

**Ivey Tract Road (VSR662)
Drewryville, VA 23844**

**FOR SALE | 145± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$347,500 (\$2,397/acre)**



Features

EXCELLENT TIMBERLAND/RECREATIONAL INVESTMENT

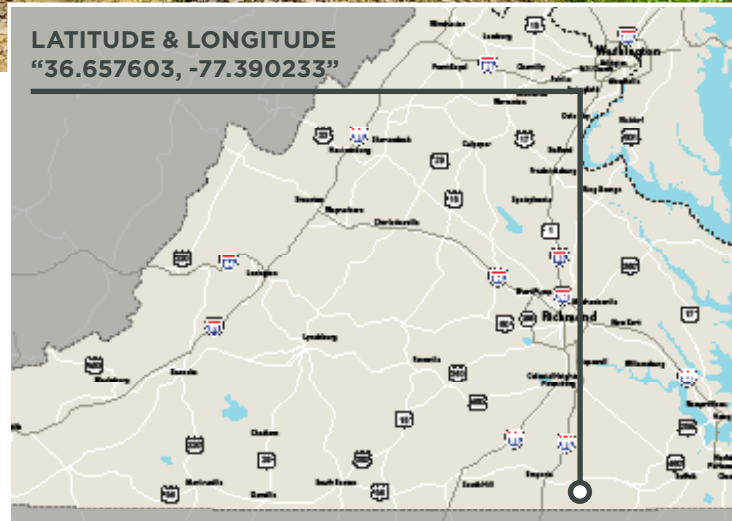
providing merchantable pine volume located east of Emporia with historic access from Ivey Tract Rd (VSR662).

TIMBER comprised of 58.7± acres of planted pine established in '92, 60± acres of planted pines established in '04 with the remaining balance in bottomland hardwoods.

LOGGABLE SITE with a solid internal road system.

GOOD RECREATIONAL PLAY with frontage along Bellyache Swamp providing ideal wildlife habitat supporting healthy populations of deer and turkeys.

