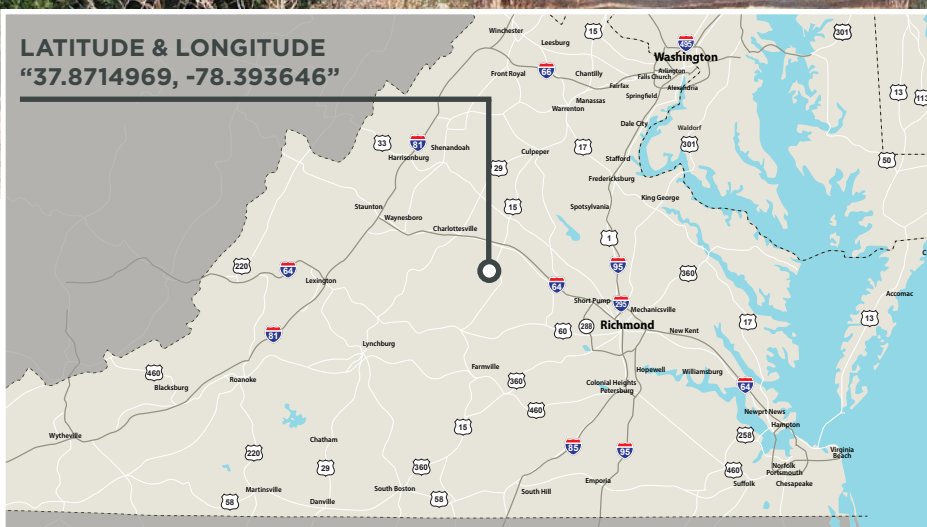


ROCK LANE SCOTTSVILLE, VA 24590

**FOR SALE | 170± ACRES
FLUVANNA COUNTY, VA**
Price: \$342,500



LATITUDE & LONGITUDE
"37.8714969, -78.393646"



Features

STRONG timberland/recreational investment opportunity offering merchantable timber located southwest of Lake Monitcello in Fluvanna County with frontage along both sides of Rock Lane

TIMBER IS comprised of 94± acres of planted pines established in '97, 53± acres of premerch pine established in '13 with the remaining balance in mature hardwoods

GENTLY ROLLING topography with solid internal roads with stream frontage along feeder to Middle Fork Cunningham Creek

