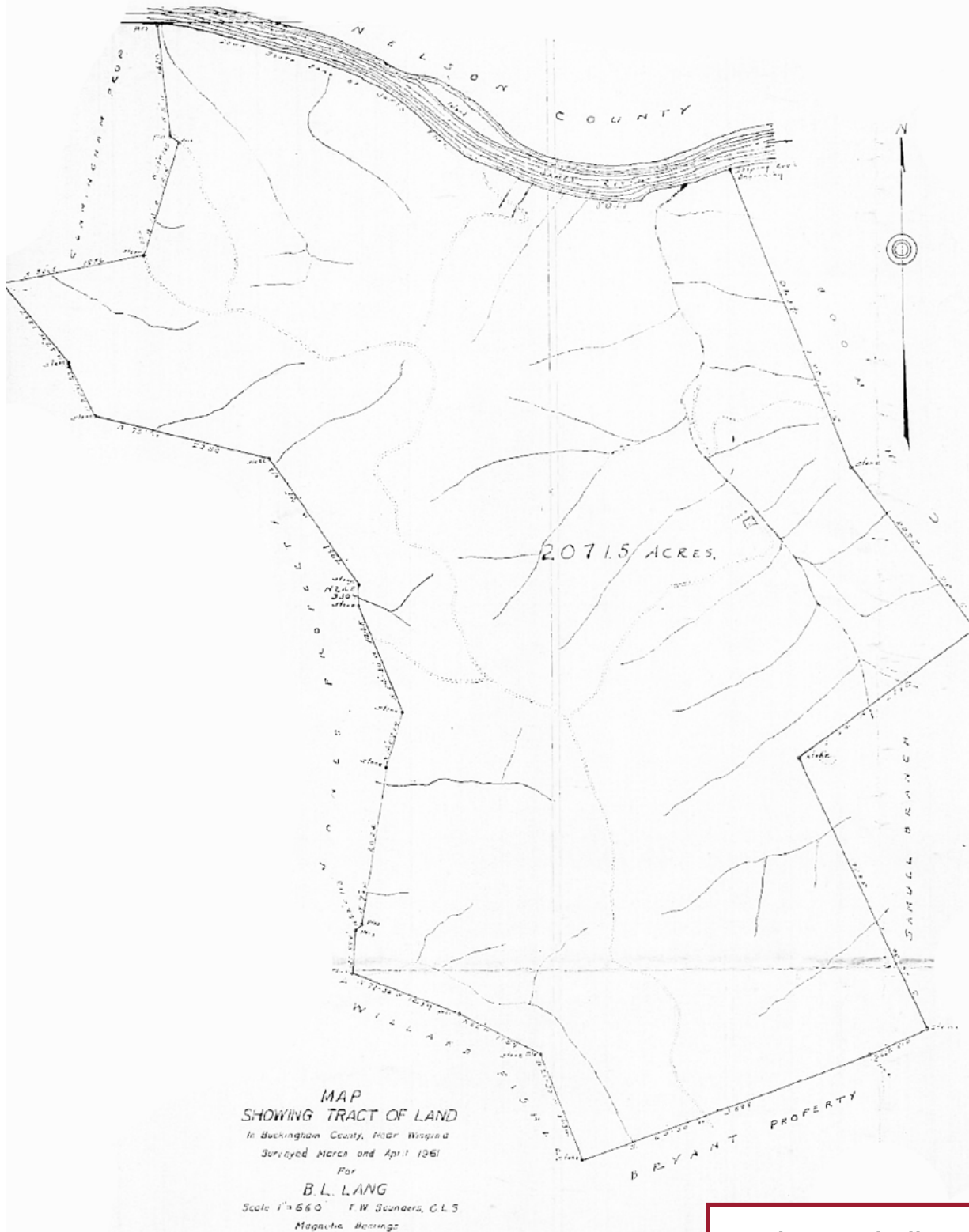
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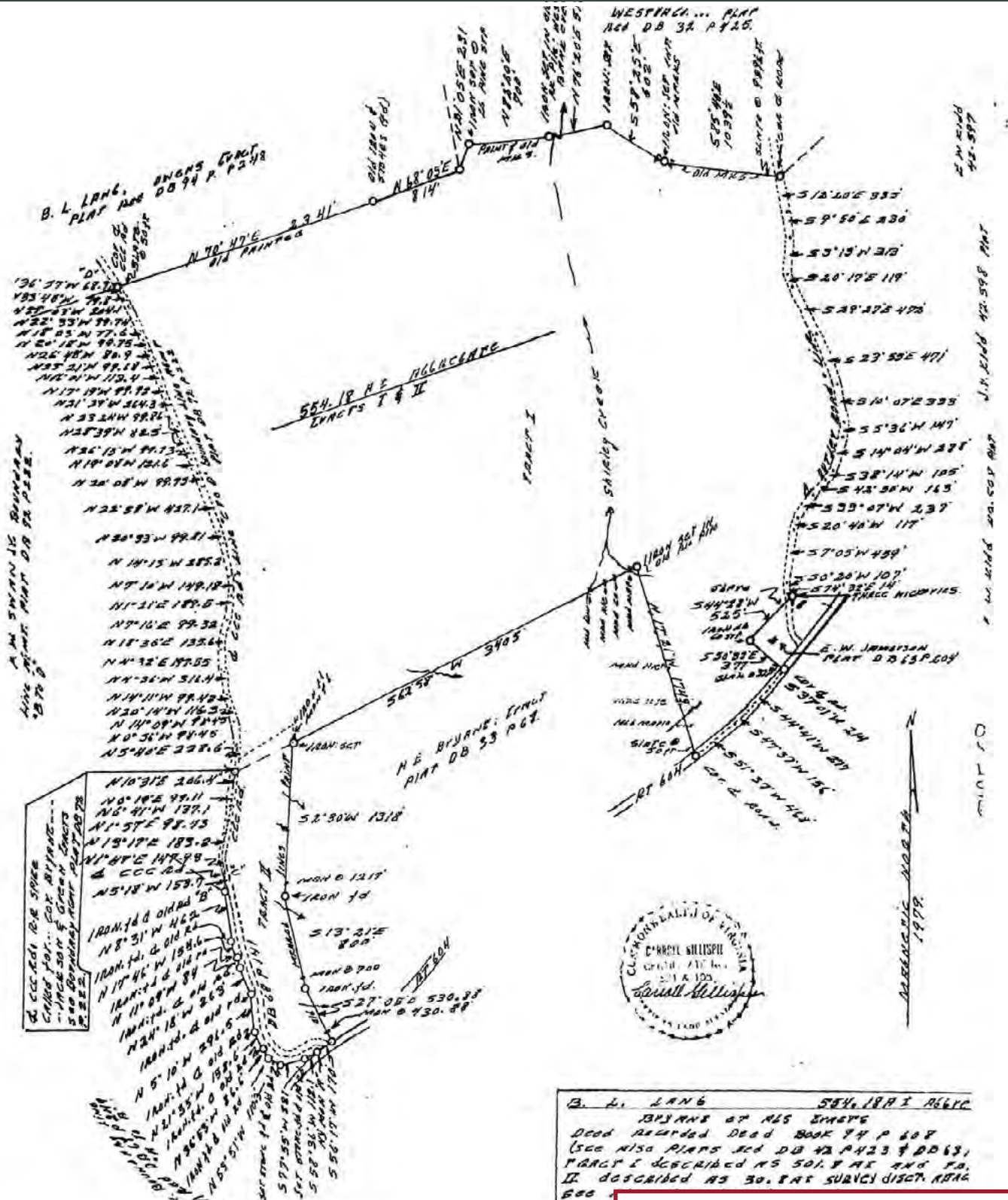
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The foregoing Letter and one and all enclosed hereunto, and the contents
 therein annexed, submitted to and by IA on 10/10/68 at San Francisco, CA
 ATTEST: MALCOLM BOOKER JR. CLERK CLERK
SEP. CLERK

B. L. LANE 54.18 H 186 YC
 JAMES at HIS HOME
 Dead recorded Dead BOOK 74 P 287
 (See ALSO PLANS Red DB 42 P423 & DB 63,
 PLANT described as 50.18 H 186 YC and P. 11
 described as 30.18 H SURVEY DIST. 186 YC