TAX MAP PARCEL #82-13



Contacts

Hank Campbell

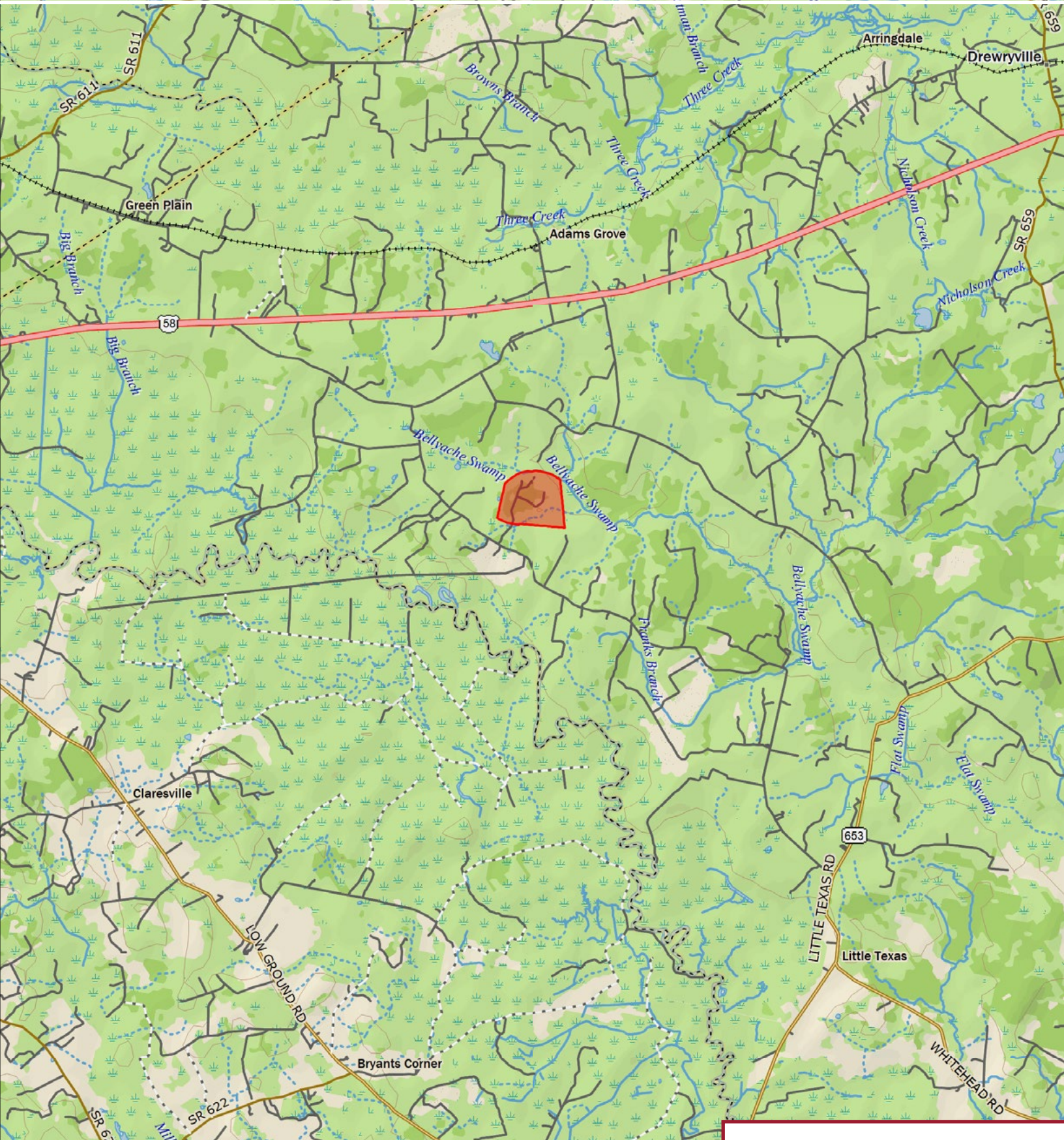
804-433-1818

hcampbell@commonwealthland.com



Ivey Tract Road (VSR662)
Drewryville, VA 23844

FOR SALE | 145± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$347,500 (\$2,397/acre)