GOOD WILDLIFE habitat offering strong populations of deer and turkeys

TAX MAP PARCEL #27-A-1



Contact

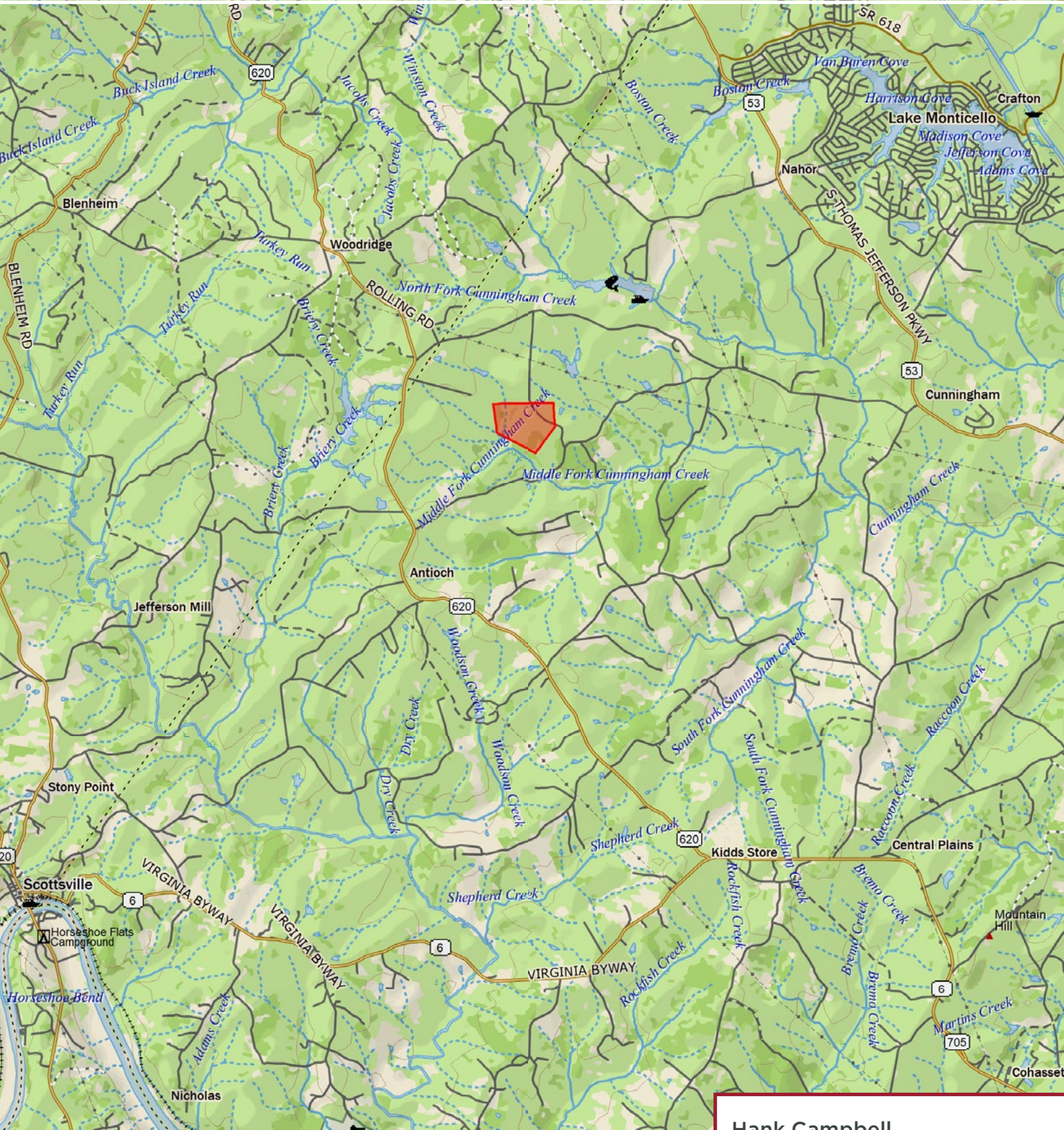
