



**Three Creek Rd (VSR735)
Capron, VA 23829**

**FOR SALE | 244± ACRES
SOUTHAMPTON COUNTY, VA
Price: \$545,000 (\$2,234/acre)**



Features

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

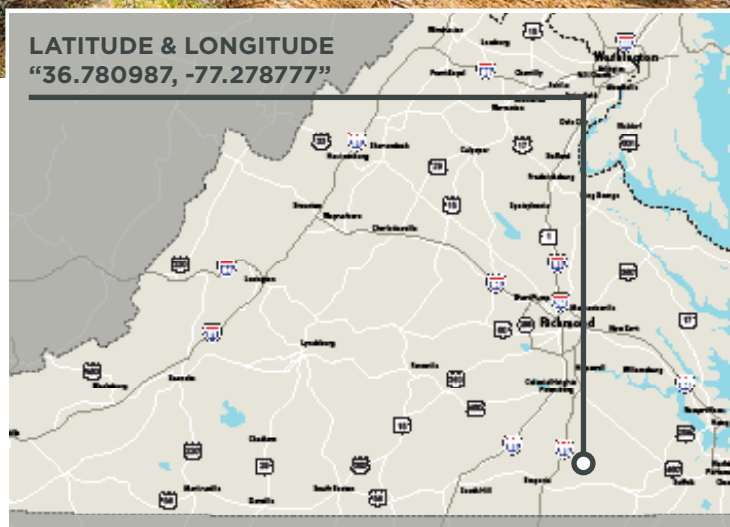
FRONTAGE along Three Creek Rd (VSR735).

TIMBER comprised of 119± acres of planted pine established in '91, 81± acres of planted pines established in '19 with the remaining balance in bottomland hardwoods.

LOGGABLE SITE with a solid internal road system.