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

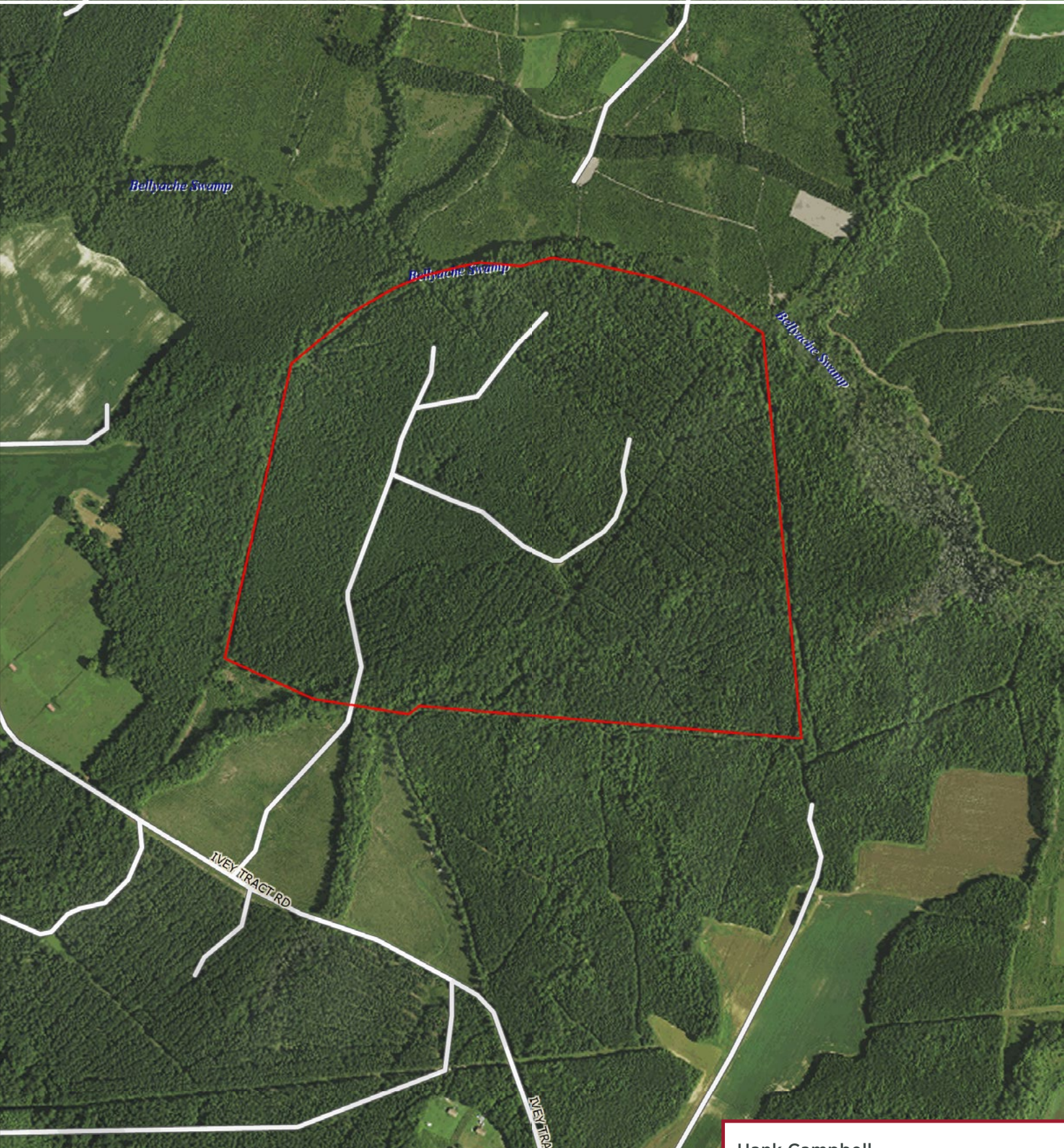
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

