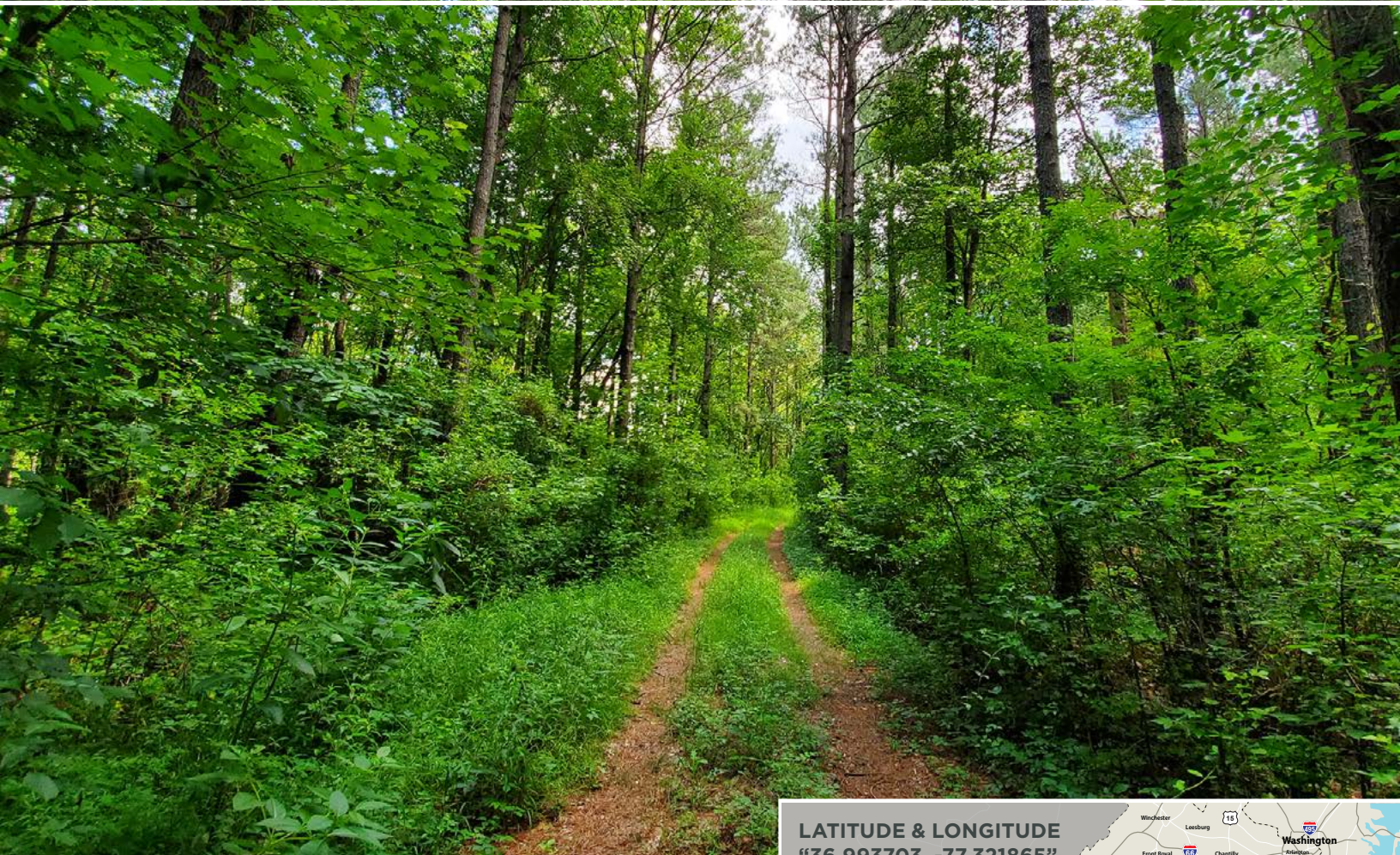


Railroad Bed Road (VSR637) Stony Creek, VA 23882

**FOR SALE | 303± ACRES
SUSSEX COUNTY, VA
Price: \$678,720 (\$2,240/acre)**



Features

EXCELLENT TIMBERLAND/RECREATIONAL INVESTMENT providing strong volumes of merchantable planted pine.