 600
 with
 H. 1. 13
 JAMES
 SCOTL

Hank Campbell
 804-433-1818

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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Buckingham County, Virginia (VA029)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
2D	Appomattox-Littlejoe complex, 15 to 25 percent slopes	80	8.0	0.3%
10F	Bugley-Rock outcrop complex, 35 to 60 percent slopes	70	1.8	0.1%
12A	Codorus-Hatboro complex, 0 to 3 percent slopes, frequently flooded	95	15.5	0.6%
36B	Spears Mountain silt loam, 2 to 7 percent slopes	80	24.6	1.0%
36C	Spears Mountain silt loam, 7 to 15 percent slopes	80	787.3	31.1%
36D	Spears Mountain silt loam, 15 to 25 percent slopes	80	61.8	2.4%
37C	Spears Mountain-Bugley complex, 7 to 15 percent slopes	80	16.3	0.6%
37D	Spears Mountain-Bugley complex, 15 to 25 percent slopes	80	557.6	22.0%
37E	Spears Mountain-Bugley complex, 25 to 50 percent slopes	80	1,011.4	39.9%
38A	Speedwell loam, 0 to 3 percent slopes, occasionally flooded		26.0	1.0%
W	Water		23.9	0.9%
Subtotals for Soil Survey Area			2,534.2	100.0%
Totals for Area of Interest			2,534.9	100.0%

Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))— Summary by Map Unit — Nelson County, Virginia (VA125)				
Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
W	Water		0.7	0.0%
Subtotals for Soil Survey Area			0.7	0.0%
Totals for Area of Interest			2,534.9	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/18/2014
Page 3 of 5

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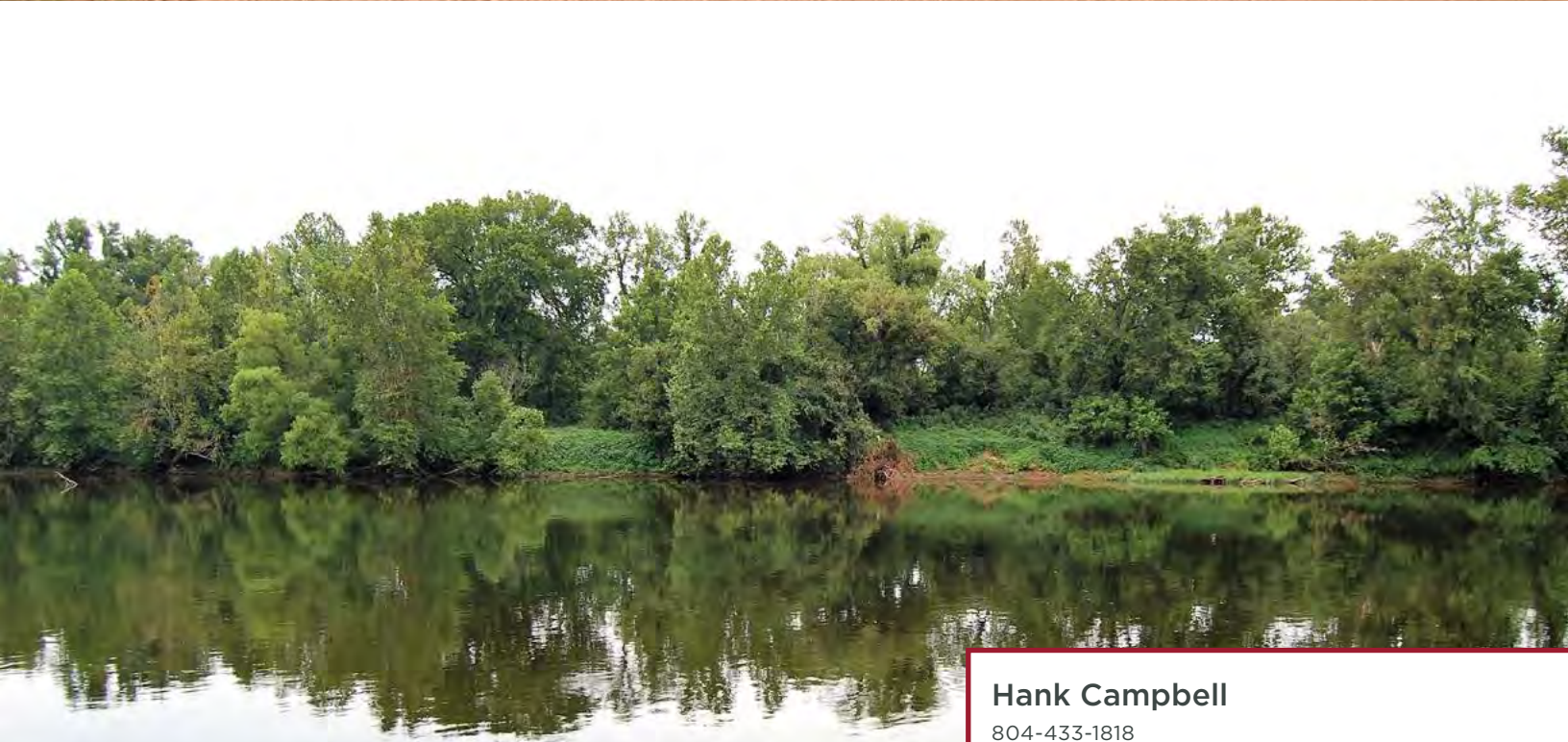
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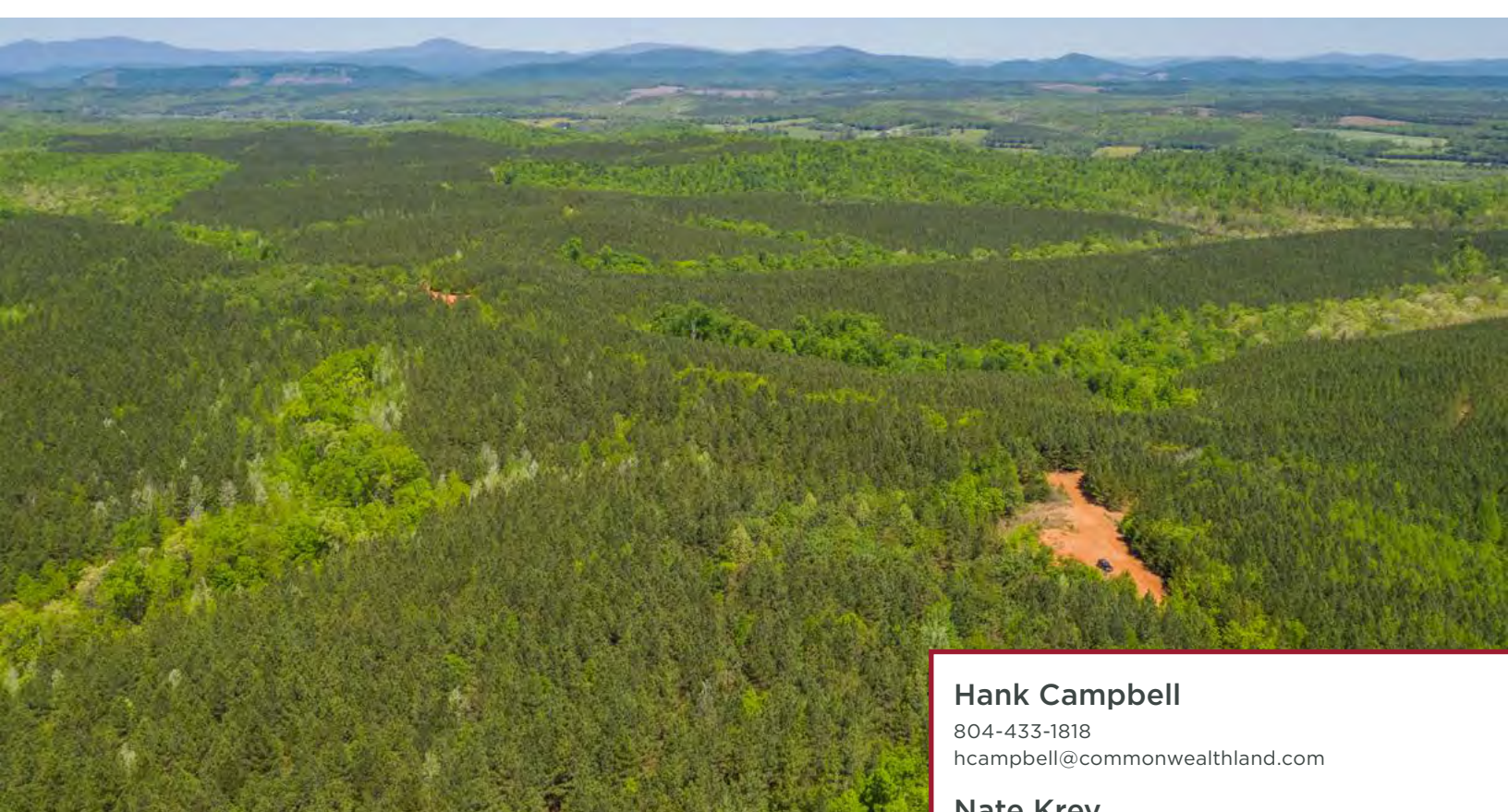


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New Media Systems, Inc.