Ivey Tract Road (VSR662)
Drewryville, VA 23844

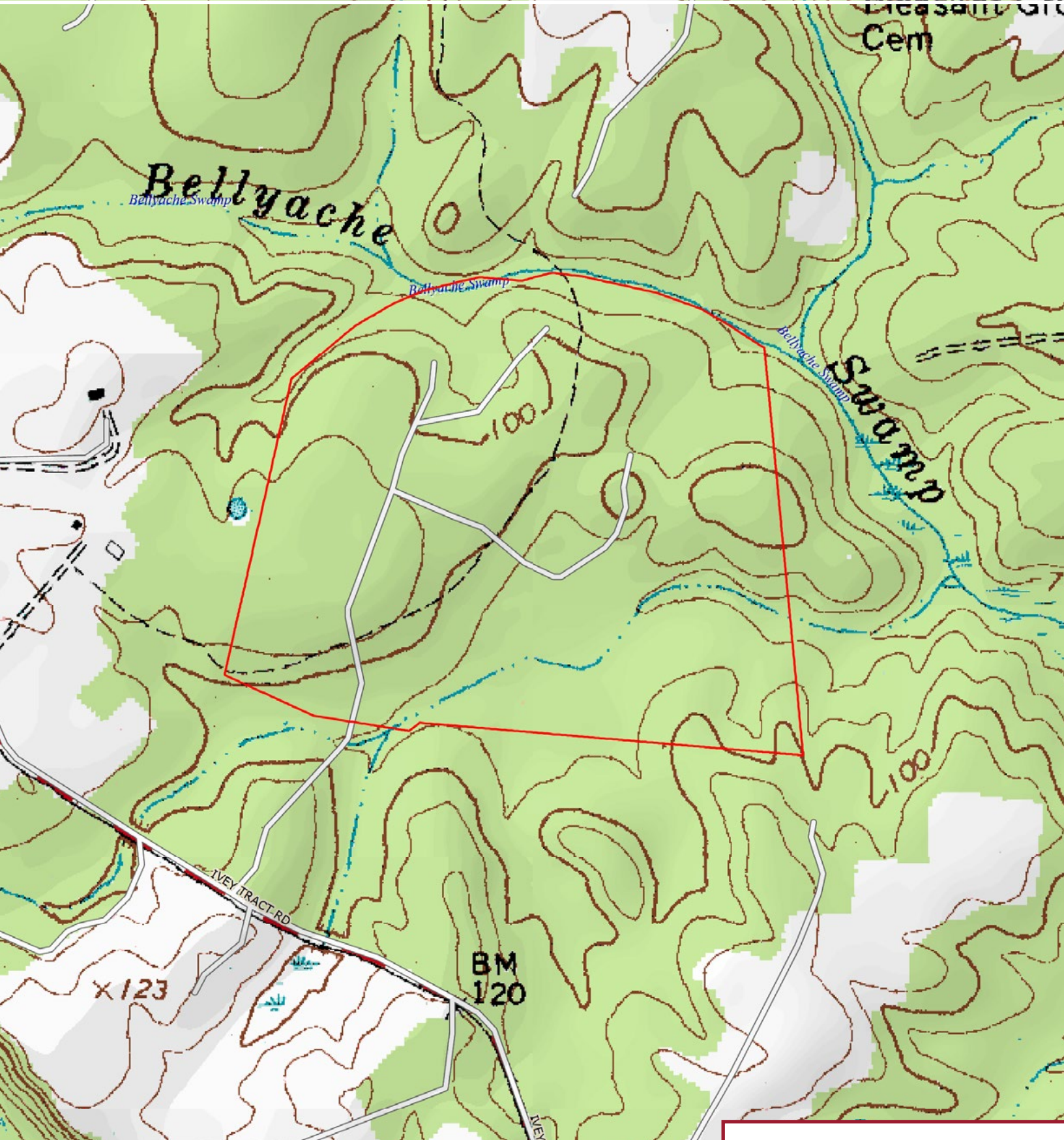
FOR SALE | 145± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$347,500 (\$2,397/acre)





Ivey Tract Road (VSR662)
Drewryville, VA 23844

FOR SALE | 145± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$347,500 (\$2,397/acre)