Hank Campbell

804-433-1818

hcampbell@commonwealthland.com

**ROCK LANE
SCOTTSVILLE, VA**

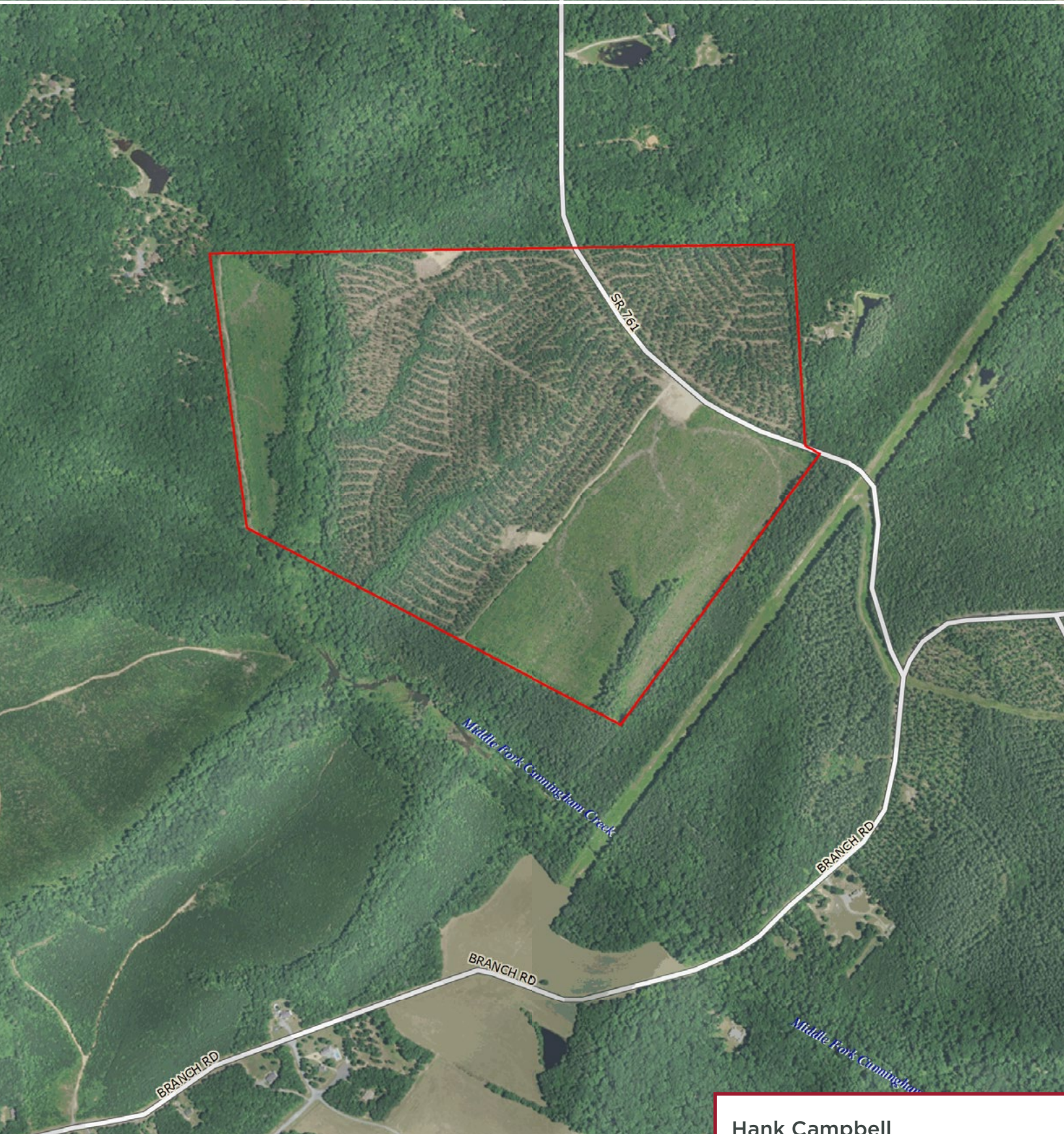
