

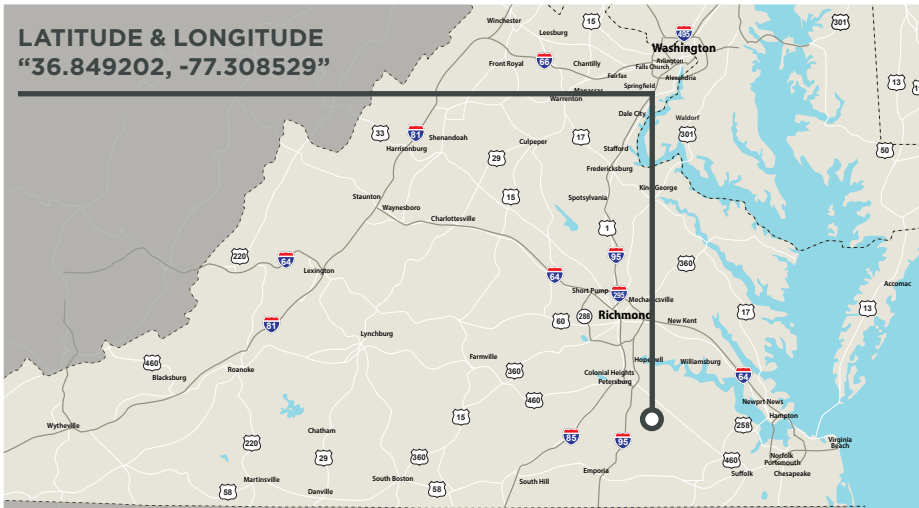


**STOKES RD (VSR635) & GILLIAM RD (VSR660)
YALE, VA 23897**

**FOR SALE | 128± ACRES
SUSSEX COUNTY, VA
Price: \$245,000 (\$1,914/acre)**



**LATITUDE & LONGITUDE
"36.849202, -77.308529"**



Features

SOLID TIMBERLAND/RECREATIONAL investment located near Yale in Sussex County with frontage along Stokes Rd. (VSR635) and Gilliam Rd (VSR660).

TIMBER is comprised of 100± acres of planted pine established in '14 with the remaining 27± acre balance in bottomland hardwoods ('50).

THE PROPERTY lays well, has good soils for growing pine trees and offers ideal wildlife habitat supporting healthy populations of deer and turkeys.