OVER A MILE of frontage along the Nottoway River.

LOCATED east of Exit 33 at I-95

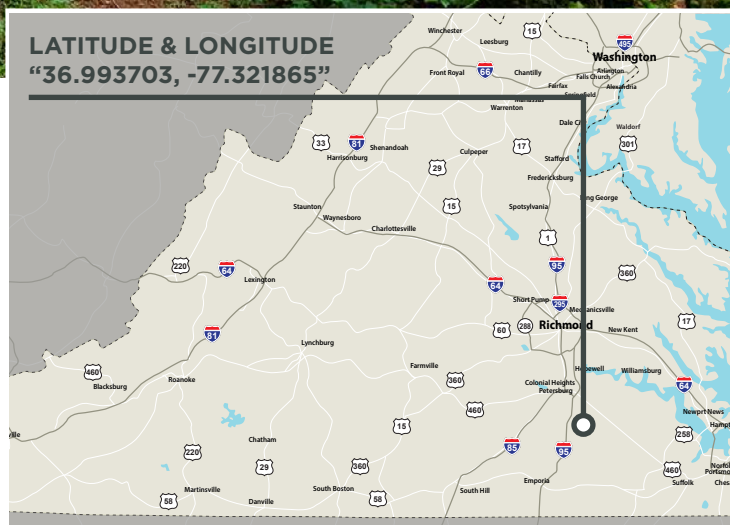
APPROXIMATELY .7 MILES of frontage along Railroad Bed Rd (VSR637).

TIMBER comprised of 76± acres of planted pine established in '87, 61± acres of 50 yr old bottomland hardwoods and 111± acres of planted pines established in '19.

SOLID internal road system.

GREAT RECREATION PLAY with a 3± acre natural impoundment and Nottoway River frontage providing ideal wildlife habitat supporting healthy populations of deer, turkeys and ducks.

