

POST OAK RD (VSR606) SPOTSYLVANIA, VA 22551

FOR SALE | 568± ACRES SPOTSYLVANIA COUNTY, VA

Price: \$1,495,000 (\$2,632/acre)



Features

EXCELLENT timberland/recreational investment opportunity located in Spotsylvania County offering strong merchantable pine timber volume and age class diversity.

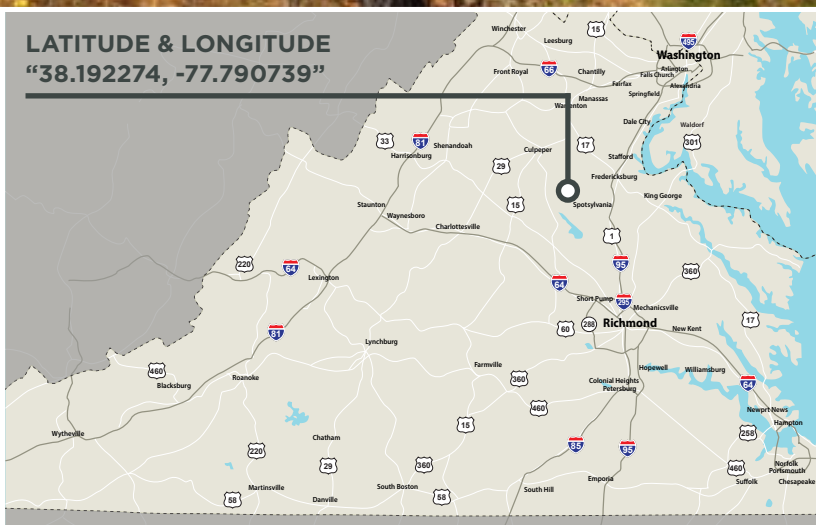
APPROXIMATELY 0.6 miles of frontage along Post Oak Rd (VSR606) as well as 0.9 miles of frontage along Stubbs Bridge Rd (VSR612) with strong internal road system.

TIMBER comprised of 40± acres of LP ('68), 100± acres of planted LP ('94), 147± acres of planted LP ('97), 130± acres of planted LP ('08), 25± acres of planted LP ('11), 40± acres site prepped for '20 plant with 45± acres in a hardwood bottoms ('70).

IDEAL WILDLIFE HABITAT with 18± acres in an open powerline easement and frontage along Knights Branch supporting healthy populations of deer and turkeys.