TAX MAP PARCEL #126-A-26

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

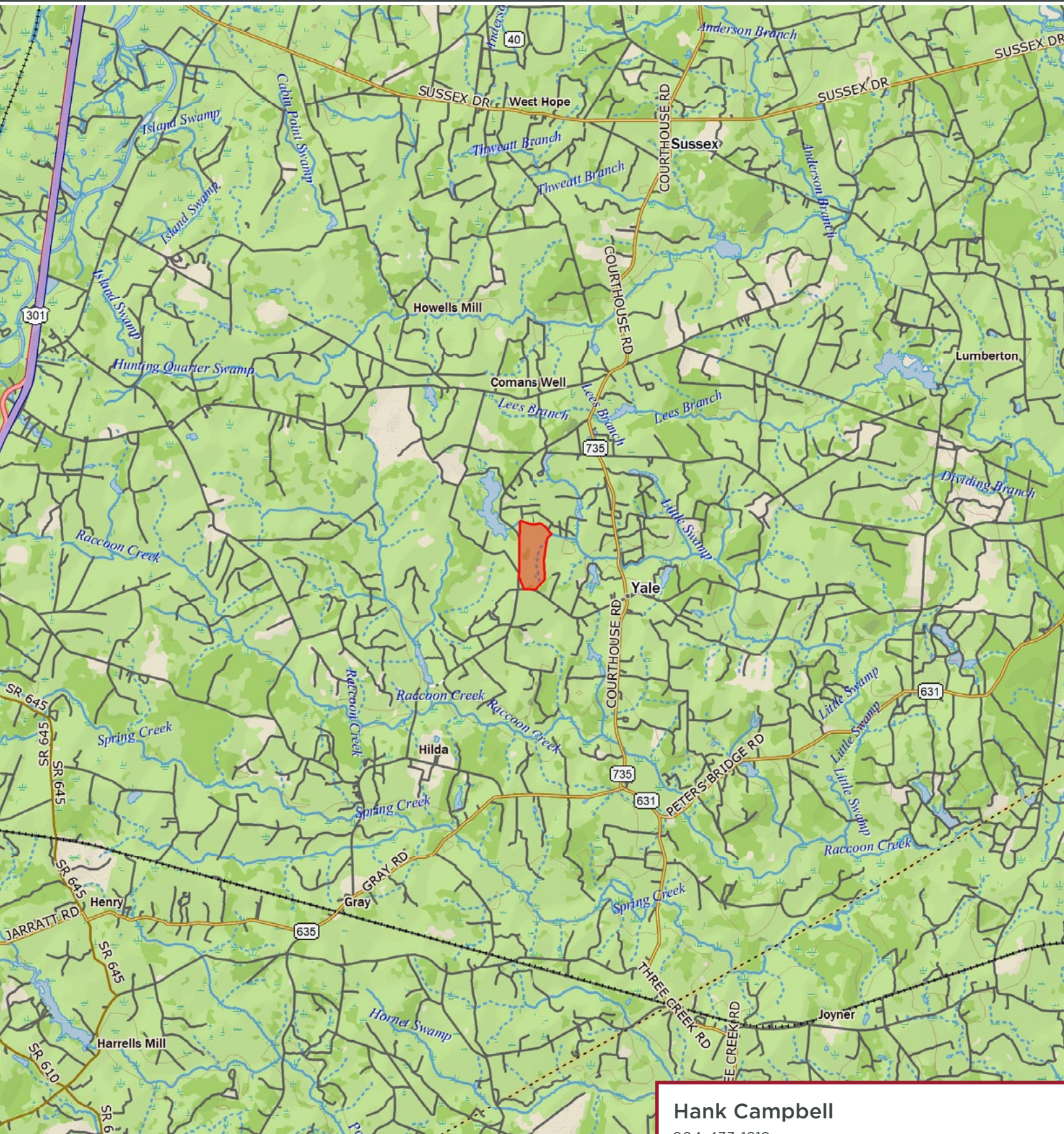


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*Commonwealth Land represents the Owner of this property.
Information contained herein, is deemed reliable but not guaranteed.*