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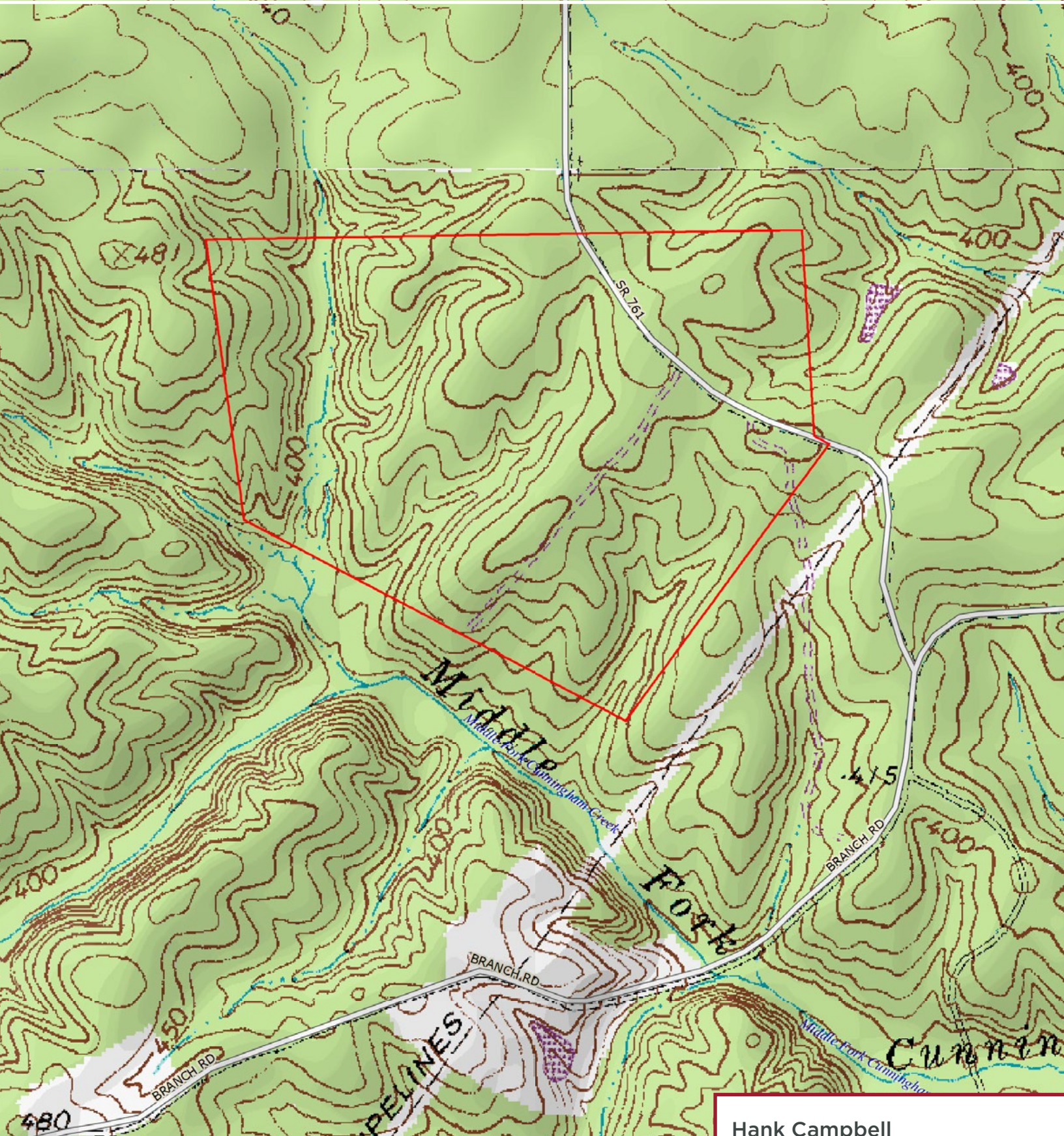
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