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

TAX MAP PARCEL #40-3



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

Contacts

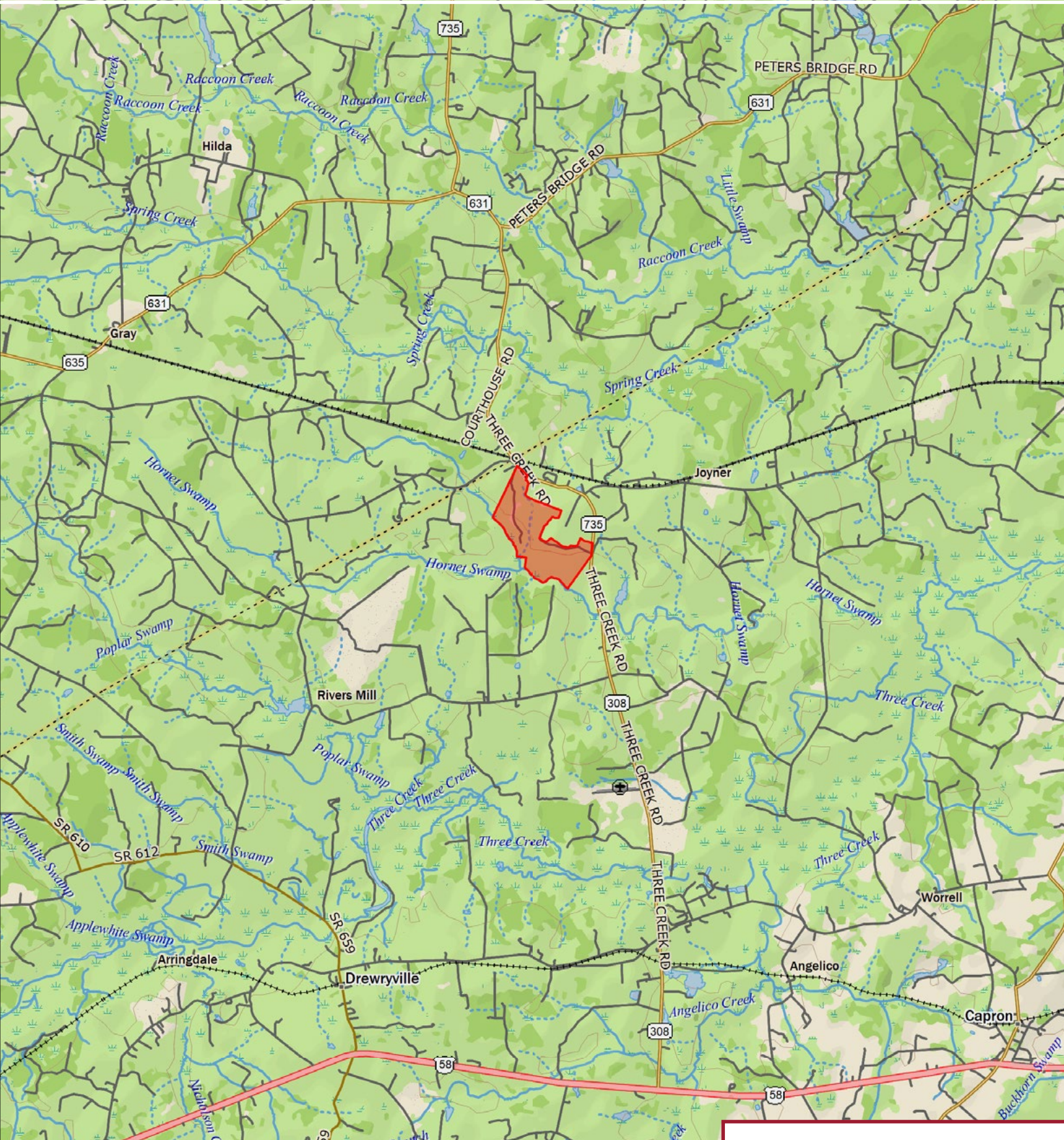
Hank Campbell

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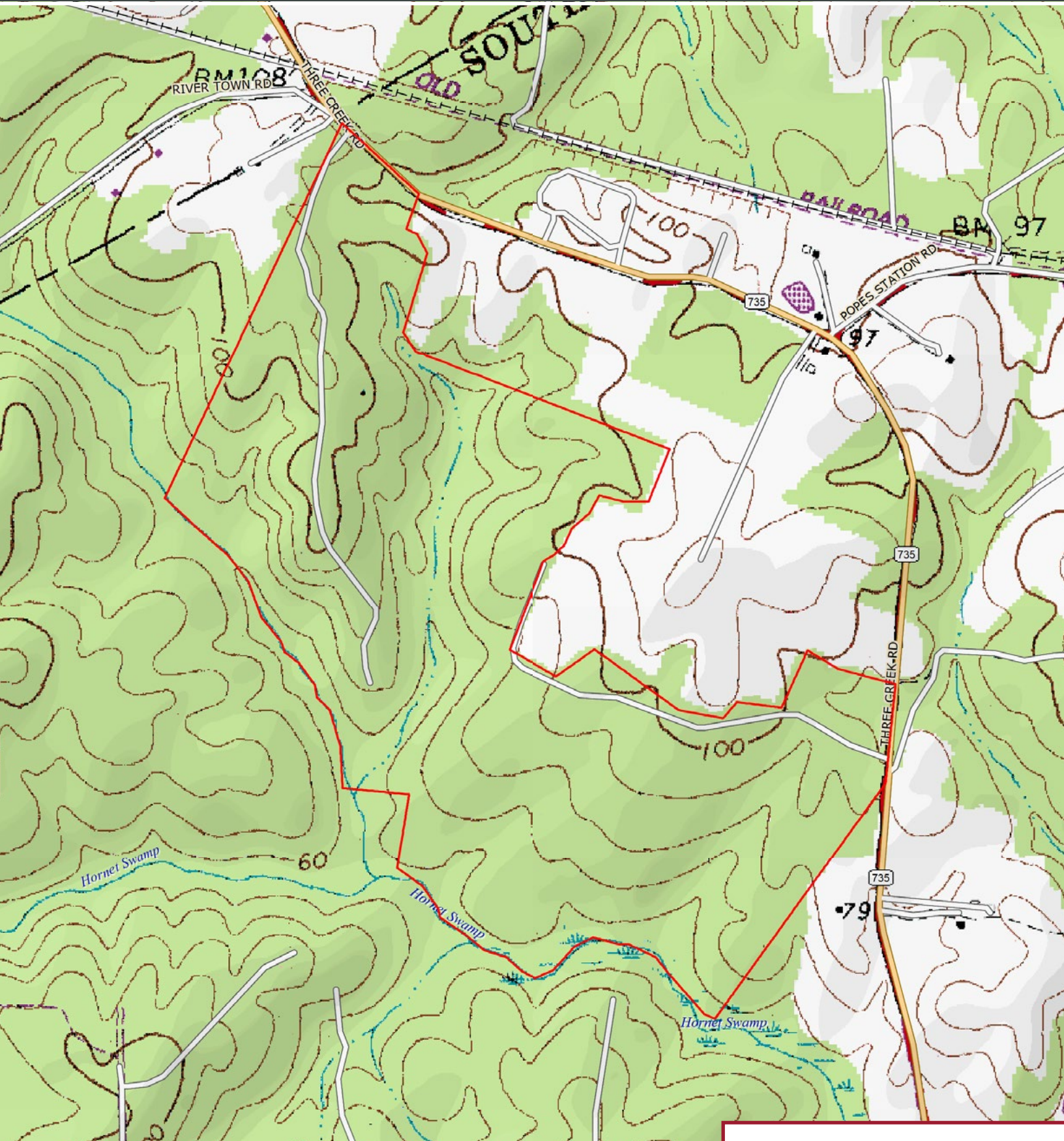
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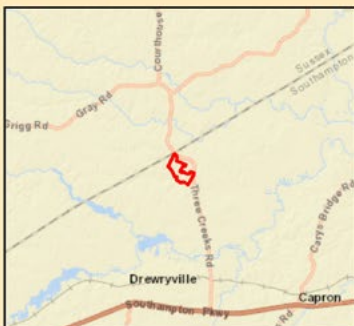
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Map Legend

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

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
TER-8806	001	119.03	116.23	1991	Pine Plantation
TER-8806	004	24.25	24.25	1950	Hardwood Non-Convertible
TER-8806	005	81.42	79.30	2019	Pine Plantation
TER-8806	013	6.63	6.63	1978	Natural Pine Convertible
TER-8806	015	11.30	0.00	9998	NP - Water
TER-8806	992	1.63	0.00	9998	NP - Landing