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

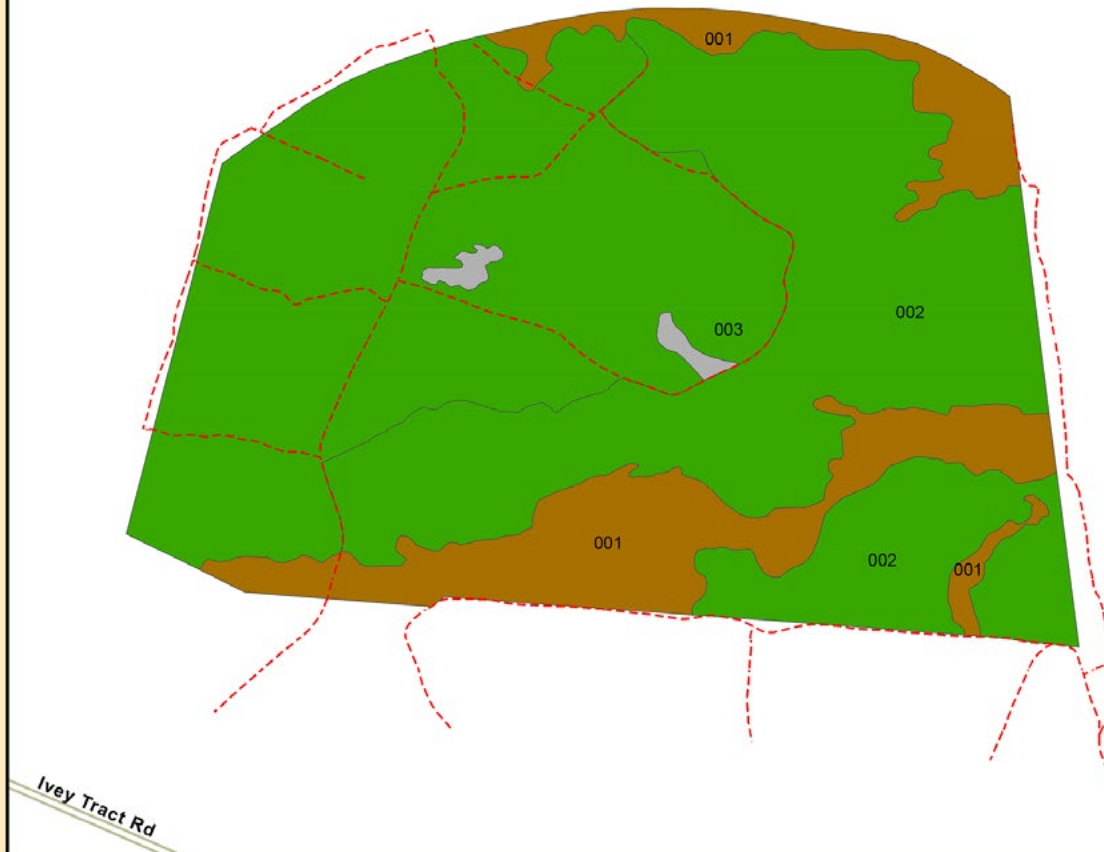
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

**Ivey Tract Road (VSR662)
Drewryville, VA 23844**

**FOR SALE | 145± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$347,500 (\$2,397/acre)**



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 WRITANTS 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.

