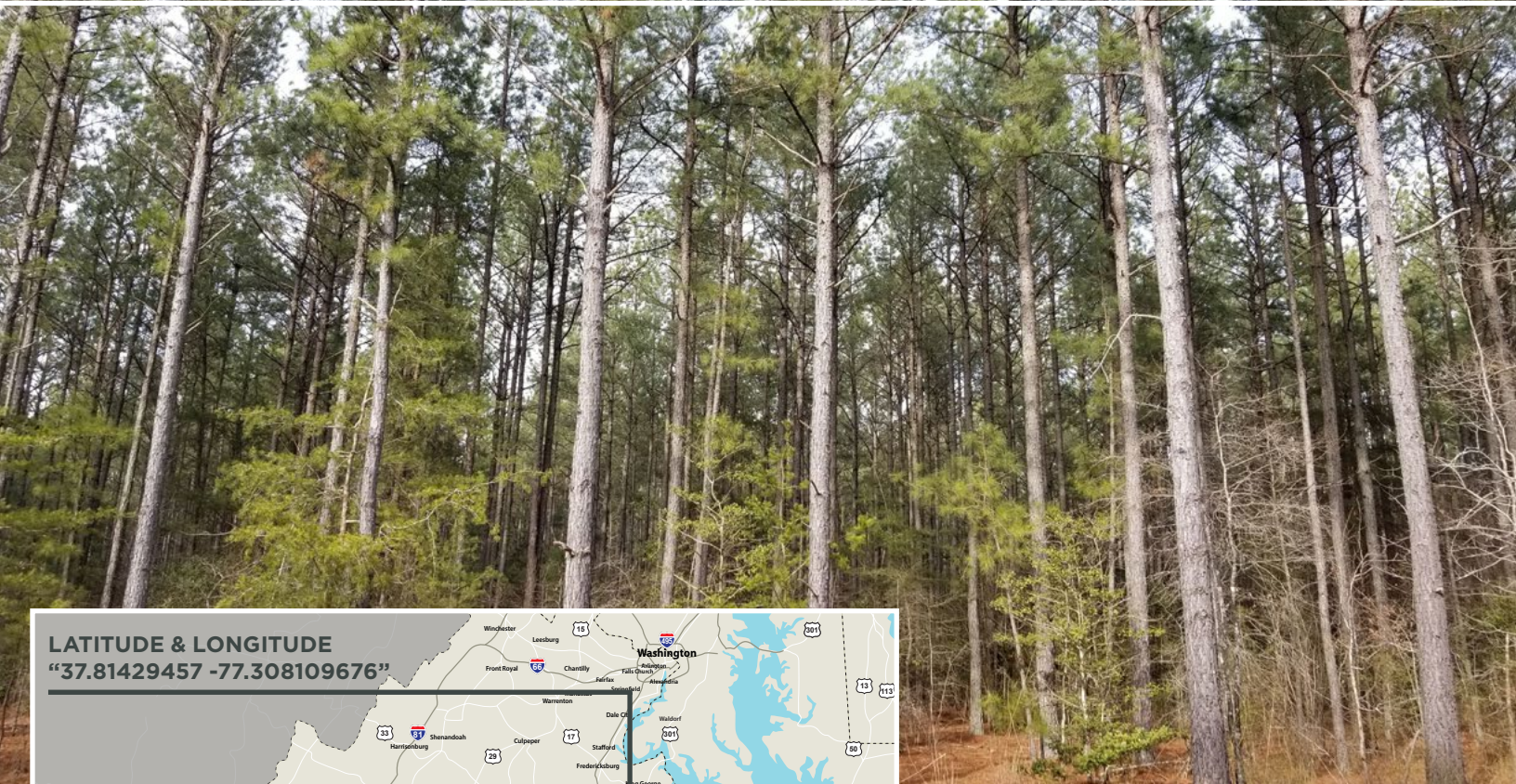


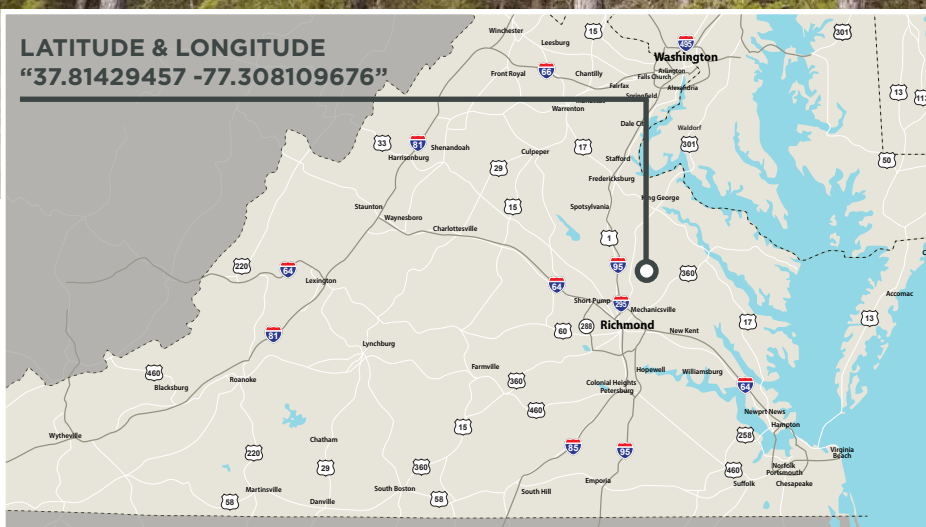


**KING WILLIAM ROAD (VSR 30)
HANOVER, VA 24523**

**FOR SALE | 227± ACRES
KING WILLIAM COUNTY, VA
Price: \$632,548**



LATITUDE & LONGITUDE
"37.81429457 -77.308109676"



Features

STRONG timberland/recreational investment opportunity offering merchantable timber with frontage along King William Road (VSR 30) near the Caroline County line

TIMBER IS comprised of 125± acres of planted pines established in '88, 64± acres of premerch pine established in '12 with the remaining balance in bottomland mature hardwood and a utility easement

DORRELL CREEK crosses the top third of the property providing excellent wildlife habitat supporting healthy populations of deer and turkeys