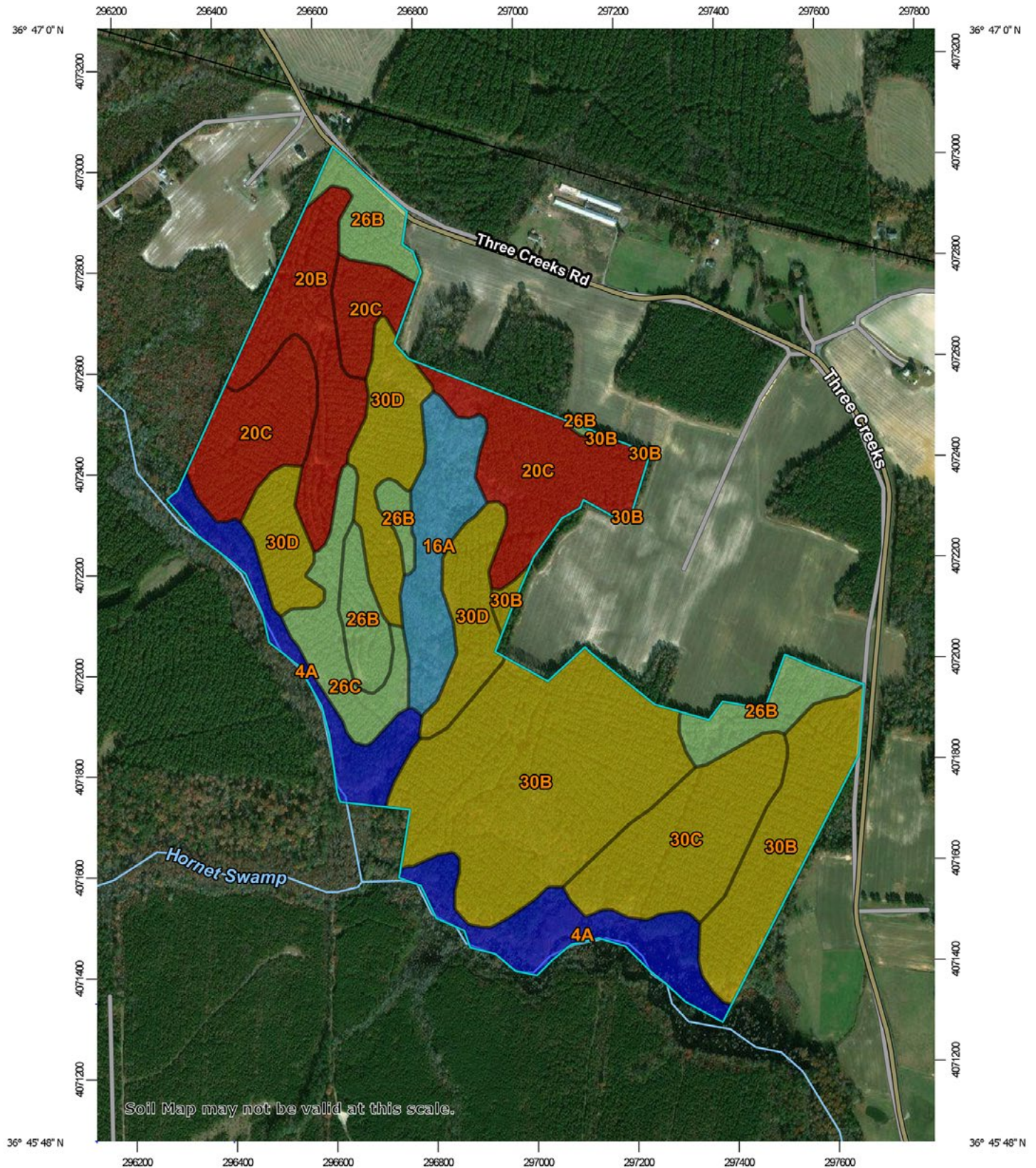
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
4A	Bibb sandy loam, 0 to 2 percent slopes, frequently flooded	100	25.3	10.3%
16A	Myatt loam, 0 to 2 percent slopes	88	14.5	5.9%
20B	Ocilla loamy sand, 0 to 6 percent slopes	79	17.9	7.3%
20C	Ocilla loamy sand, 6 to 10 percent slopes	79	38.3	15.6%
26B	Slagle fine sandy loam, 2 to 6 percent slopes	86	21.0	8.5%
26C	Slagle fine sandy loam, 6 to 10 percent slopes	86	10.8	4.4%
30B	Uchee loamy sand, 0 to 6 percent slopes	80	68.3	27.7%
30C	Uchee loamy sand, 6 to 10 percent slopes	80	21.1	8.6%
30D	Uchee loamy sand, 10 to 15 percent slopes	80	29.0	11.8%
Totals for Area of Interest			246.1	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

