

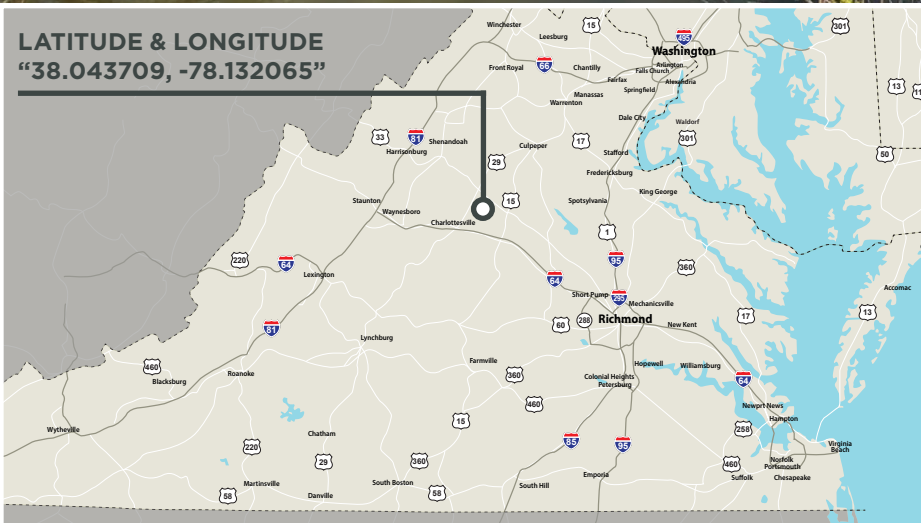


VALENTINE MILL RD (VSR636) LOUISA, VA 23093

FOR SALE | 186.8± ACRES
LOUISA COUNTY, VA
Price: \$445,000 (\$2,382/acre)



LATITUDE & LONGITUDE
"38.043709, -78.132065"



Features

EXCELLENT RECREATIONAL INVESTMENT OPPORTUNITY offering mountain views to the west as well as 1.16 miles of frontage along the South Anna River.

APPROXIMATELY 1,560' of frontage along Valentine Mill Rd (VSR636) within 5 miles of US15 (James Madison Hwy).

TIMBER comprised of 129.6± acres sprayed/site-prepped in '20 & planted in '21 with 3rd gen LP seedlings with remaining 57± acres in bottomland hardwoods.

SITE LAYS WELL with new interior road.

IDEAL WILDLIFE habitat supporting strong populations deer and turkeys.

MINUTES from Zion Crossroads and close proximity to Charlottesville.

