

GOVERNOR DARDEN RD (VSR646) COURTLAND, VA 23837

FOR SALE 237± ACRES SOUTHAMPTON COUNTY

Price: \$625,000 (\$2,637/acre)



Features

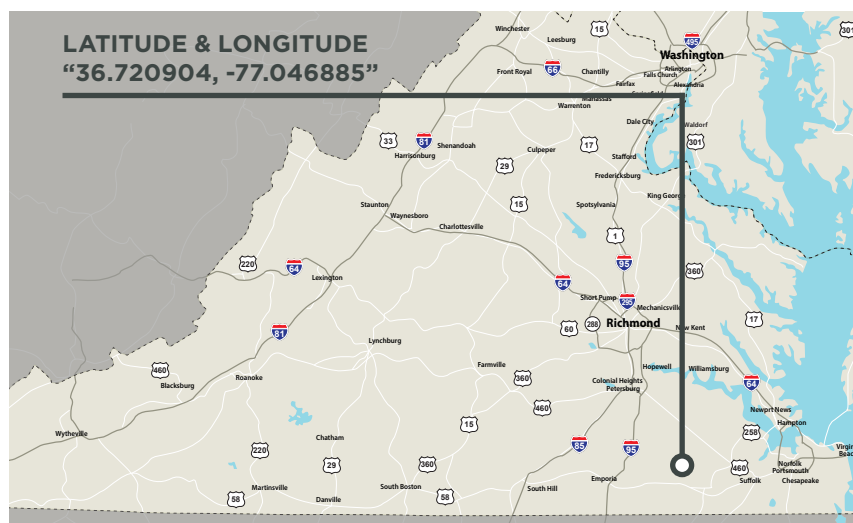
SOLID TIMBERLAND INVESTMENT opportunity located just north of Courtland with frontage along Flaggy Run (VSR607) and a deeded ROW from Governor Darden Rd (VSR646) to the west.

TIMBER is comprised of 46± acres of planted pine established in '99 (Recently Released & Fertilized), 35± acres of planted pine established in '03, 93± acres of recent cutover (Will be Sprayed in Summer of '20 & Reforested in Winter of '20), with the remaining balance in mature bottomland hardwood.

SOLID internal road system.

GOOD RECREATION PLAY with frontage along Flag Run to the south providing ideal wildlife habitat supporting healthy populations of deer and turkeys.