888.297.3620
www.commonwealthland.com



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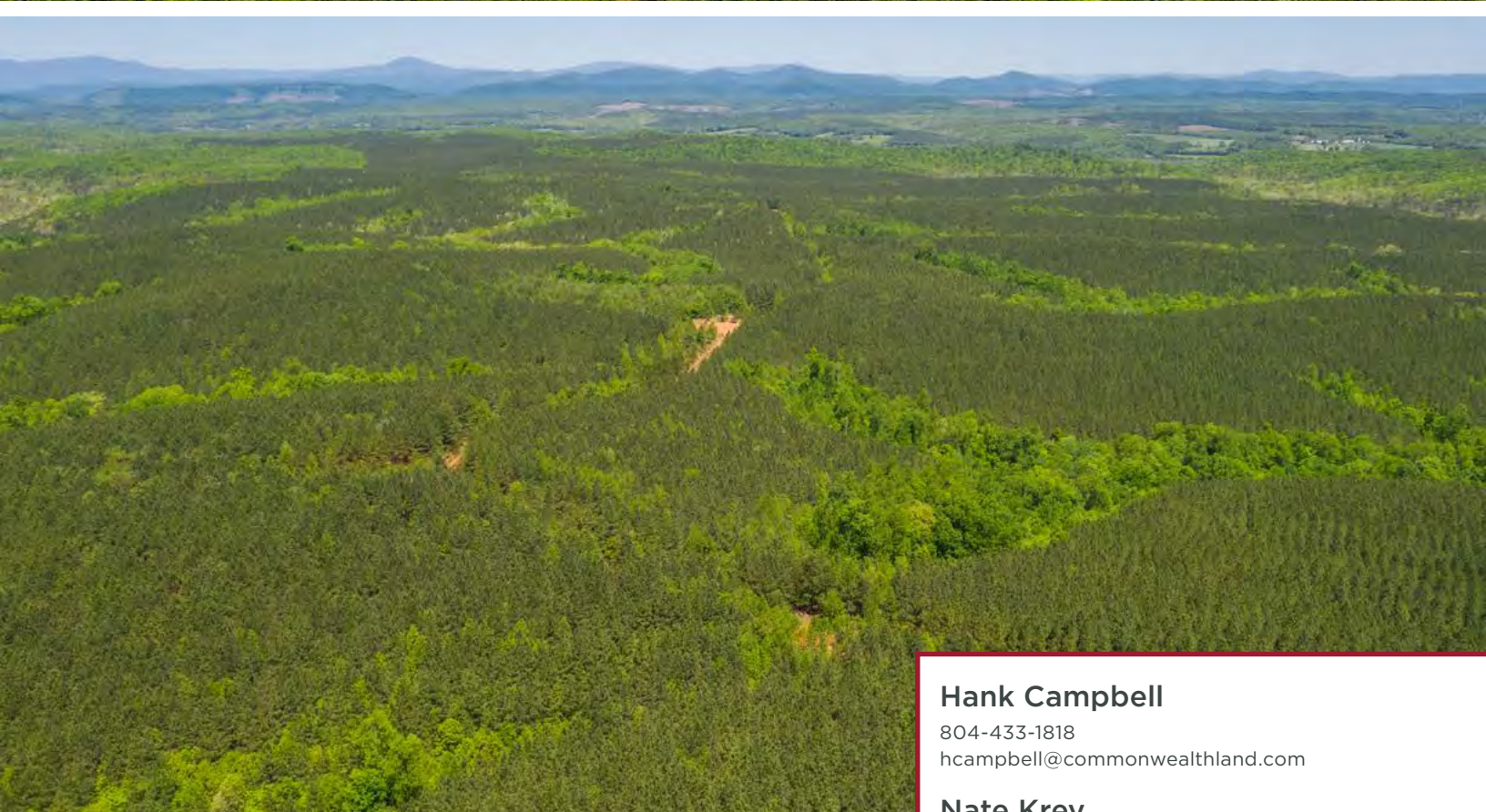
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4198 Cox Road, Suite 200 | Glen Allen, VA 23060 | T 804-326-LAND (5263) | COMMONWEALTHLAND.COM

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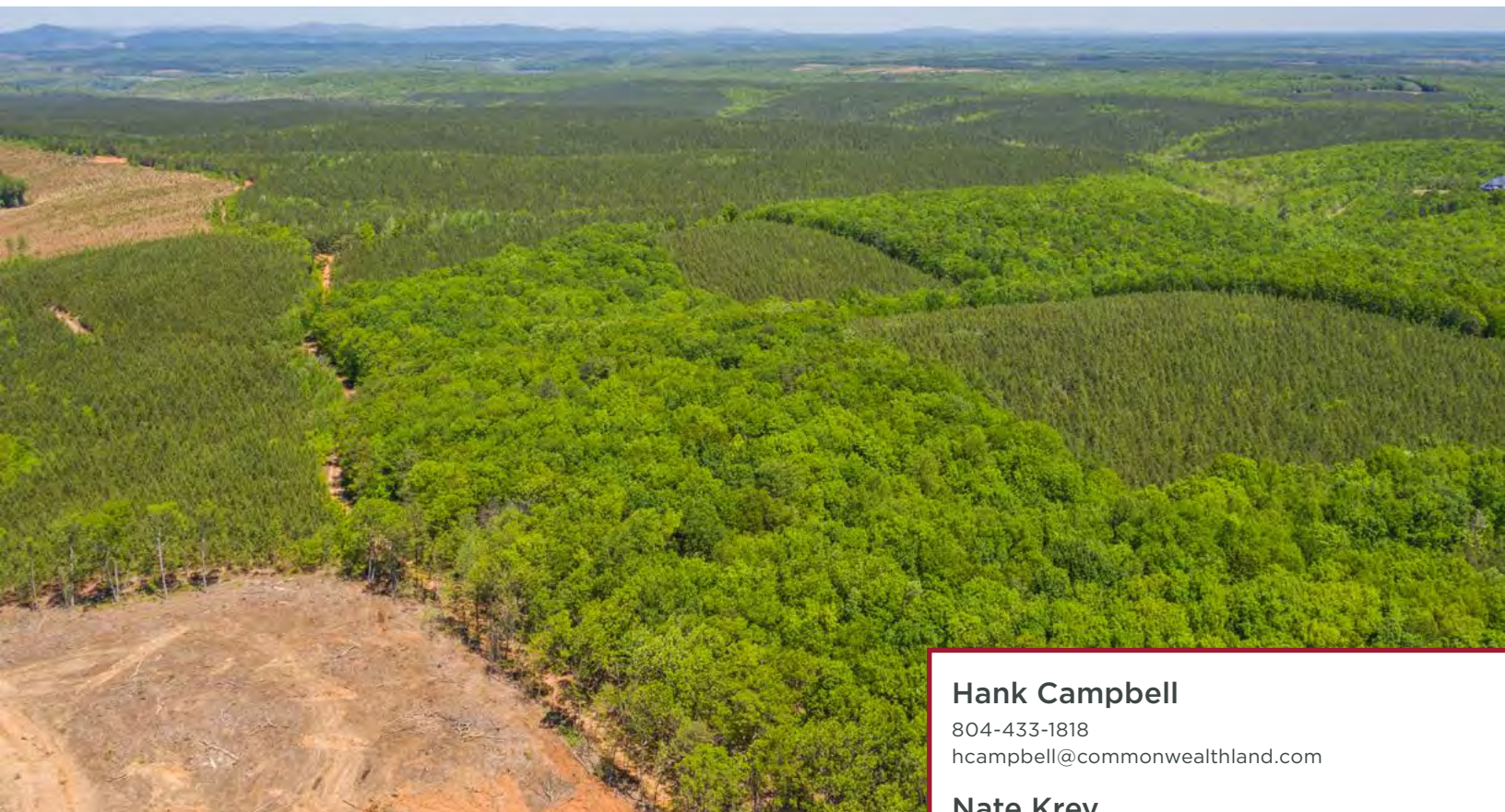
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