TAX MAP PARCELS #22-16

CONTACT BROKER for more details

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

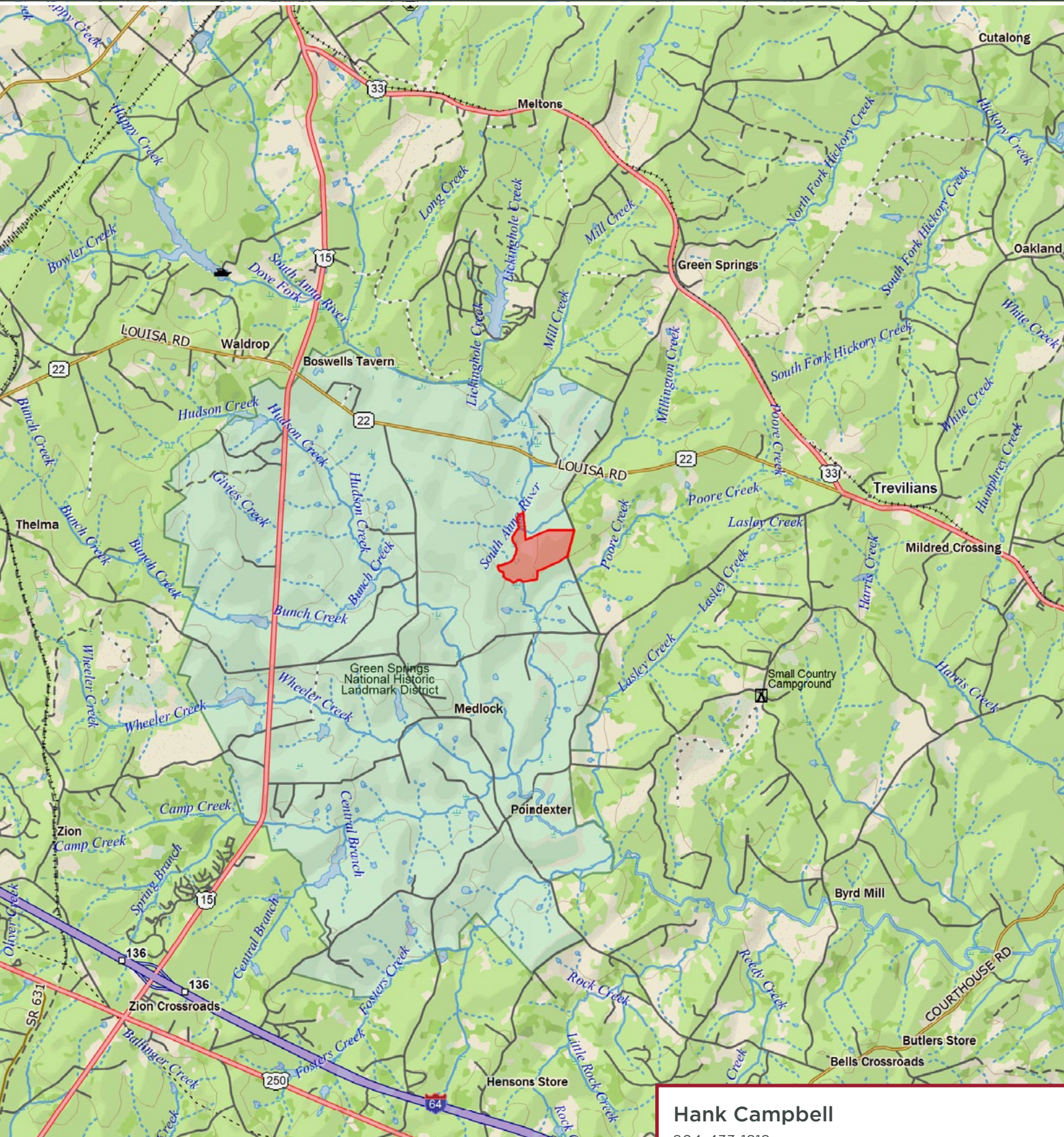


MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
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COMMONWEALTHLAND.COM

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

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Virginia Geographic Information Network (VGIN)

T N

Broadleaf Forestry Company, LLC
PO Box 71150, Richmond, VA 23255
(804)793-0065
broadleafforestry.com

This map was made using GIS and is not intended to be survey quality. Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination. Information contained on this map is not guaranteed or warranted. In no event shall Broadleaf Forestry Company, LLC, its members, employees, or agents, nor the owner, be liable for damage or other pecuniary loss that may arise from the use of this

Legend

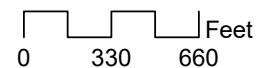
- Tract Boundary
- Timber Stand Boundary
- Public Road
- Road
- Path
- Perennial Stream
- Intermittent Stream