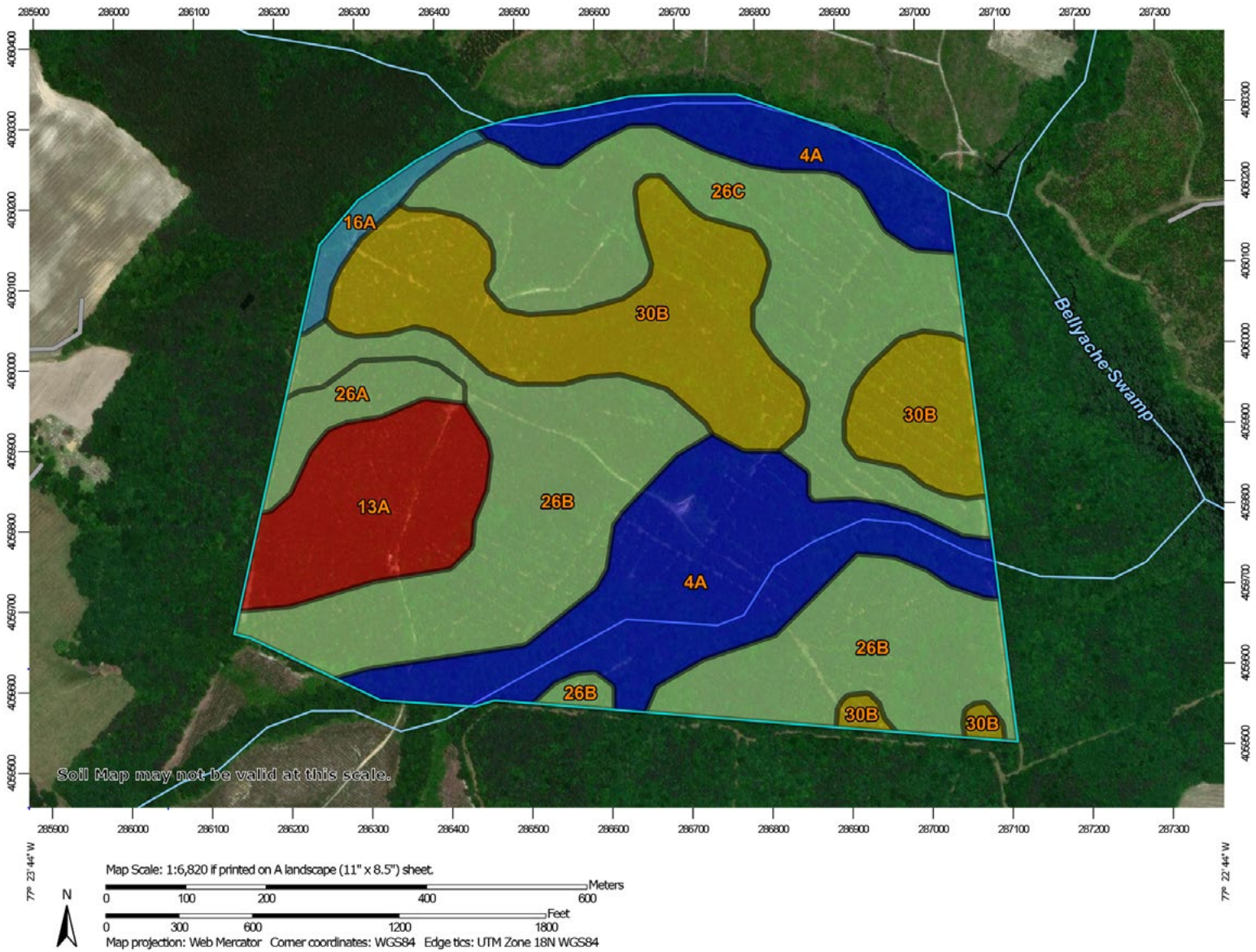
Map Legend

- Merch Plantation
- Natural Pine/Hardwood
- NonForest

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
TER-8809	001	24.52	24.10	1950	Hardwood Non-Convertible
TER-8809	002	58.78	58.03	1992	Pine Plantation
TER-8809	003	60.33	57.35	2004	Pine Plantation
TER-8809	995	1.05	0.00	9998	NP - Other

**Ivey Tract Road (VSR662)
Drewryville, VA 23844**

**FOR SALE | 145± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$347,500 (\$2,397/acre)**



**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 sandy loam, 0 to 2 percent slopes, frequently flooded	100	34.2	22.1%
13A	Emporia fine sandy loam, 0 to 2 percent slopes	75	13.4	8.6%
16A	Myatt loam, 0 to 2 percent slopes	88	2.4	1.5%
26A	Slagle fine sandy loam, 0 to 2 percent slopes	86	4.1	2.6%
26B	Slagle fine sandy loam, 2 to 6 percent slopes	86	41.0	26.5%
26C	Slagle fine sandy loam, 6 to 10 percent slopes	86	29.9	19.3%
30B	Uchee loamy sand, 0 to 6 percent slopes	80	29.8	19.3%
Totals for Area of Interest			154.6	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