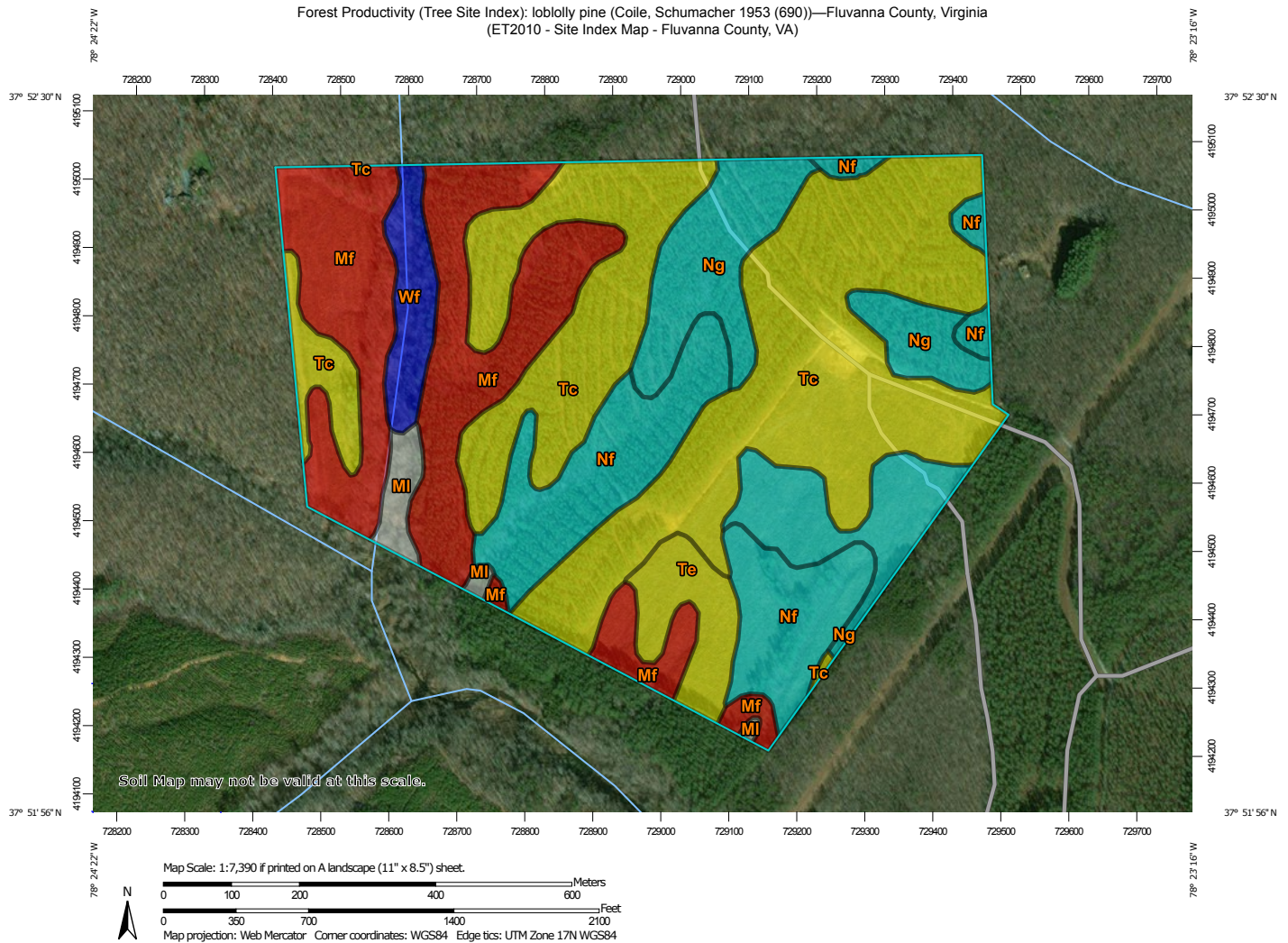
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**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