TAX MAP PARCEL #10-6



Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



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

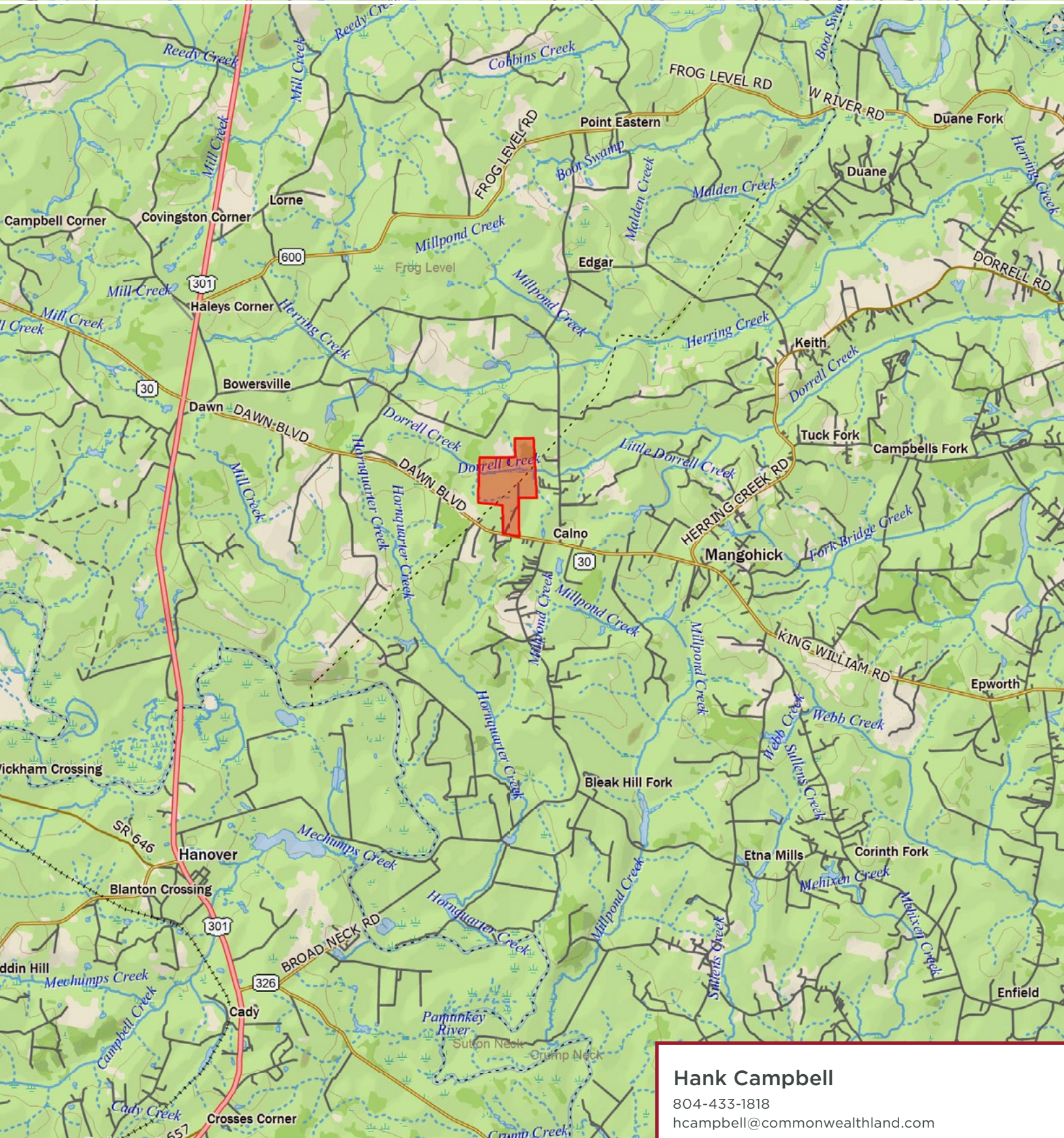
COMMONWEALTHLAND.COM