Stand-Level Timber Map
2020-05-16 Broadleaf UAV Image
& 2018 VGIN Imagery

Gardner Tract

Owned by LCP Gardner Tract, LLC
Tract Total Acres: 186.8
Louisa County, VA

March 16, 2021

 Feet
0 330 660

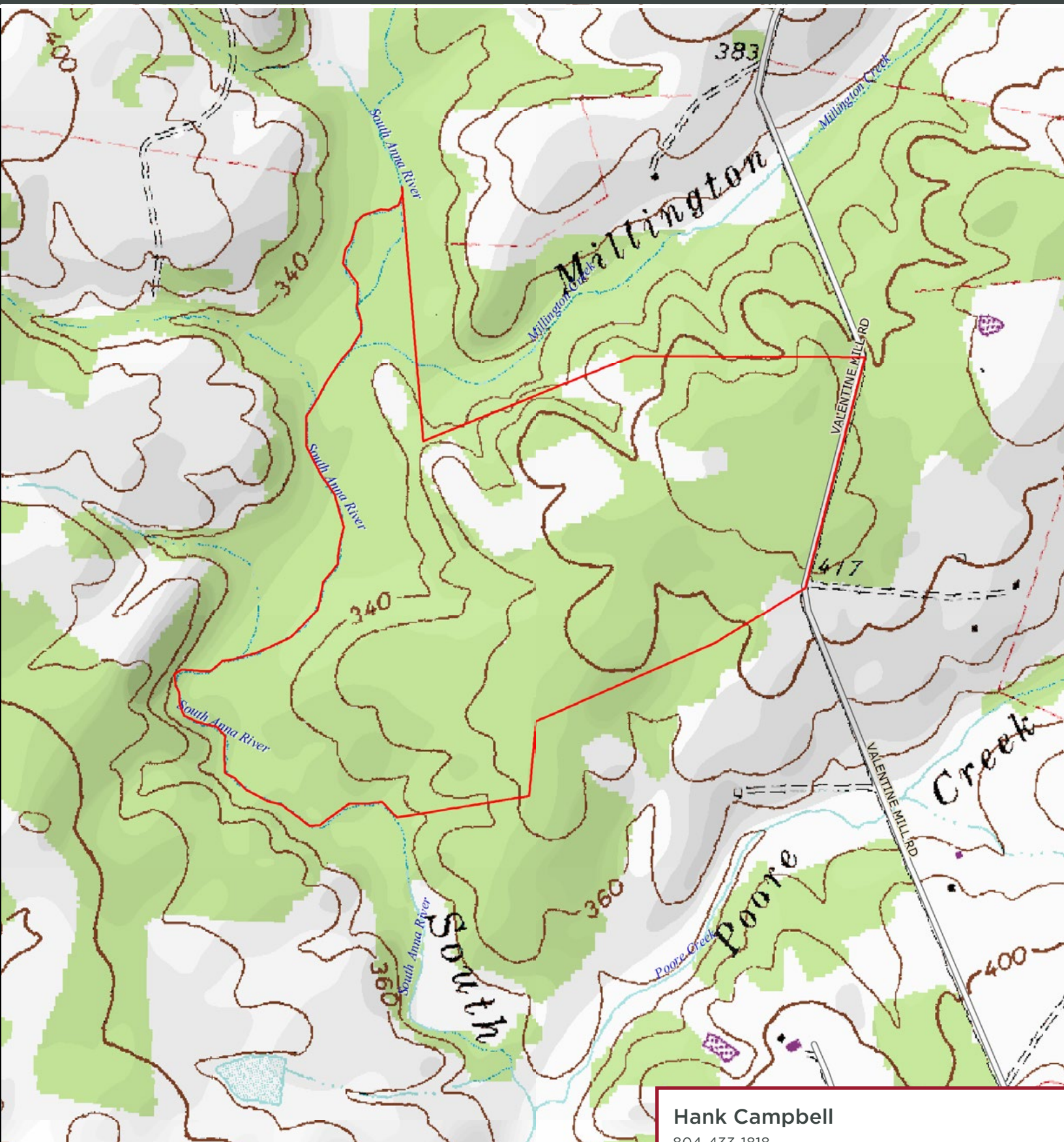
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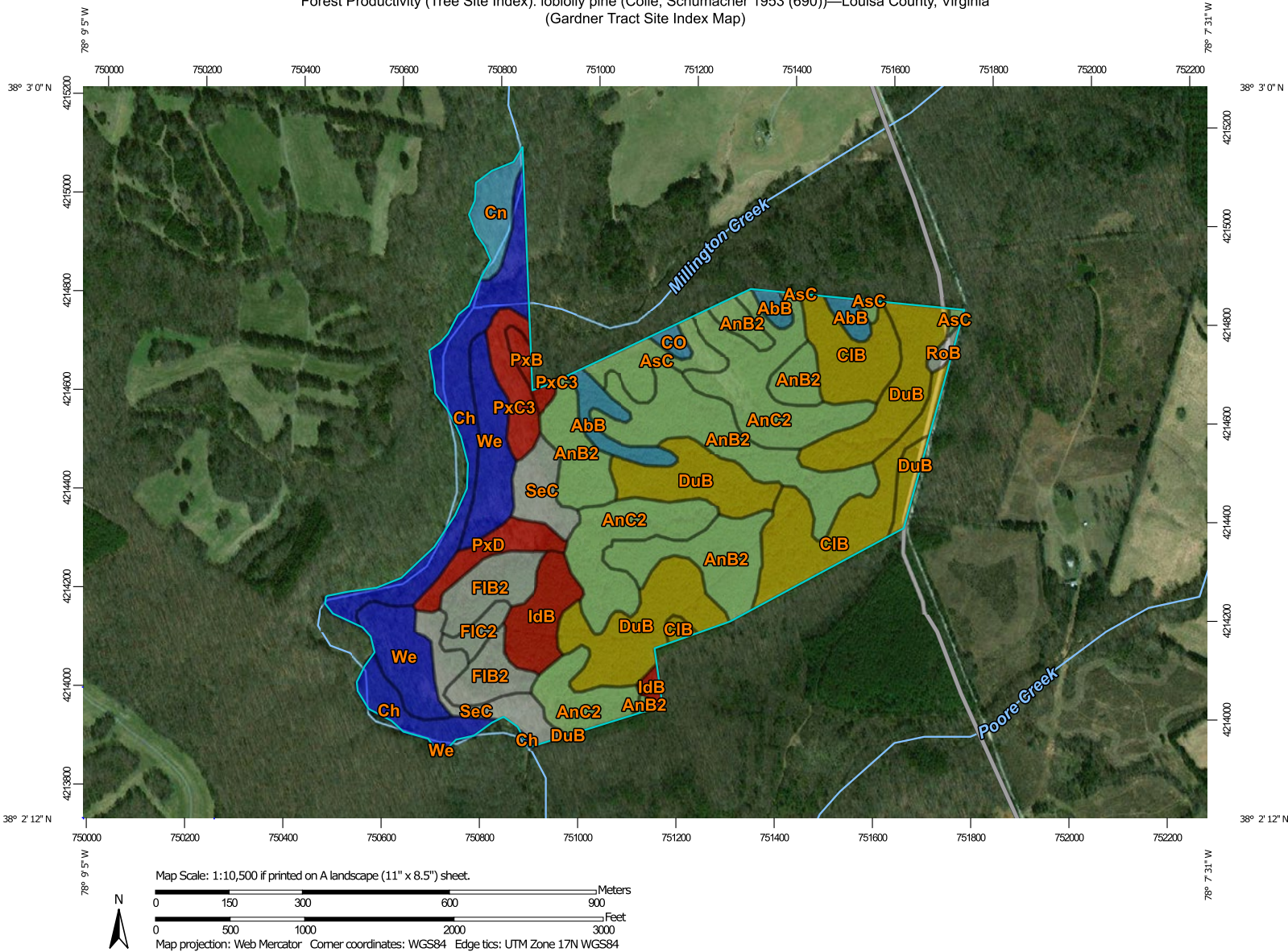