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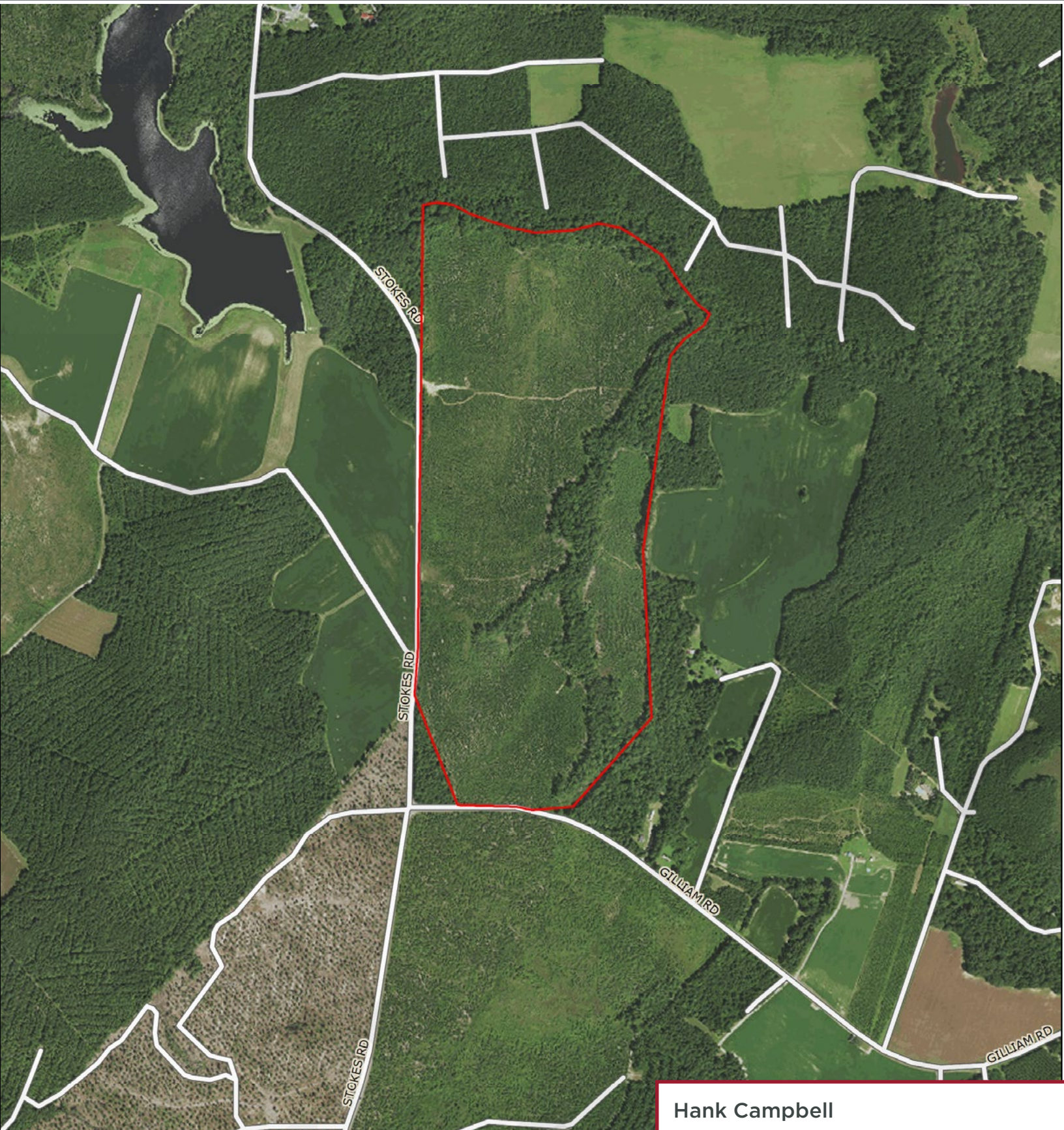