TAX ID SOUTHAMPTON #60-6, #61-10 & #61-25



Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

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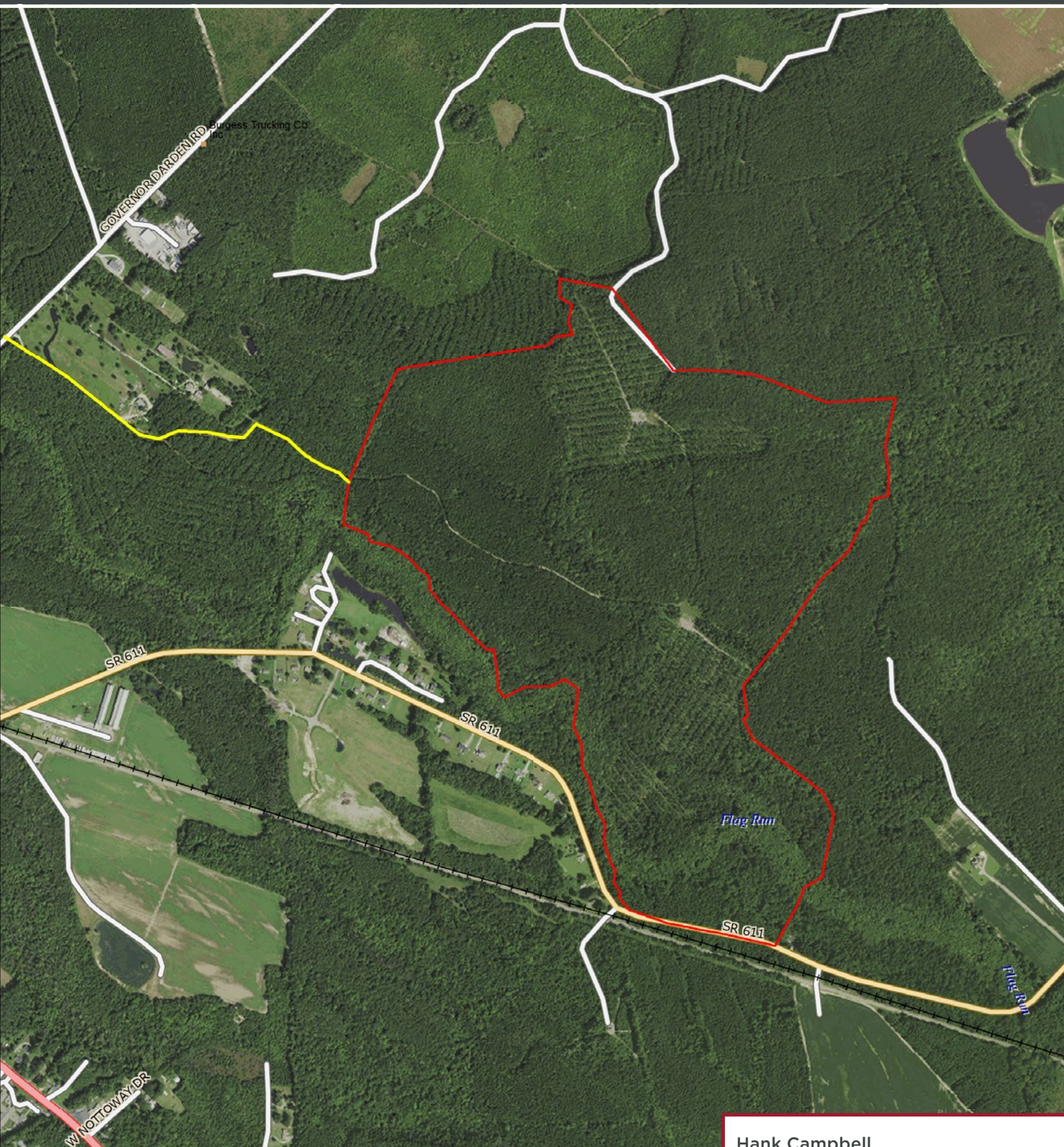
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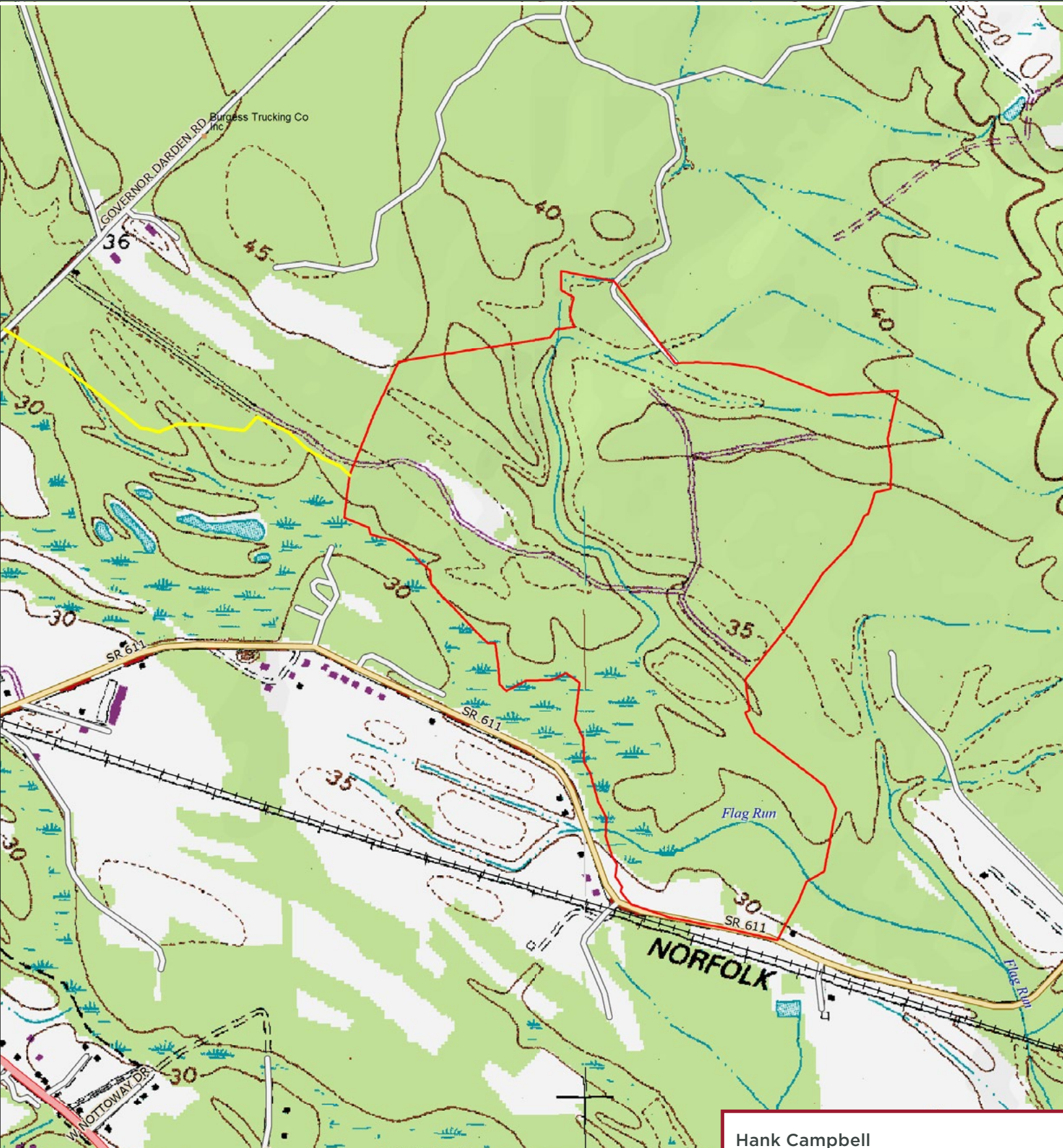
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