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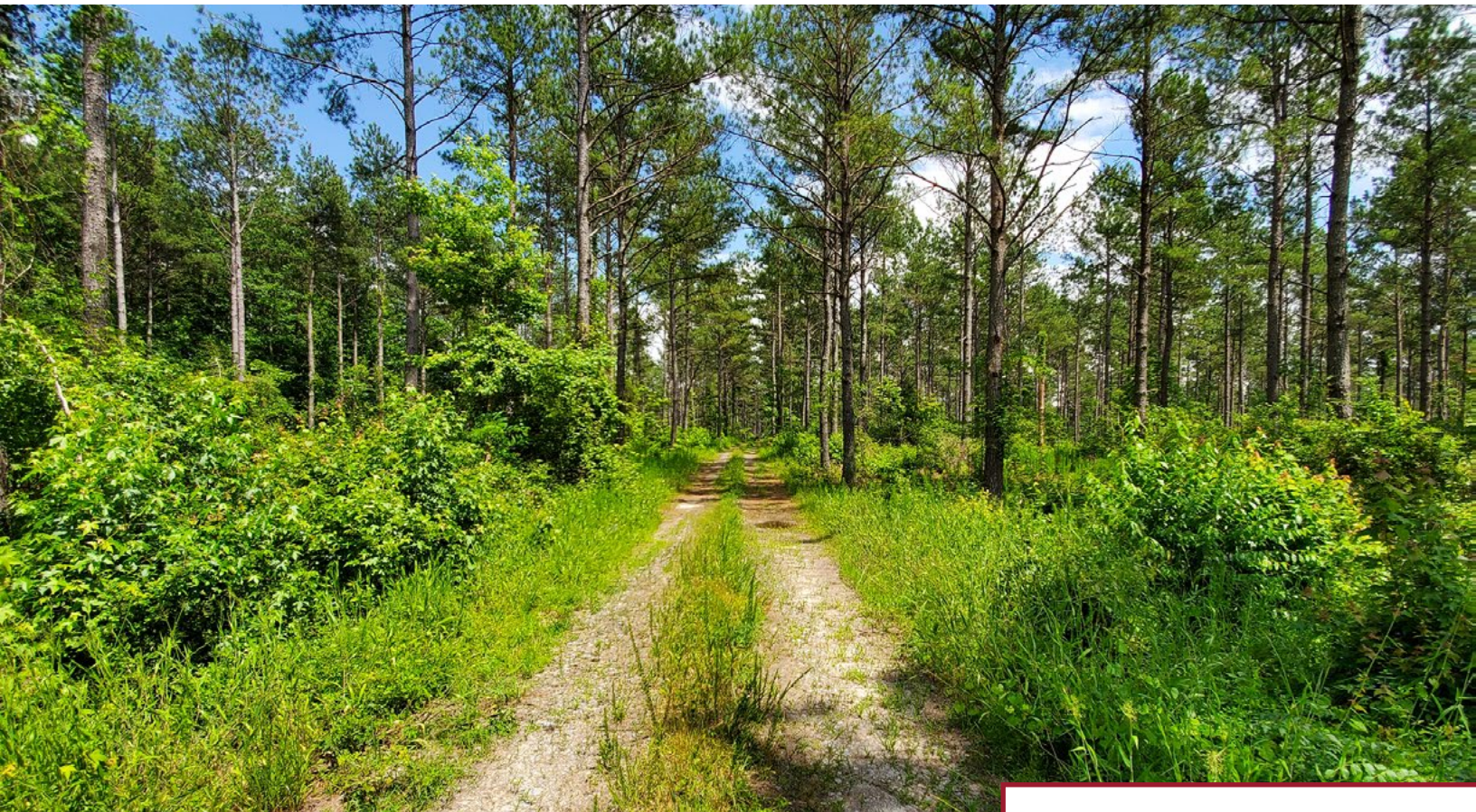