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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Louisa County, Virginia
(Gardner Tract Site Index Map)



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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
AbB	Abell fine sandy loam, 2 to 7 percent slopes	90	5.3	2.9%
AnB2	Appling sandy loam, 2 to 7 percent slopes, moderately eroded	84	31.2	16.9%
AnC2	Appling sandy loam, 7 to 15 percent slopes, moderately eroded	84	26.4	14.3%
AsC	Ashlar sandy loam, 7 to 15 percent slopes	85	5.1	2.8%
Ch	Chewacla silt loam	95	16.7	9.1%
CIB	Colfax fine sandy loam, 2 to 7 percent slopes	80	18.7	10.1%
Cn	Congaree silt loam	90	3.6	2.0%
CO	Congaree-Chewacla complex	90	0.8	0.4%
DuB	Durham fine sandy loam, 2 to 5 percent slopes	80	28.6	15.5%
FIB2	Fluvanna fine sandy loam, 2 to 7 percent slopes, eroded		8.6	4.7%
FIC2	Fluvanna fine sandy loam, 7 to 15 percent slopes, eroded		1.7	0.9%
IdB	Iredell sandy loam, 2 to 7 percent slopes	67	6.2	3.4%
PxB	Poindexter loam, 2 to 7 percent slopes	70	1.3	0.7%
PxC3	Poindexter loam, 7 to 15 percent slopes, severely eroded	70	4.1	2.2%
PxD	Poindexter loam, 15 to 25 percent slopes	70	3.9	2.1%
RoB	Roanoke silt loam, local alluvium, 2 to 7 percent slopes		0.6	0.3%
SeC	Sekil sandy loam, 7 to 15 percent slopes		8.8	4.8%
We	Wehadkee silt loam	93	12.5	6.8%
Totals for Area of Interest			184.3	100.0%