TAX MAP PARCEL 36-A-31



Contacts

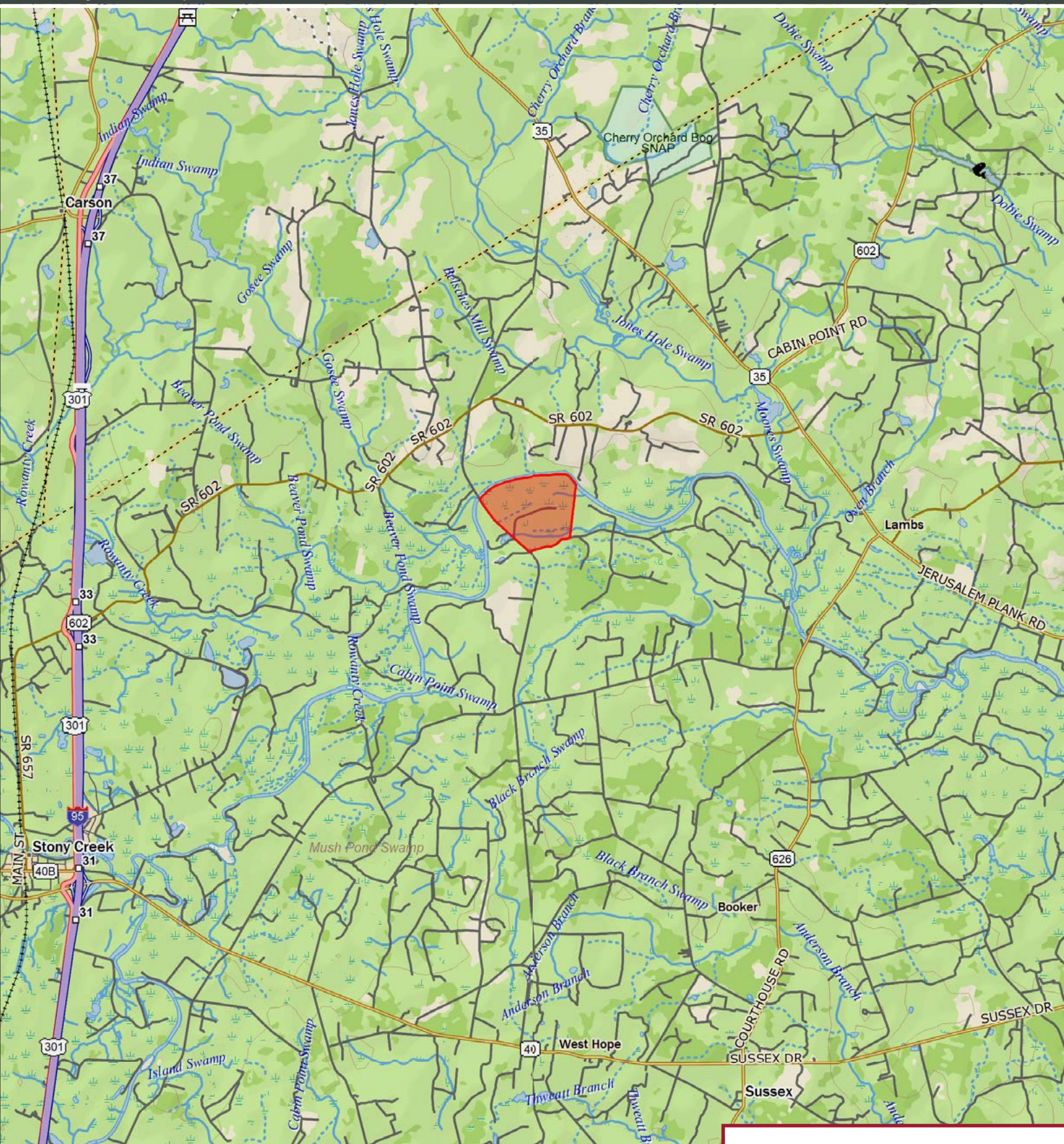
Hank Campbell

804-433-1818