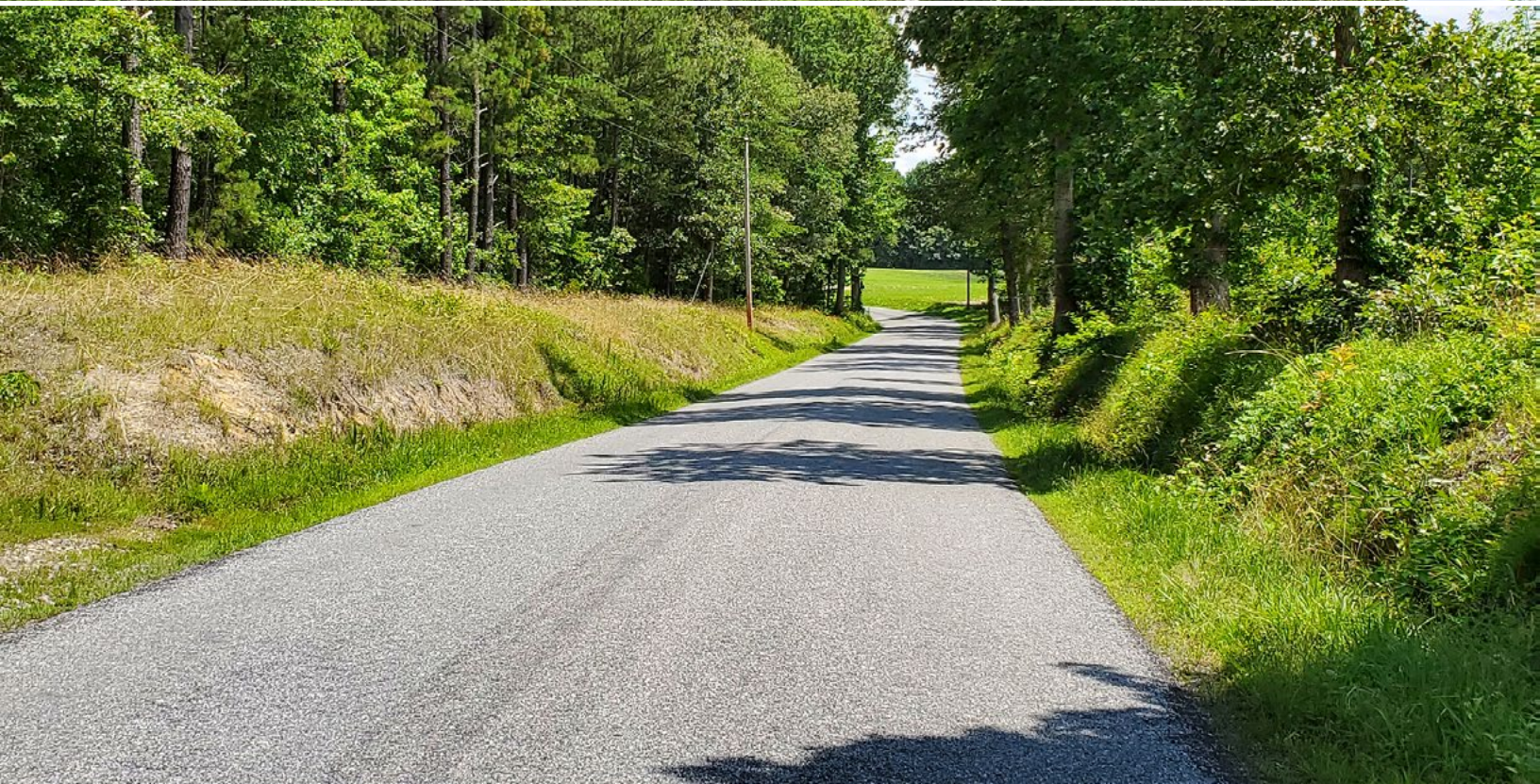
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