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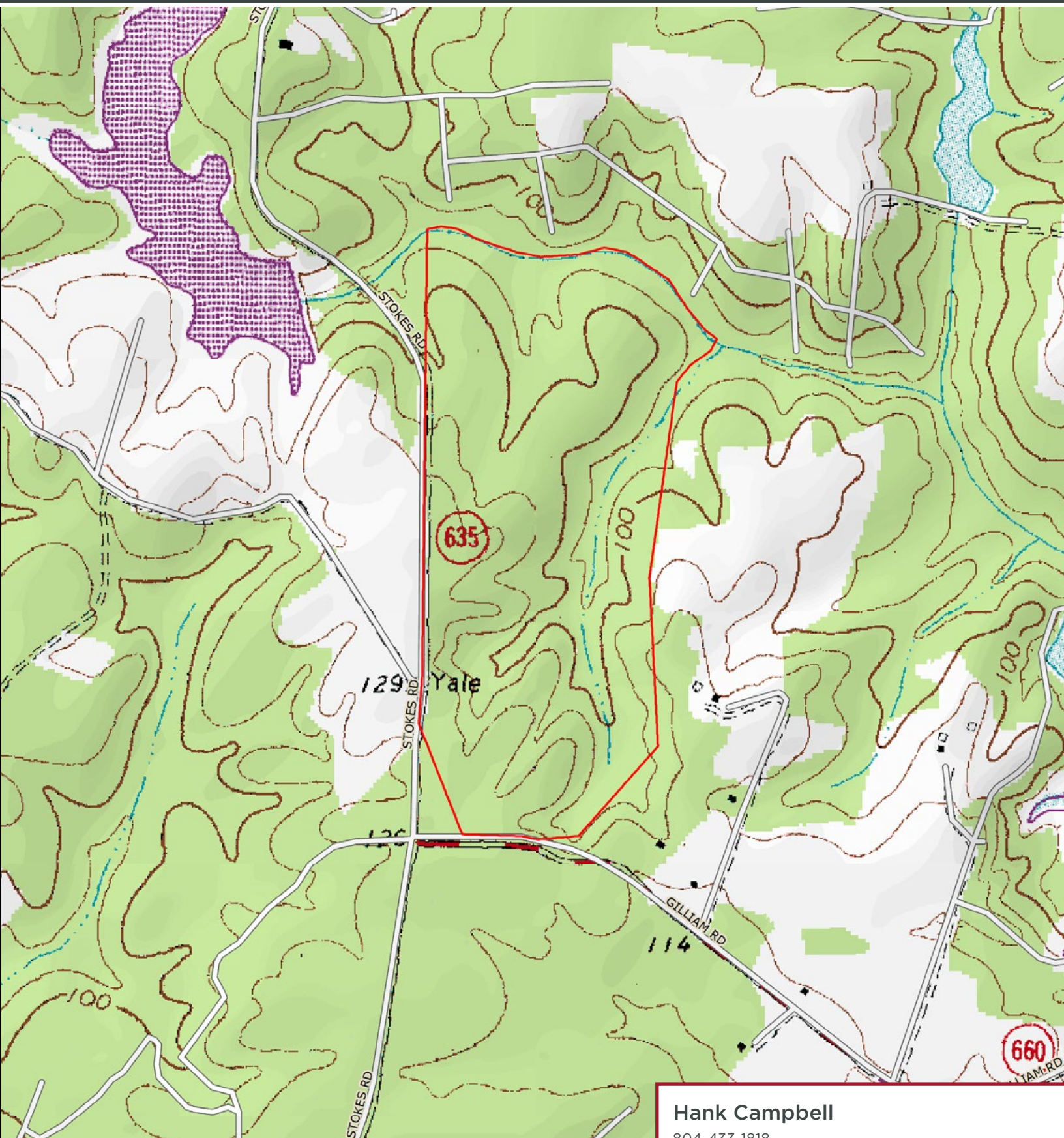