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



**KING WILLIAM ROAD (VSR 30)
HANOVER, VA 23069**

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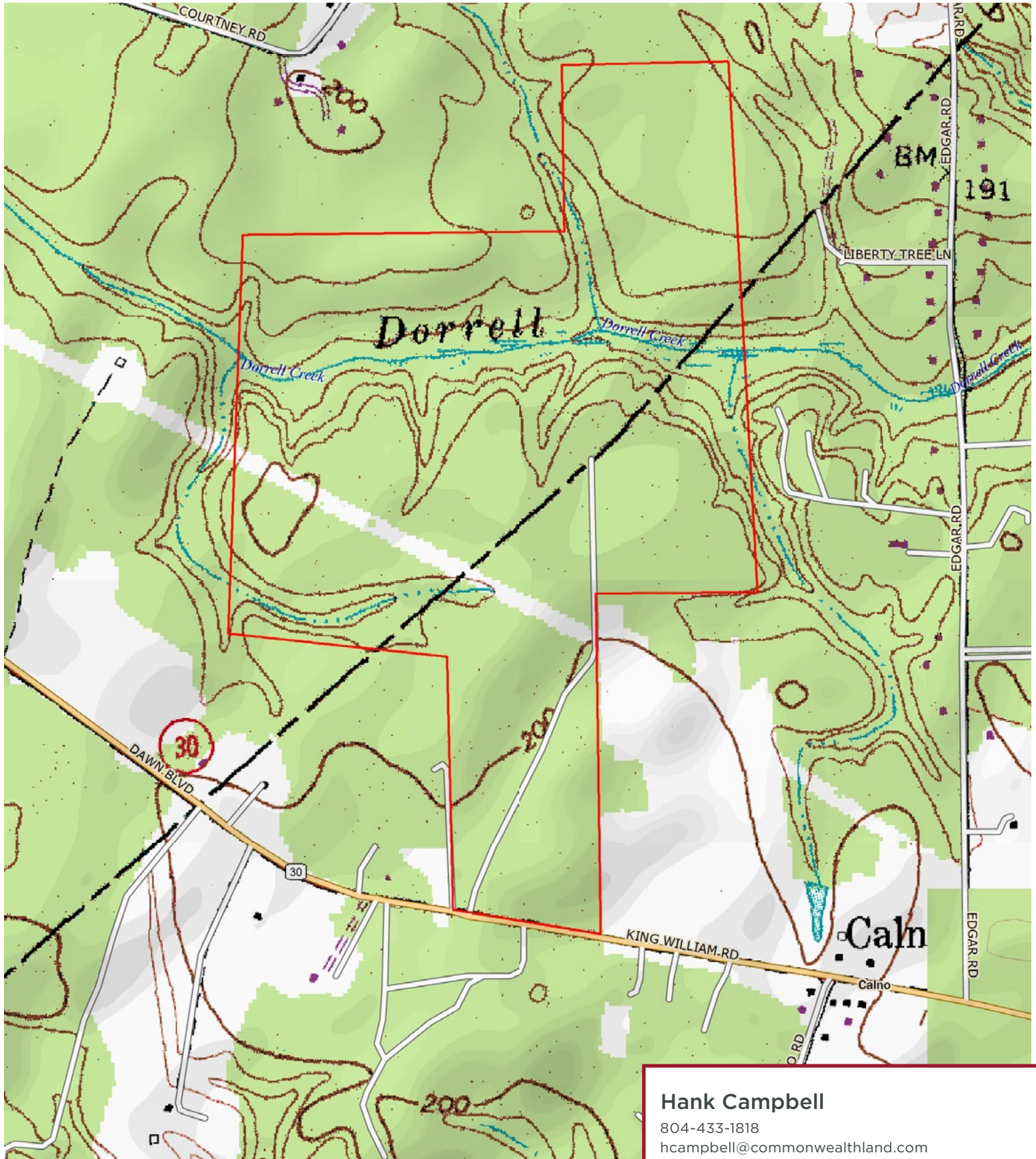