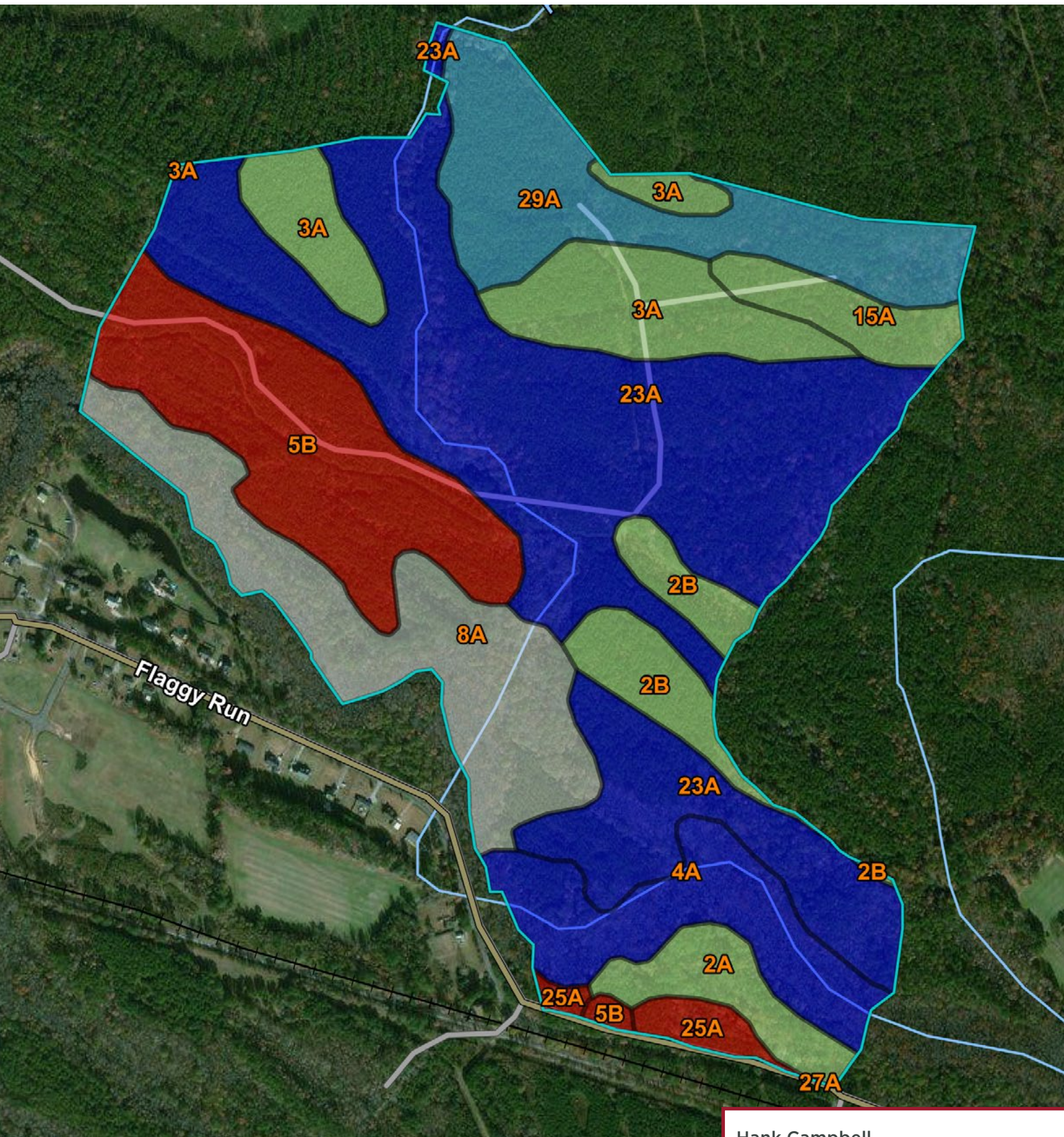
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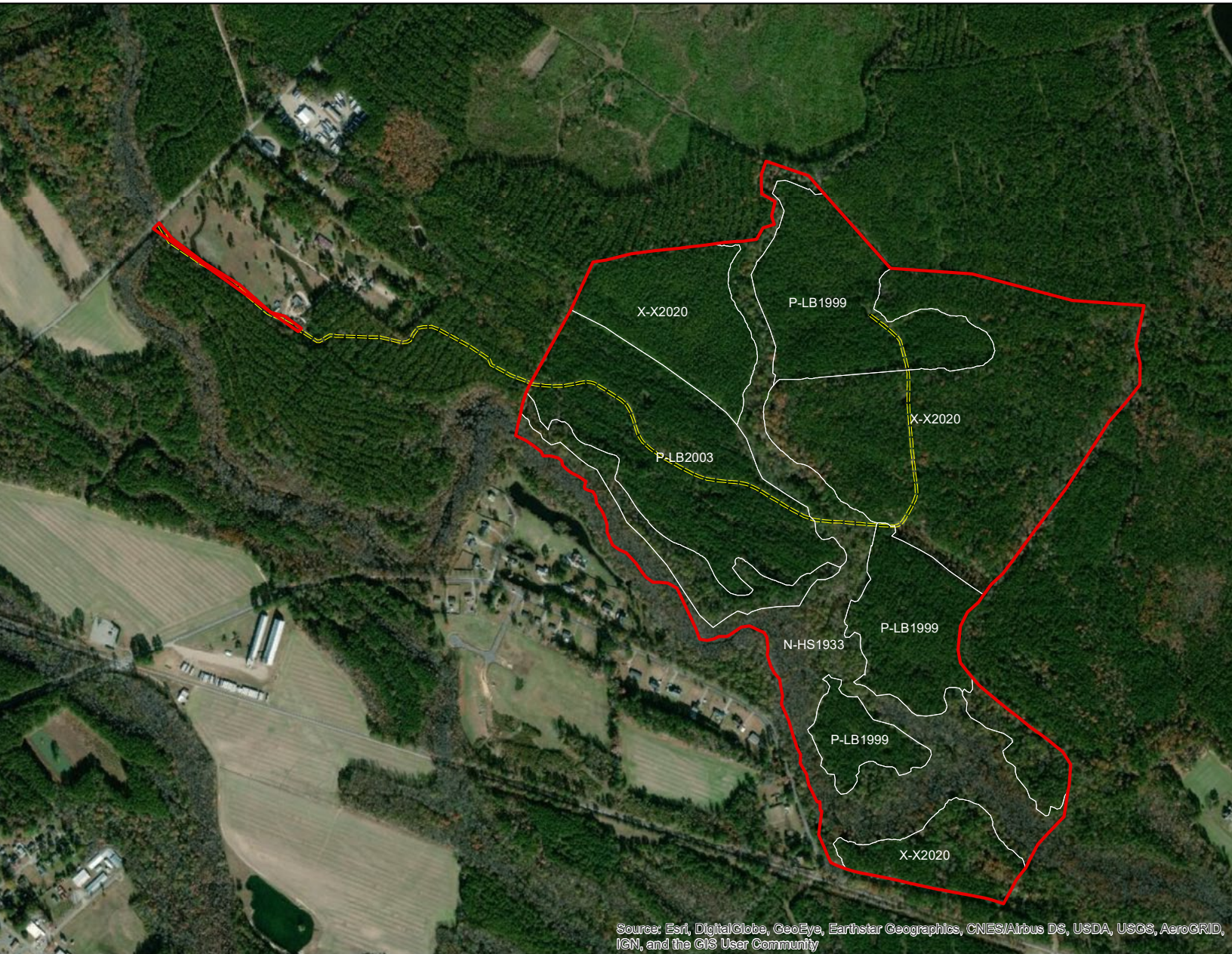


Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
2A	Altavista fine sandy loam, 0 to 2 percent slopes, rarely flooded	91	7.2	3.0%
2B	Altavista fine sandy loam, 2 to 6 percent slopes, rarely flooded	91	10.4	4.3%
3A	Augusta sandy loam, 0 to 2 percent slopes, rarely flooded	90	21.9	9.1%
4A	Bibb sandy loam, 0 to 2 percent slopes, frequently flooded	100	16.7	6.9%
5B	Bojac loamy sand, 2 to 6 percent slopes, very rarely flooded	80	31.4	13.0%
8A	Chastain loam, 0 to 2 percent slopes, ponded		28.7	11.9%
15A	Munden loamy sand, 0 to 2 percent slopes, rarely flooded	90	6.5	2.7%
23A	Roanoke loam, 0 to 2 percent slopes, occasionally flooded	99	89.8	37.2%
25A	Seabrook loamy sand, 0 to 2 percent slopes	81	3.4	1.4%
27A	State fine sandy loam, 0 to 2 percent slopes, very rarely flooded	86	0.0	0.0%
29A	Tomotley sandy loam, 0 to 2 percent slopes, rarely flooded	97	25.5	10.5%
Totals for Area of Interest			241.6	100.0%

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LAND:	
Cover Type	Gross Acres
Planted Pine	82
Natural Pine	14
Planted Hardwood	0
Natural Hardwood	47
Non Stocked Forest	93
Non Forest	1
TOTAL ACRES:	237

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	624
Pine Pulpwood	1,865
Pine CNS	1,649
Pine Sawtimber	1,206
Hardwood Topwood	1,691
Hardwood Pulpwood	4,220
Hardwood Sawtimber	3,801
TOTAL MERCH :	15,056

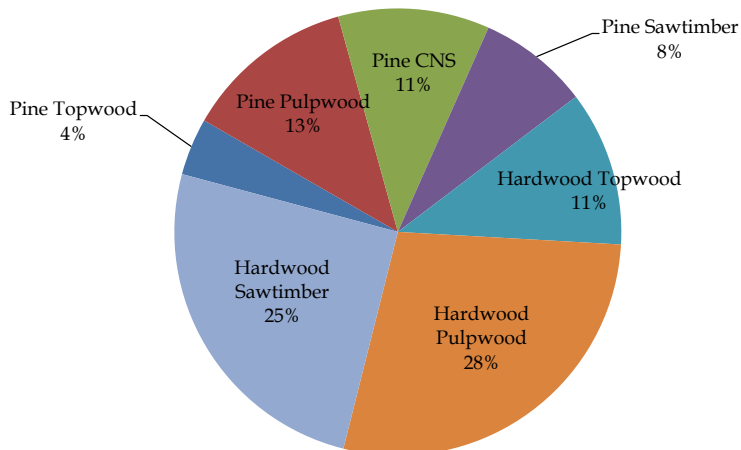
*Merchantable Timber includes volumes from stands aged 15 and older.

*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	0
2010	0
2009	0
2008	0
2007	0
2006	0
TOTAL PREMERCH:	0

*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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