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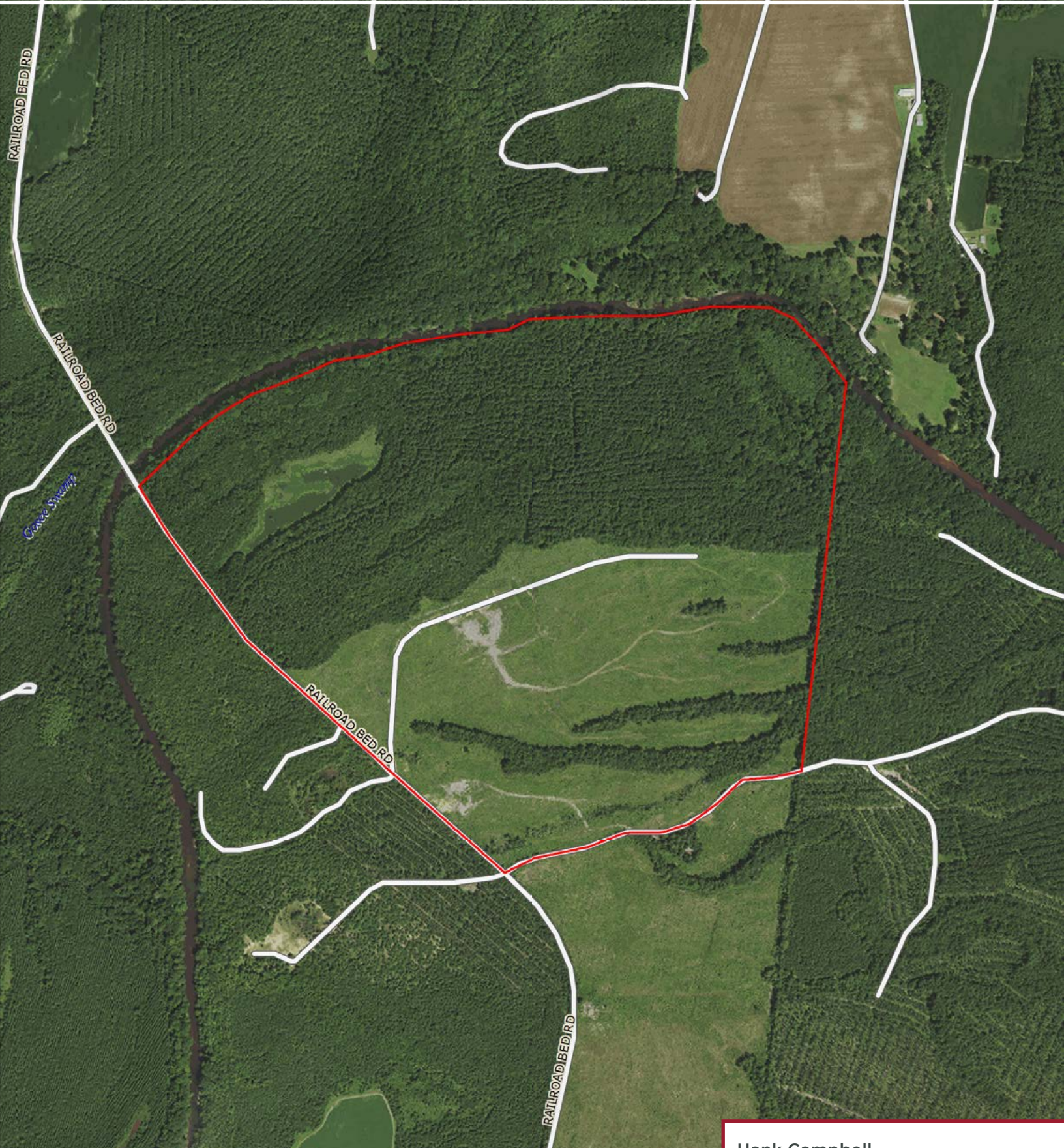
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