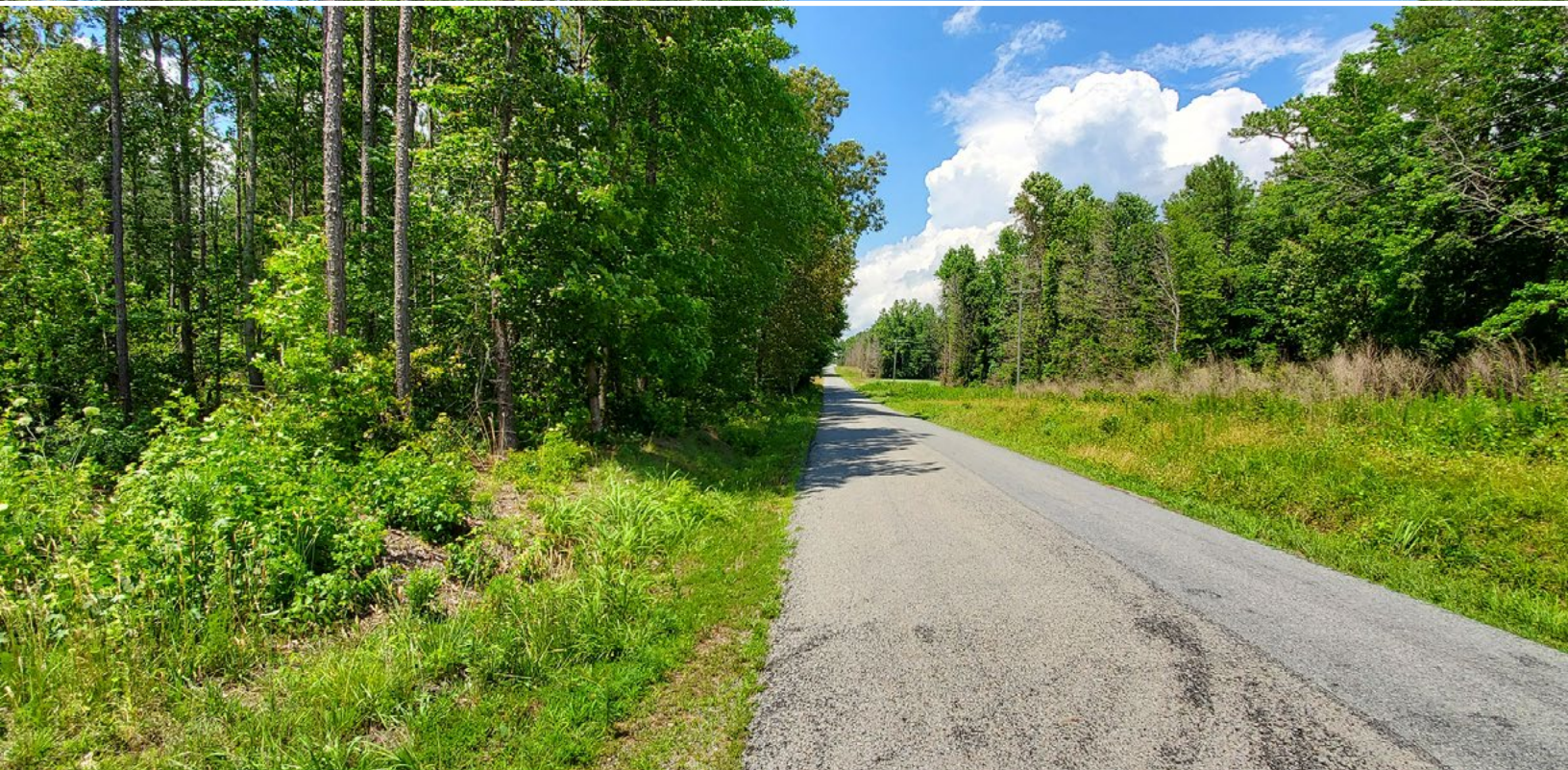
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