2/8/2019
Page 1 of 4

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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))—Fluvanna County, Virginia

ET2010 - Site Index Map - Fluvanna County, VA

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
Mf	Manteo silt loam, rolling phase	70	37.3	22.0%
MI	Mixed alluvial land, poorly drained		2.7	1.6%
Nf	Nason silt loam, rolling phase	80	24.9	14.7%
Ng	Nason silt loam, undulating phase	80	24.3	14.3%
Tc	Tatum silt loam, undulating phase	78	68.7	40.5%
Te	Tatum silty clay loam, eroded undulating phase	78	6.3	3.7%
Wf	Worsham silt loam	88	5.2	3.1%
Totals for Area of Interest			169.4	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

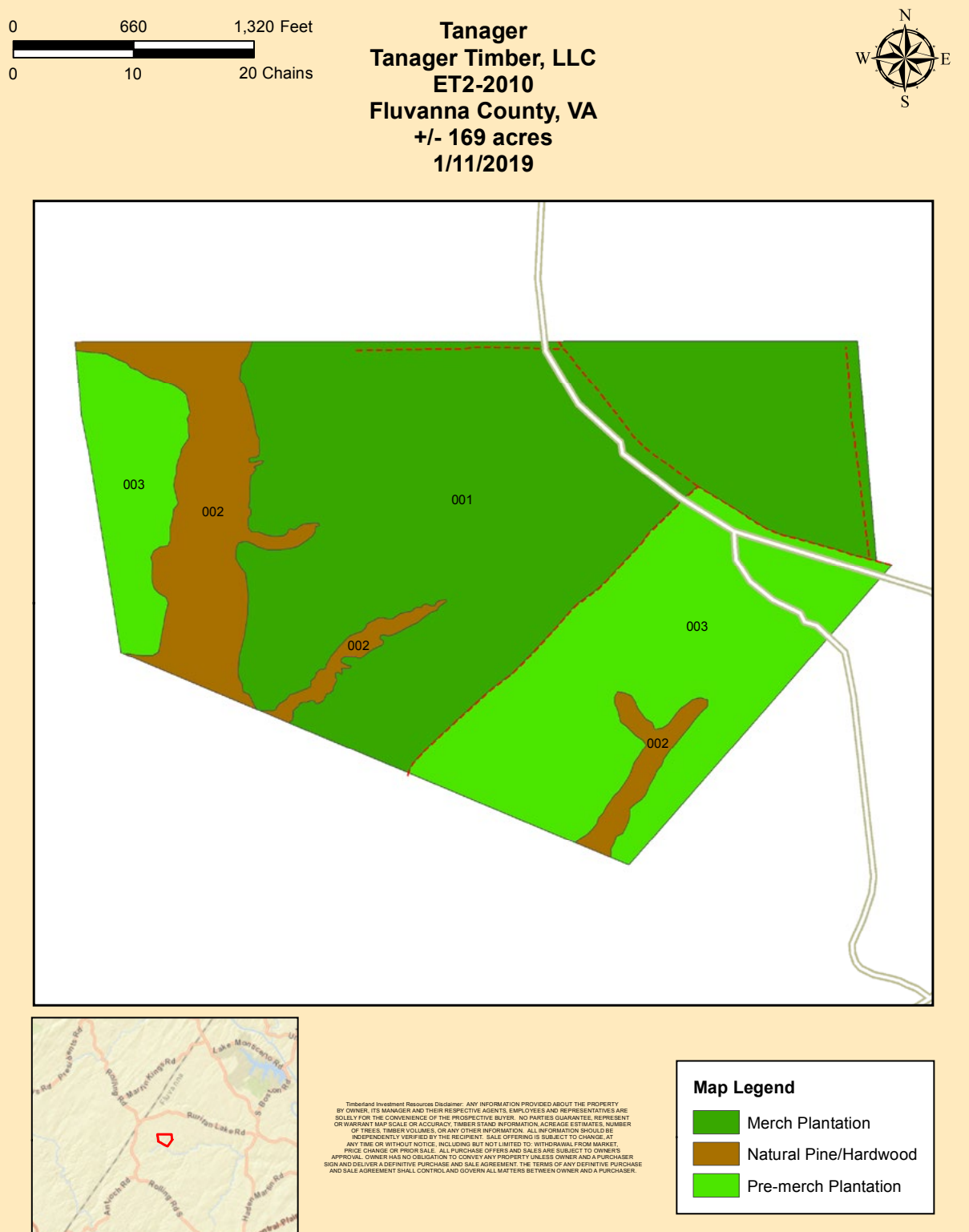
Units of Measure: feet

Tree: loblolly pine

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**Tanager
Tanager Timber, LLC
ET2-2010
Fluvanna County, VA
+/- 169 acres
1/11/2019**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
ET2-2010	001	94.62	93.15	1997	Pine Plantation
ET2-2010	002	20.99	20.99	1900	Hardwood Non-Convertible
ET2-2010	003	53.71	52.41	2013	Pine Plantation