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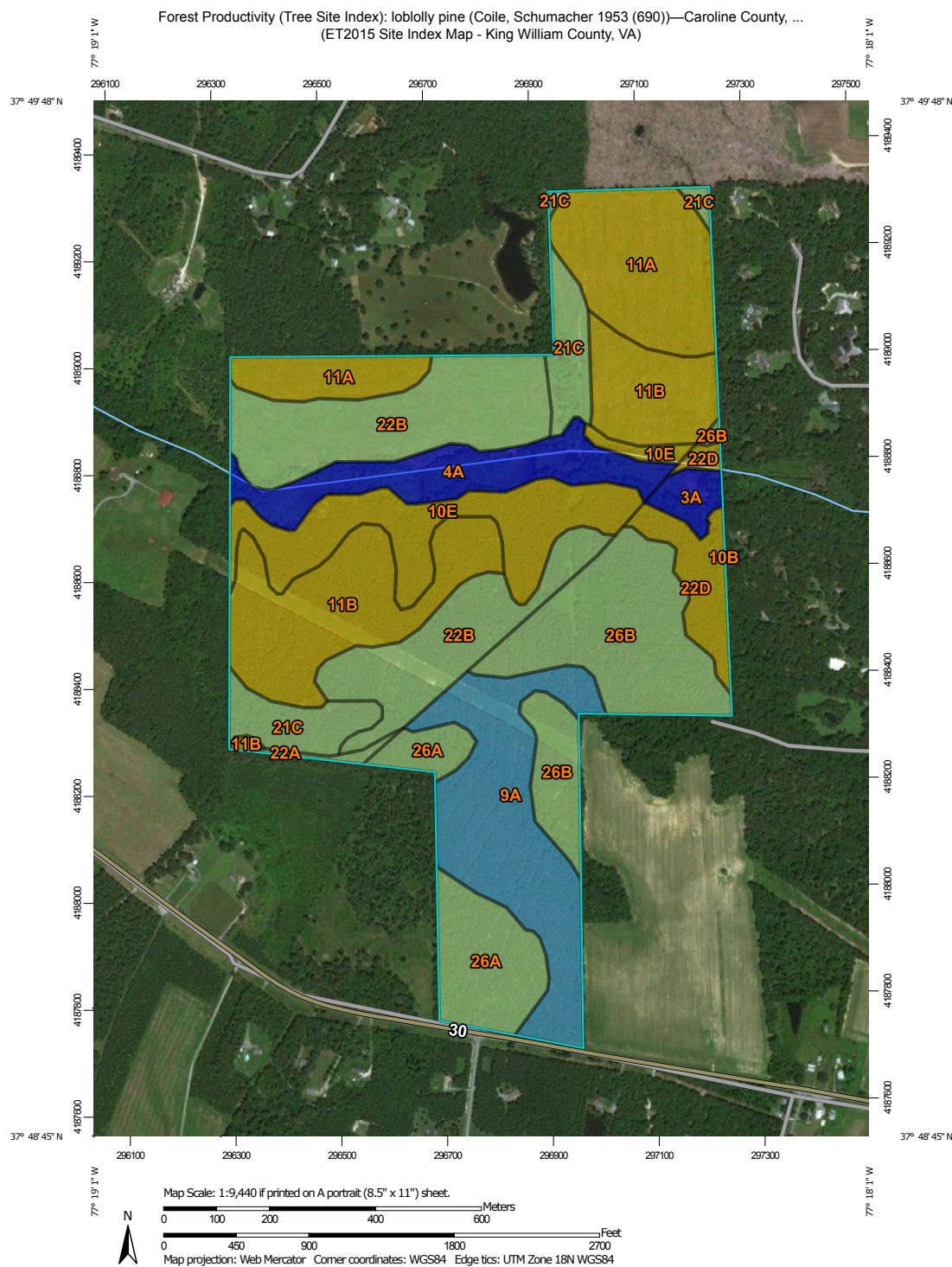
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USDA Natural Resources