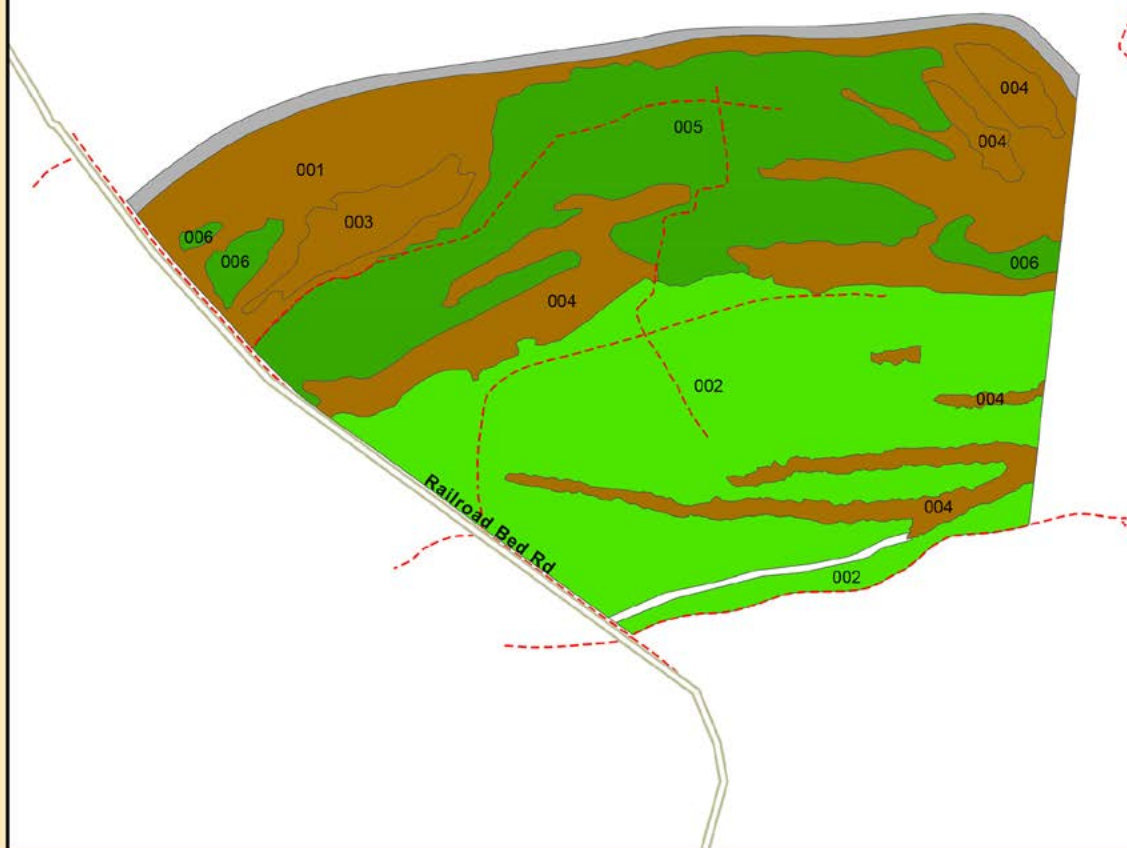
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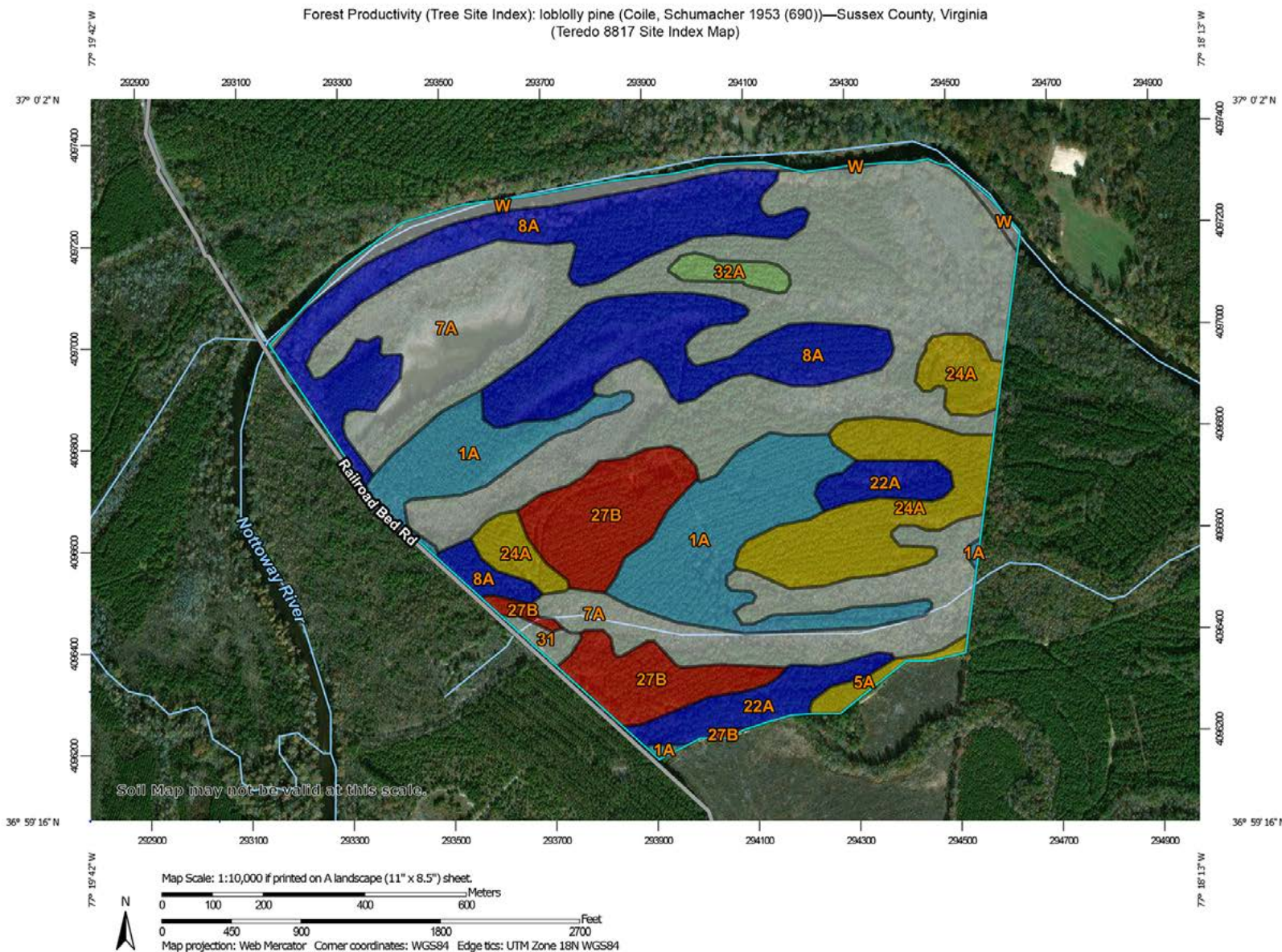