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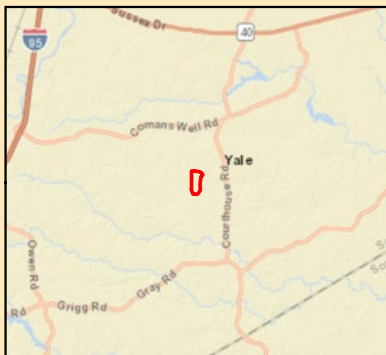
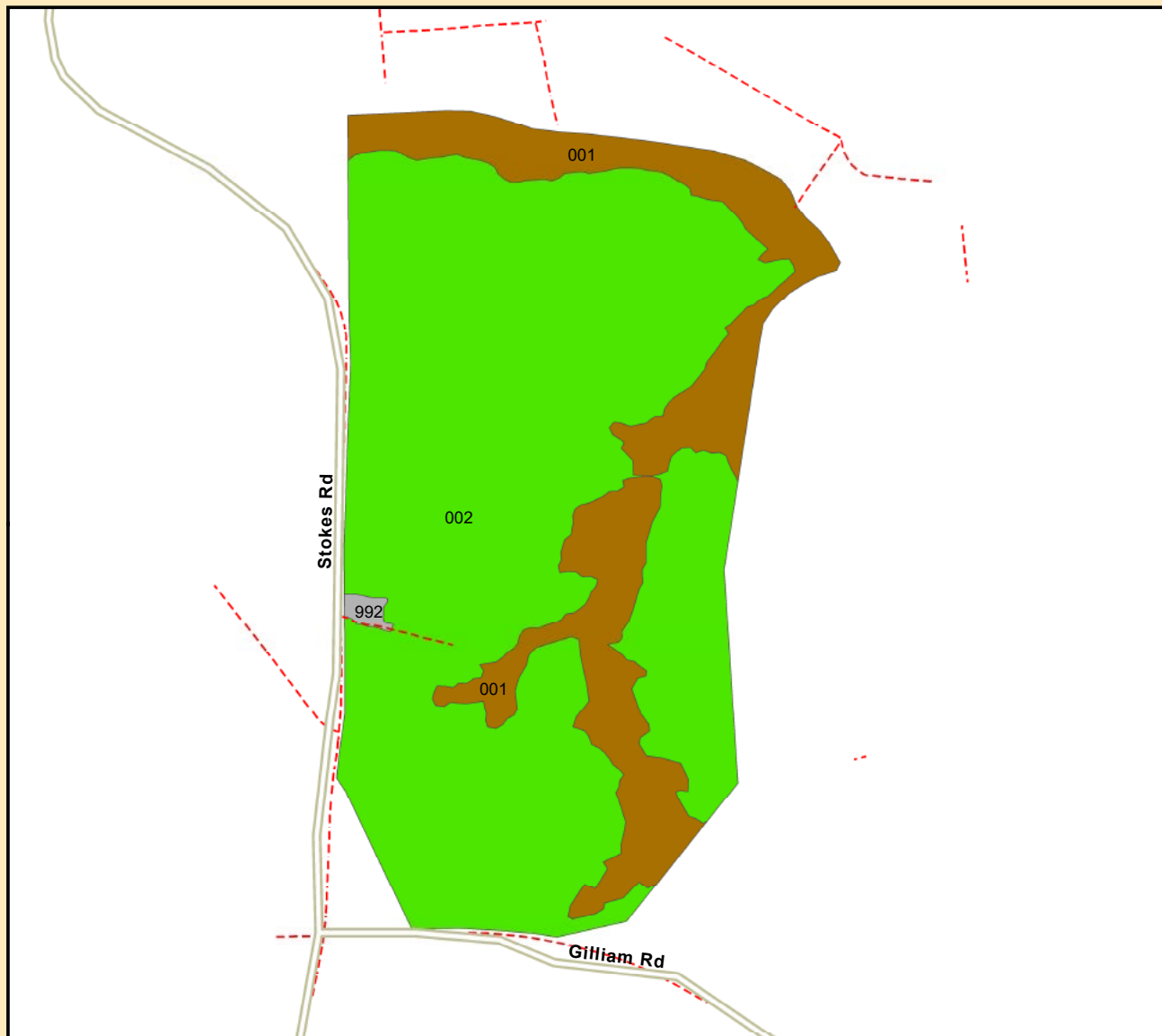
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0 10 20 Chains