Web Soil Survey

2/8/2019

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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Caroline County, Virginia, and King William County, Virginia

ET2015 Site Index Map - King William County, VA

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
4A	Bibb-Chastain complex, 0 to 2 percent slopes, frequently flooded	100	15.0	6.6%
10E	Kempsville-Emporia-Remlik complex, 15 to 50 percent slopes	82	21.2	9.3%
11A	Kempsville-Emporia complex, 0 to 2 percent slopes	82	25.6	11.2%
11B	Kempsville-Emporia complex, 2 to 6 percent slopes	82	33.8	14.8%
21C	Slagle-Kempsville complex, 2 to 15 percent slopes	86	12.2	5.3%
22A	Slagle fine sandy loam, 0 to 2 percent slopes	86	0.8	0.4%
22B	Slagle fine sandy loam, 2 to 6 percent slopes	86	38.4	16.8%
Subtotals for Soil Survey Area			146.9	64.4%
Totals for Area of Interest			228.0	100.0%

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
3A	Bibb and Kinston soils, 0 to 2 percent slopes, frequently flooded	100	2.8	1.2%
9A	Daleville silt loam, 0 to 2 percent slopes	95	27.4	12.0%
10B	Emporia fine sandy loam, 2 to 6 percent slopes	75	0.0	0.0%
22D	Remlik and Nevarc soils, 6 to 15 percent slopes	80	7.4	3.2%
26A	Slagle loam, 0 to 2 percent slopes	86	14.8	6.5%
26B	Slagle loam, 2 to 6 percent slopes	86	28.6	12.5%
Subtotals for Soil Survey Area			81.1	35.6%
Totals for Area of Interest			228.0	100.0%