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Map Legend

- Merch Plantation
- Natural Pine/Hardwood
- NonForest
- Open Productive
- Pre-merch Plantation

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
TER-8817	001	61.24	60.99	1950	Hardwood Non-Convertible
TER-8817	002	111.35	109.08	2019	Pine Plantation
TER-8817	003	7.62	7.62	2000	Hardwood Non-Convertible
TER-8817	004	34.89	34.86	2000	Hardwood Non-Convertible
TER-8817	005	71.27	69.49	1987	Pine Plantation
TER-8817	006	5.70	5.70	1987	Pine Plantation
TER-8817	007	1.66	1.66	2017	OP - Open Productive
TER-8817	013	9.67	0.00	9998	NP - Other



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
1A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	91	37.3	12.3%
5A	Bojac loamy sand, 0 to 2 percent slopes, rarely flooded	80	2.2	0.7%
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		129.1	42.5%
8A	Chewacla loam, 0 to 2 percent slopes, occasionally flooded	95	58.0	19.1%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	99	12.6	4.1%
24A	Seabrook sand, 0 to 2 percent slopes	81	28.1	9.3%
27B	Tarboro loamy sand, 0 to 6 percent slopes, rarely flooded	72	25.1	8.3%
31	Udorthents, 0 to 25 percent slopes		1.6	0.5%
32A	Warne fine sandy loam, 0 to 2 percent slopes, rarely flooded	86	2.7	0.9%
W	Water		7.0	2.3%
Totals for Area of Interest			303.7	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.

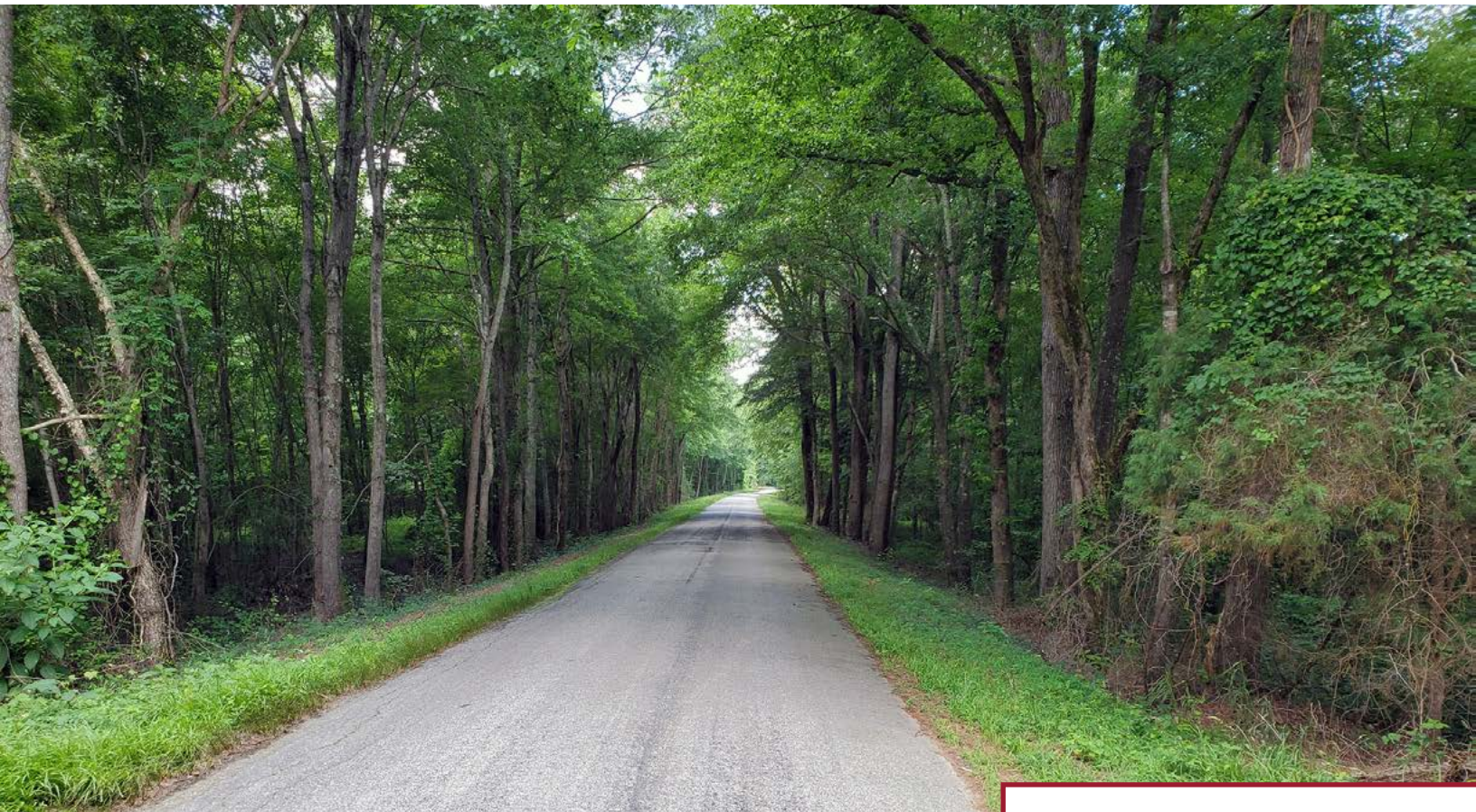
This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