CALL BROKER FOR MORE DETAILS

T.M. #43-A-9



Contacts

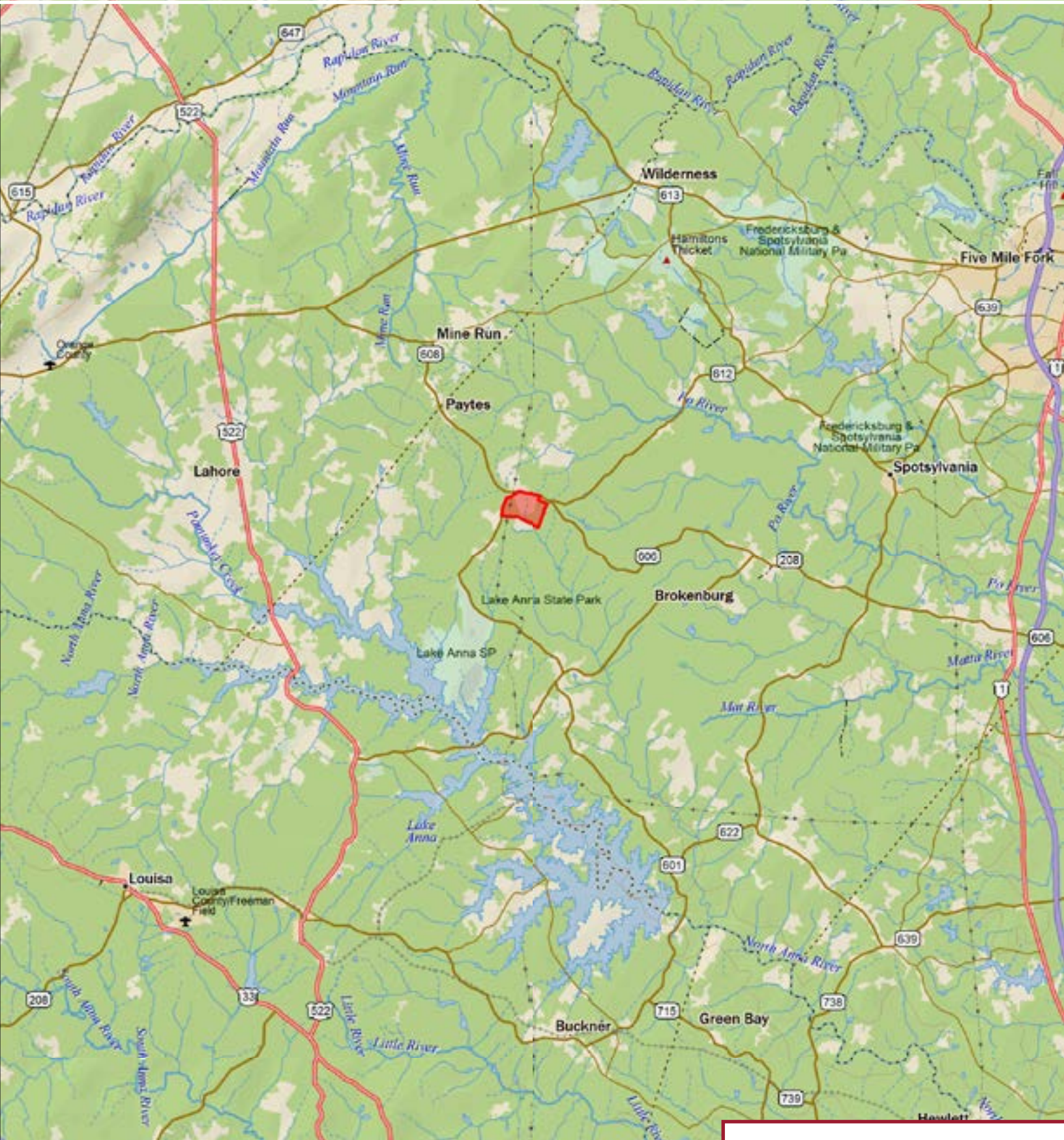
Hank Campbell

804-433-1818

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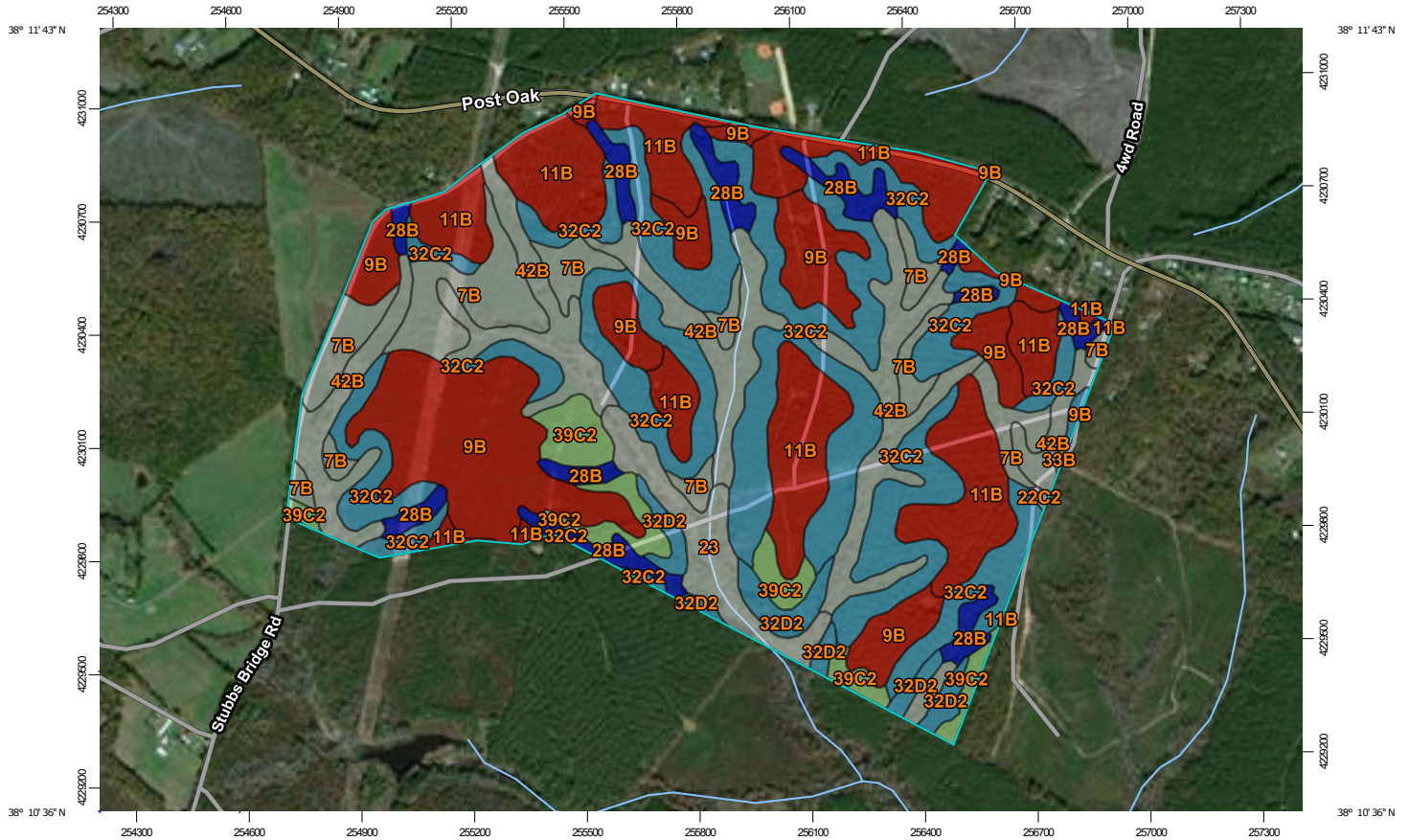
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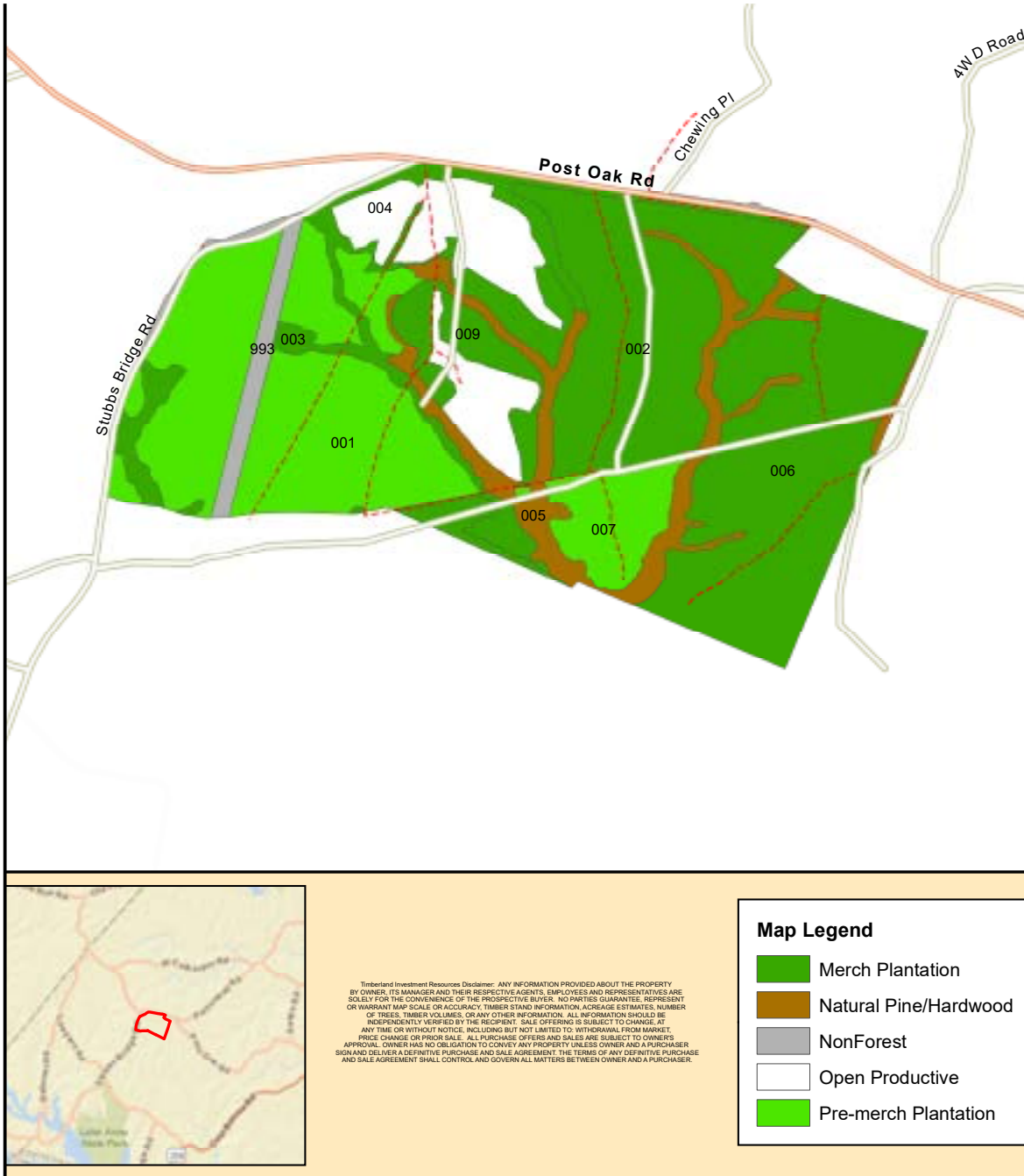
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Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
7B	Aquults, loamy-Margo complex, 2 to 7 percent slopes		50.8	8.7%
9B	Brockroad silt loam, 2 to 7 percent slopes	70	96.8	16.7%
11B	Catharpin silt loam, 2 to 7 percent slopes	70	107.5	18.5%
22C2	Fluvanna fine sandy loam, 7 to 15 percent slopes, eroded		0.4	0.1%
23	Fluvaquents-Udifluvents complex		19.8	3.4%
28B	Margo loam, 2 to 7 percent slopes	95	29.2	5.0%
32C2	Nason silt loam, 7 to 15 percent slopes, eroded	80	153.0	26.4%
32D2	Nason silt loam, 15 to 25 percent slopes, eroded	80	15.4	2.7%
33B	Orange-Iredell loams, 2 to 7 percent slopes	75	0.3	0.0%
39C2	Tatum loam, 7 to 15 percent slopes, eroded	78	23.7	4.1%
42B	Toddstav silt loam, 0 to 4 percent slopes		83.6	14.4%
Totals for Area of Interest			580.4	100.0%



Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2001	001	133.14	128.77	2008	Pine Plantation
ET2-2001	002	102.16	98.64	1994	Pine Plantation
ET2-2001	003	42.97	39.34	1968	Pine Plantation
ET2-2001	004	49.53	48.02	2019	OP - Open Productive
ET2-2001	005	46.00	45.01	1970	Hardwood Non-Convertible
ET2-2001	006	119.16	115.19	1997	Pine Plantation
ET2-2001	007	25.58	24.53	2011	Pine Plantation
ET2-2001	009	31.89	30.76	1997	Pine Plantation
ET2-2001	993	17.68	0.00	9998	NP - Utility

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Tanager
Tanager Timber, LLC
Tract: ET2-2001
Data Report Pulled: 10/28/2020 by: HDG

LAND:	
Cover Type	Gross Acres
Planted Pine	455
Natural Pine	46
Planted Hardwood	0
Natural Hardwood	0
Non Stocked Forest	50
Non Forest	18
TOTAL ACRES:	568

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	3,096
Pine Pulpwood	5,179
Pine CNS	12,037
Pine Sawtimber	10,214
Hardwood Topwood	149
Hardwood Pulpwood	2,523
Hardwood Sawtimber	342
TOTAL MERCH :	33,538

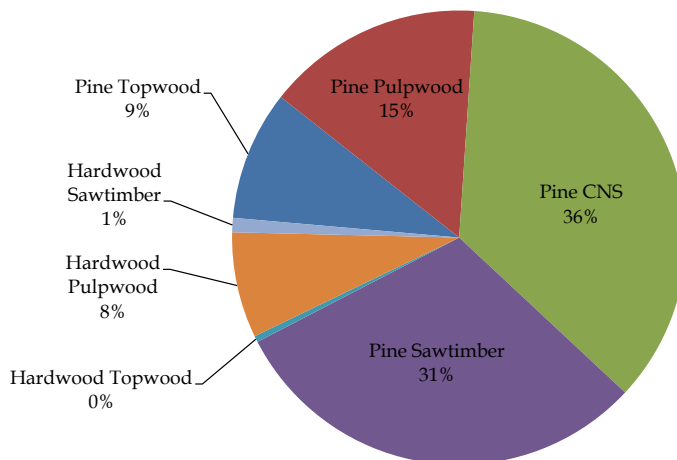
*Merchantable Timber includes volumes from stands aged 15 and older.