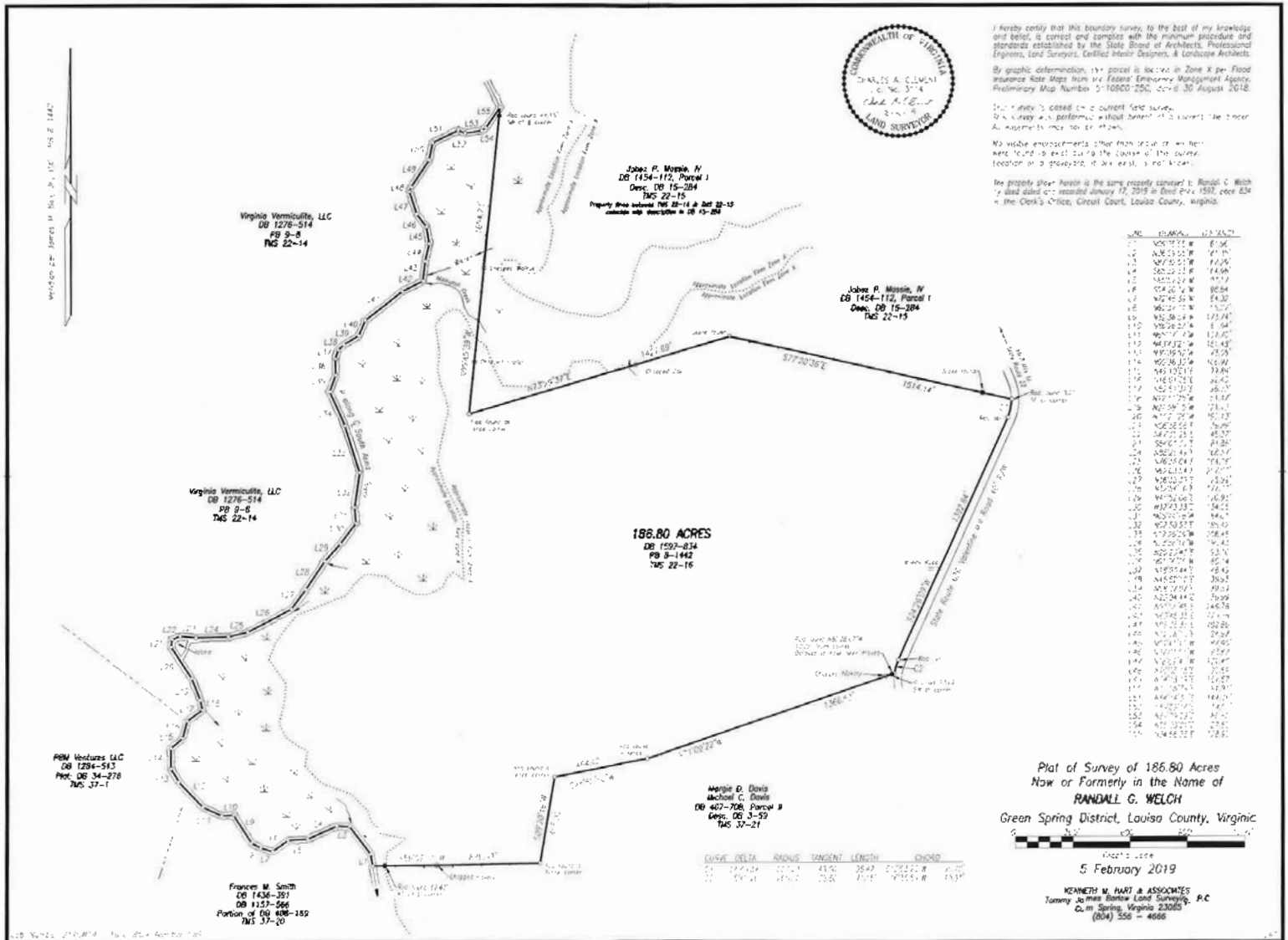
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