Rating Options

Units of Measure: feet

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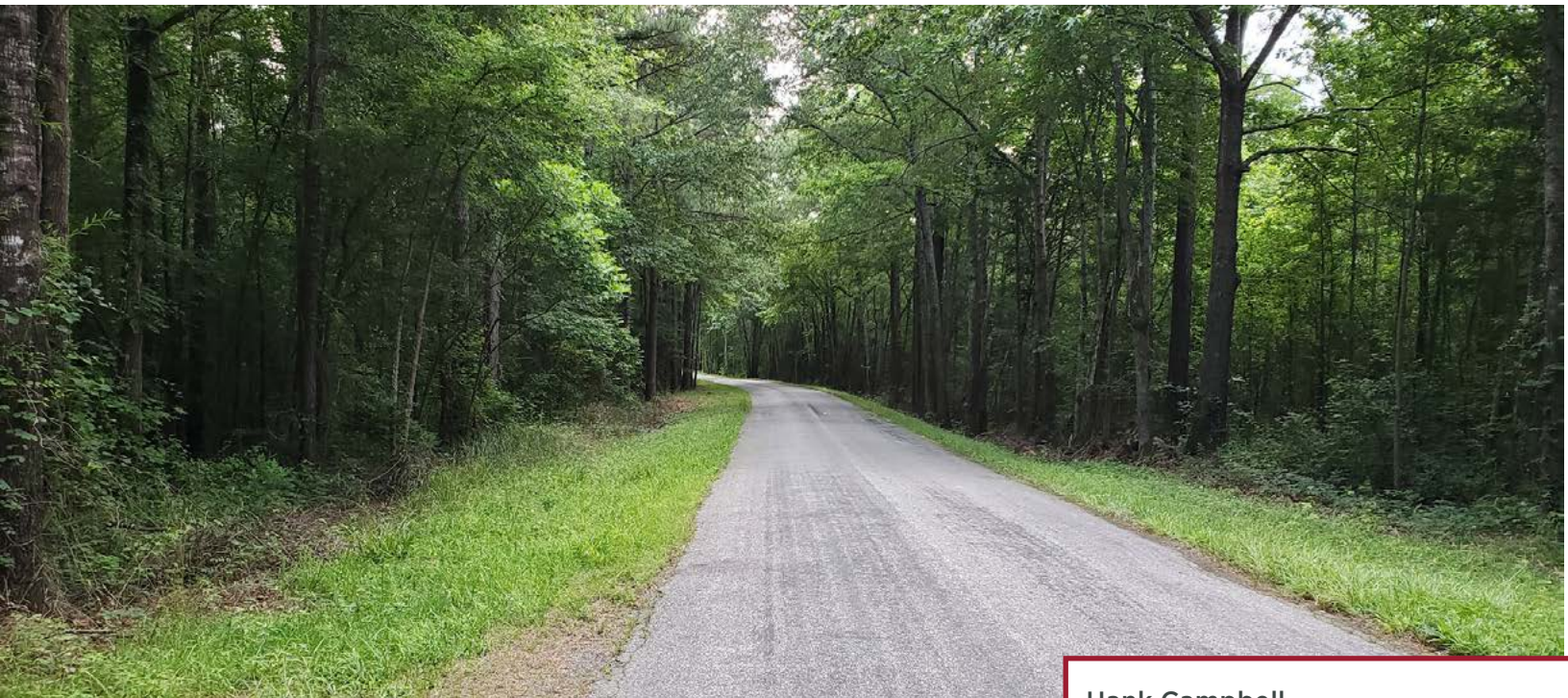