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2020	0
2019	0
2018	0
2017	0
2016	0
2015	0
2014	0
2013	0
2012	0
2011	25
2010	0
2009	0
2008	129
2007	0
2006	0
TOTAL PREMERCH:	153

*Land Types Include Fee/Lease/Retained Timber

Pine & Hwd Merchantable Product Tons



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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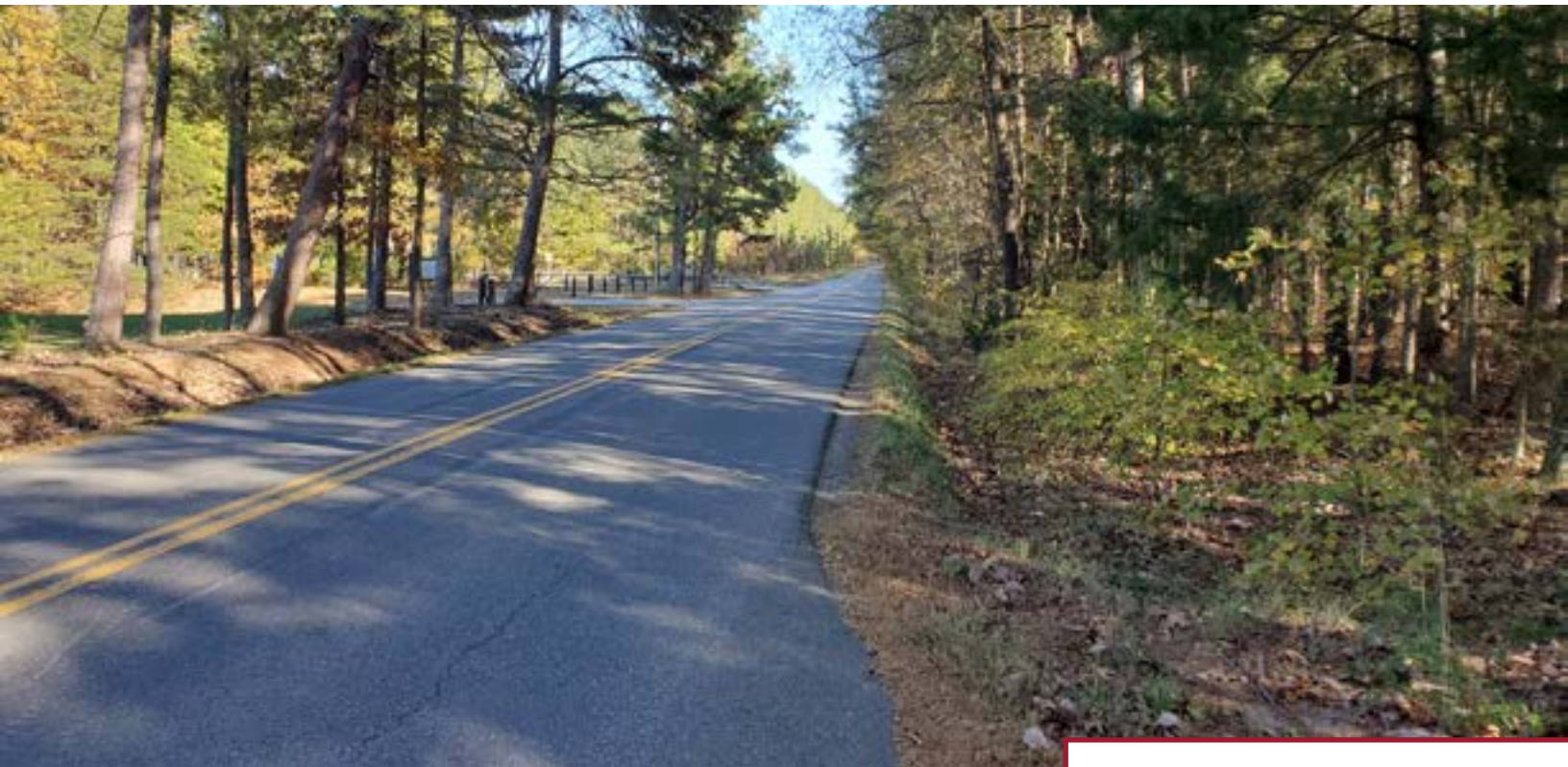
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