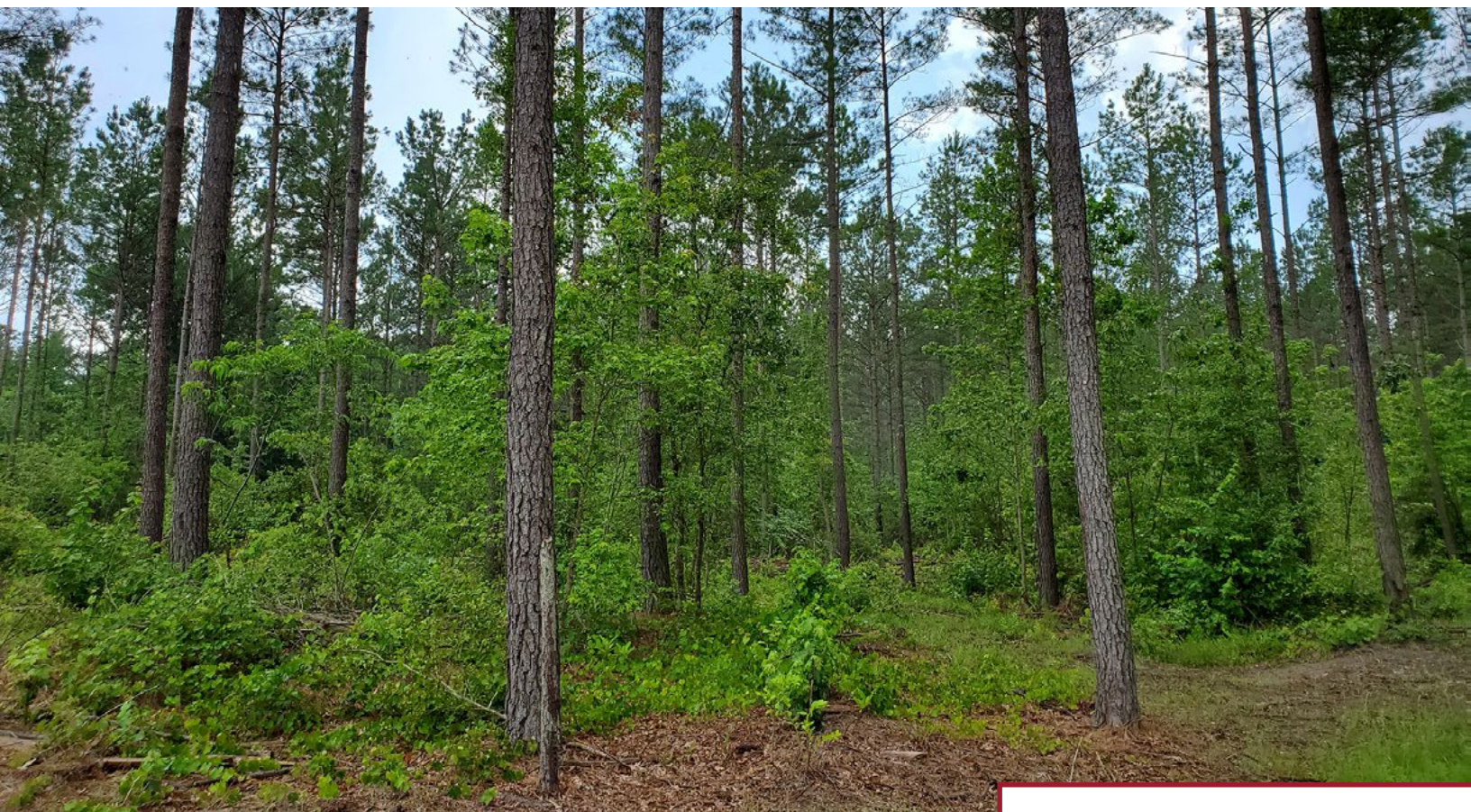
Tree: loblolly pine

Site Index Base: Coile, Schumacher 1953 (690)

Aggregation Method: Dominant Component

**Ivey Tract Road (VSR662)
Drewryville, VA 23844**

**FOR SALE | 145± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$347,500 (\$2,397/acre)**



**Ivey Tract Road (VSR662)
Drewryville, VA 23844**

**FOR SALE | 145± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$347,500 (\$2,397/acre)**





Ivey Tract Road (VSR662)
Drewryville, VA 23844

FOR SALE | 145± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$347,500 (\$2,397/acre)



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

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com