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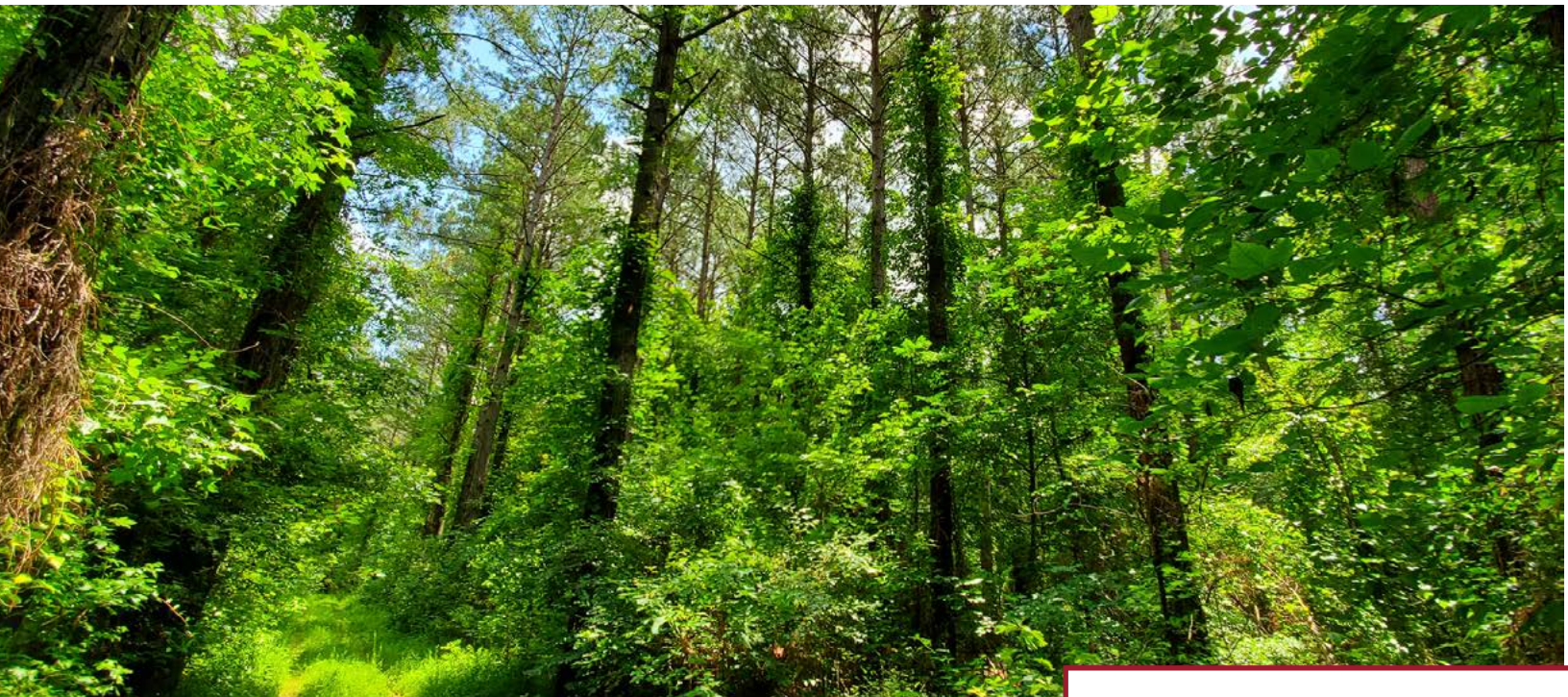
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