**Natural Resources
Conservation Service**

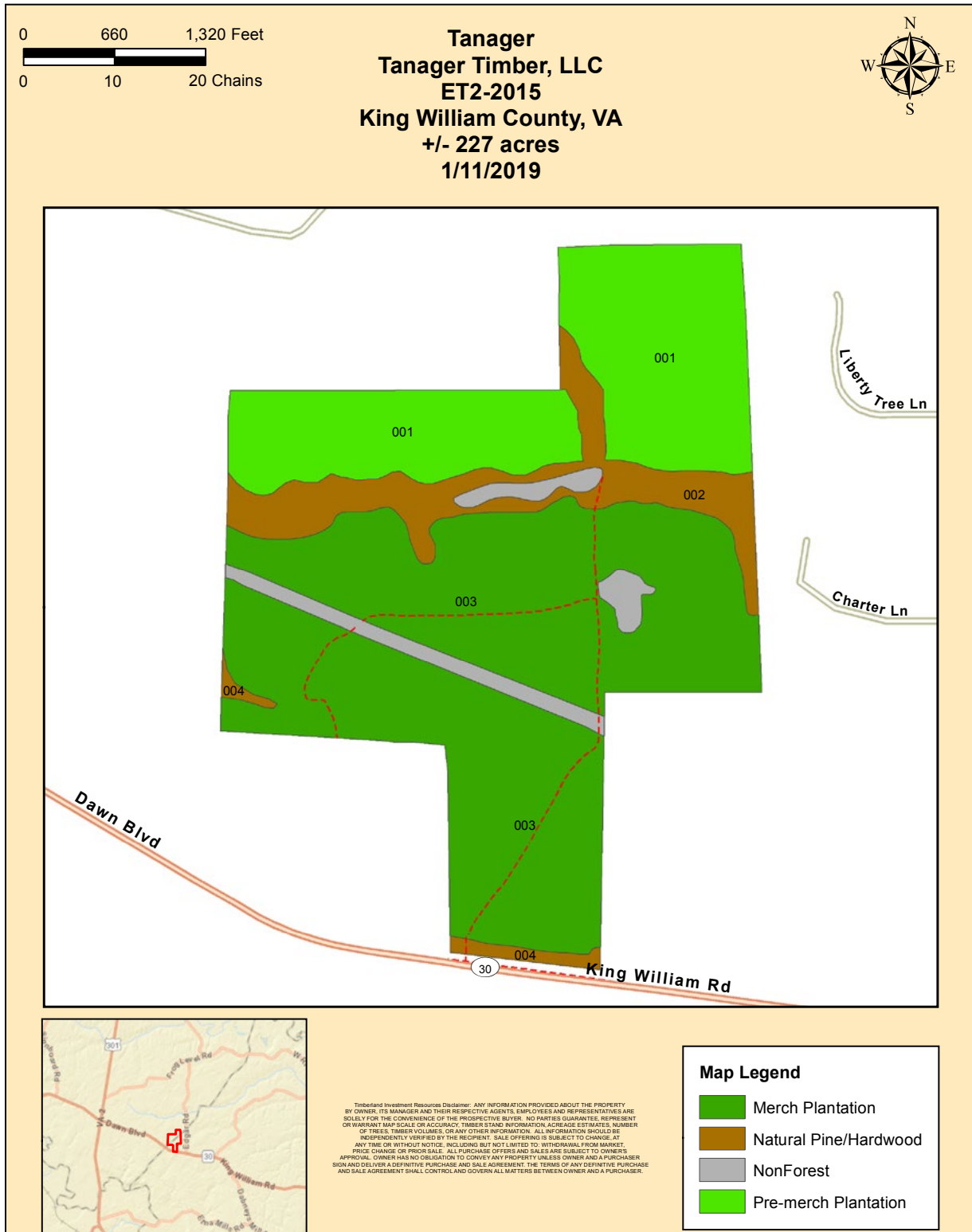
Web Soil Survey
National Cooperative Soil Survey

2/8/2019
Page 3 of 5

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**Tanager
Tanager Timber, LLC
ET2-2015
King William County, VA
+/- 227 acres
1/11/2019**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2015	001	63.99	63.99	2012	Pine Plantation
ET2-2015	002	24.48	24.30	1900	Hardwood Non-Convertible
ET2-2015	003	125.44	121.17	1988	Pine Plantation
ET2-2015	004	2.77	2.68	1949	Natural Pine Non-Convertible
ET2-2015	991	4.23	0.00	9998	NP - Field
ET2-2015	993	5.88	0.00	9998	NP - Utility

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