**TER-8812
Sussex County, VA
+/- 128 acres
6/4/2021**



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 OWNERS APPROVAL. OWNER HAS NO OBLIGATION TO CONVEY ANY PROPERTY UNLESS OWNER AND 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

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

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**GP Glawson
Teredo Timber, LLC
TER-8812
Sussex County, VA
+/- 128 acres
6/4/2021**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
TER-8812	001	26.91	26.89	1950	Hardwood Non-Convertible
TER-8812	002	100.26	100.15	2014	Pine Plantation
TER-8812	992	0.50	0.00	9998	NP - Landing

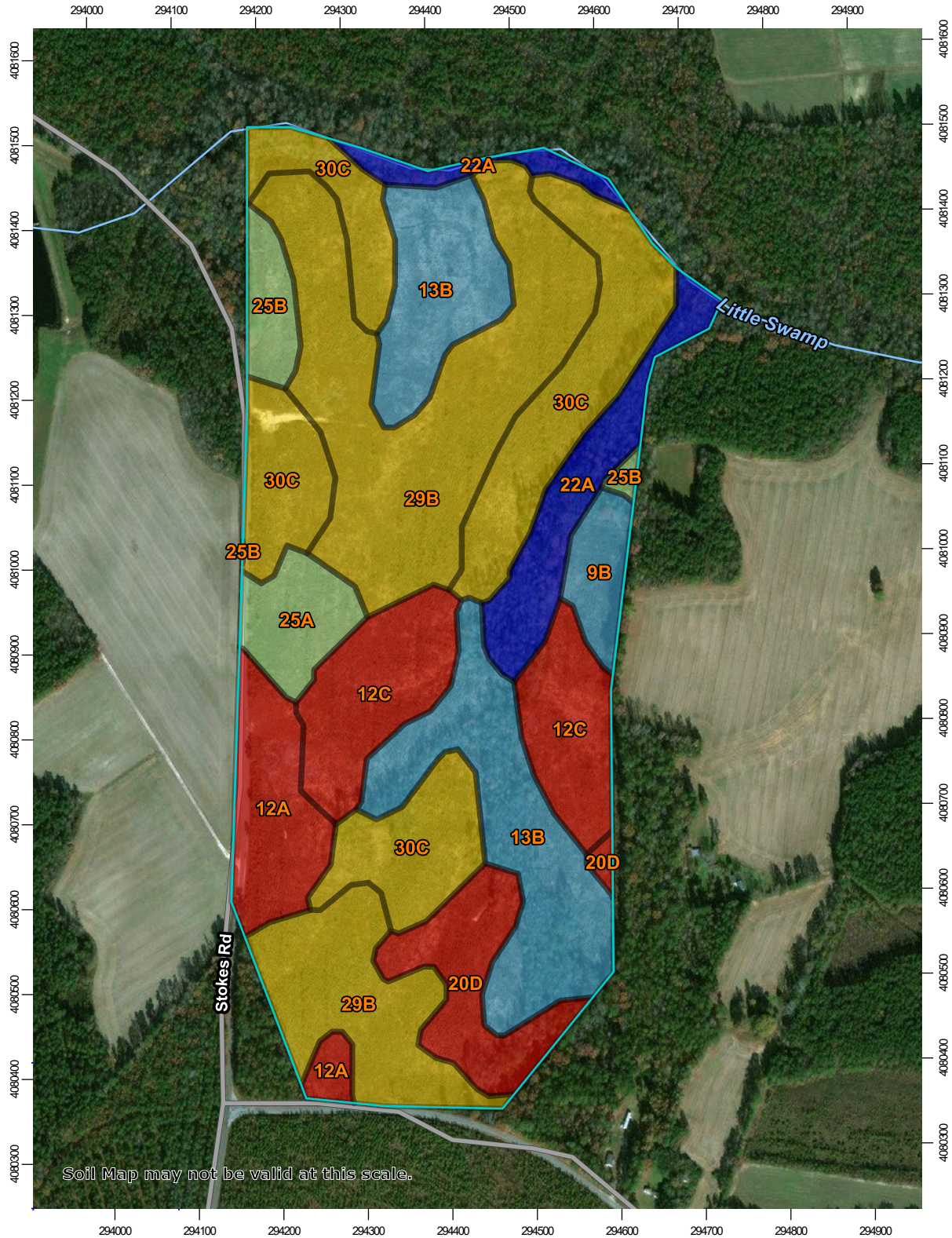
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
9B	Craven loam, 2 to 6 percent slopes	88	2.8	2.3%
12A	Emporia-Slagle complex, 0 to 2 percent slopes	75	7.5	6.0%
12C	Emporia-Slagle complex, 6 to 10 percent slopes	75	13.0	10.5%
13B	Eulonia fine sandy loam, 2 to 6 percent slopes	90	20.4	16.5%
20D	Nevarc and Emporia soils, 10 to 15 percent slopes	77	7.0	5.7%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	99	8.1	6.6%
25A	Slagle fine sandy loam, 0 to 2 percent slopes	86	4.1	3.3%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	3.0	2.4%
29B	Uchee loamy sand, 0 to 6 percent slopes	80	32.4	26.3%
30C	Uchee-Slagle complex, 6 to 10 percent slopes	80	25.0	20.2%
Totals for Area of Interest			123.3	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

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