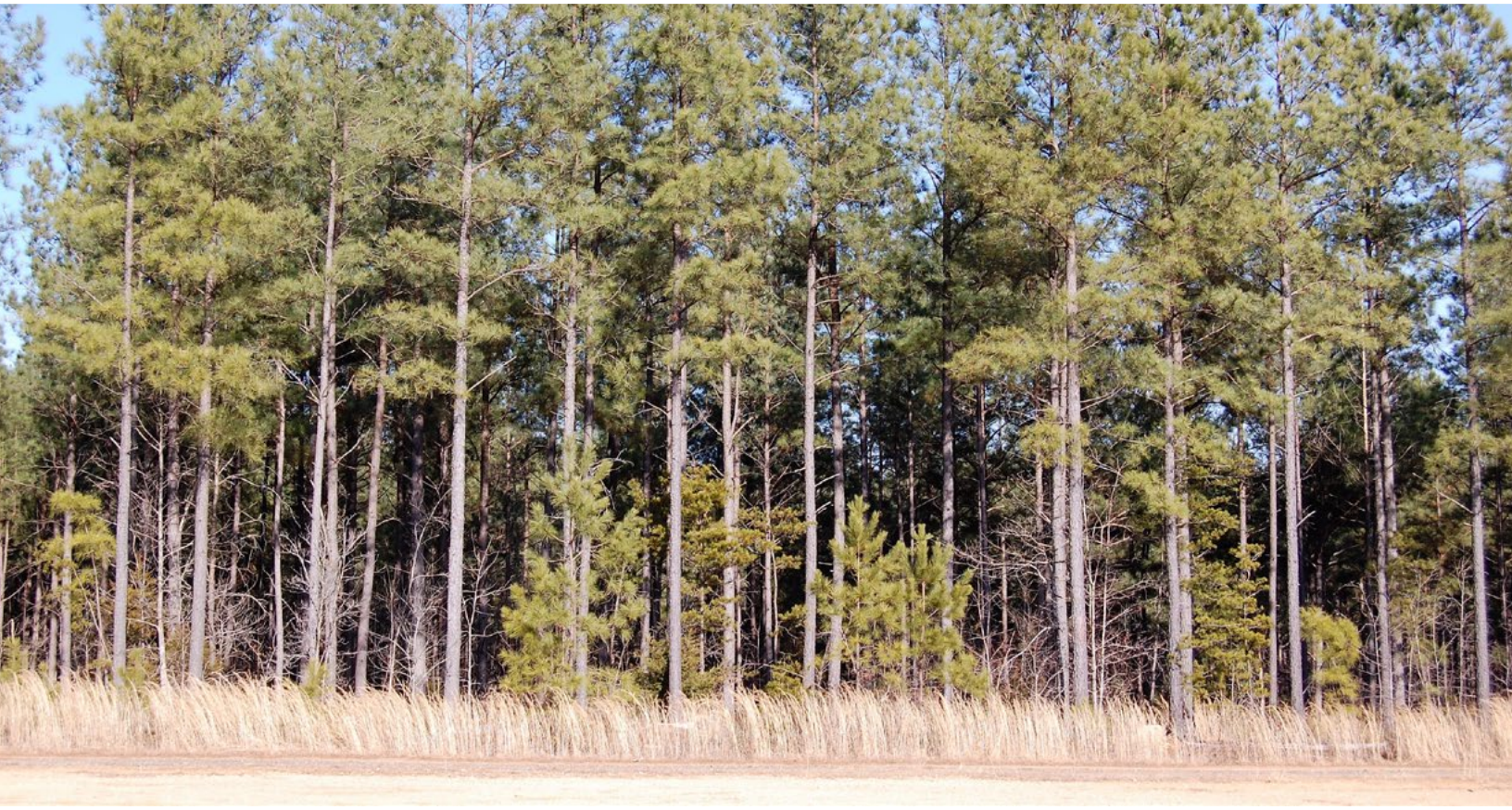
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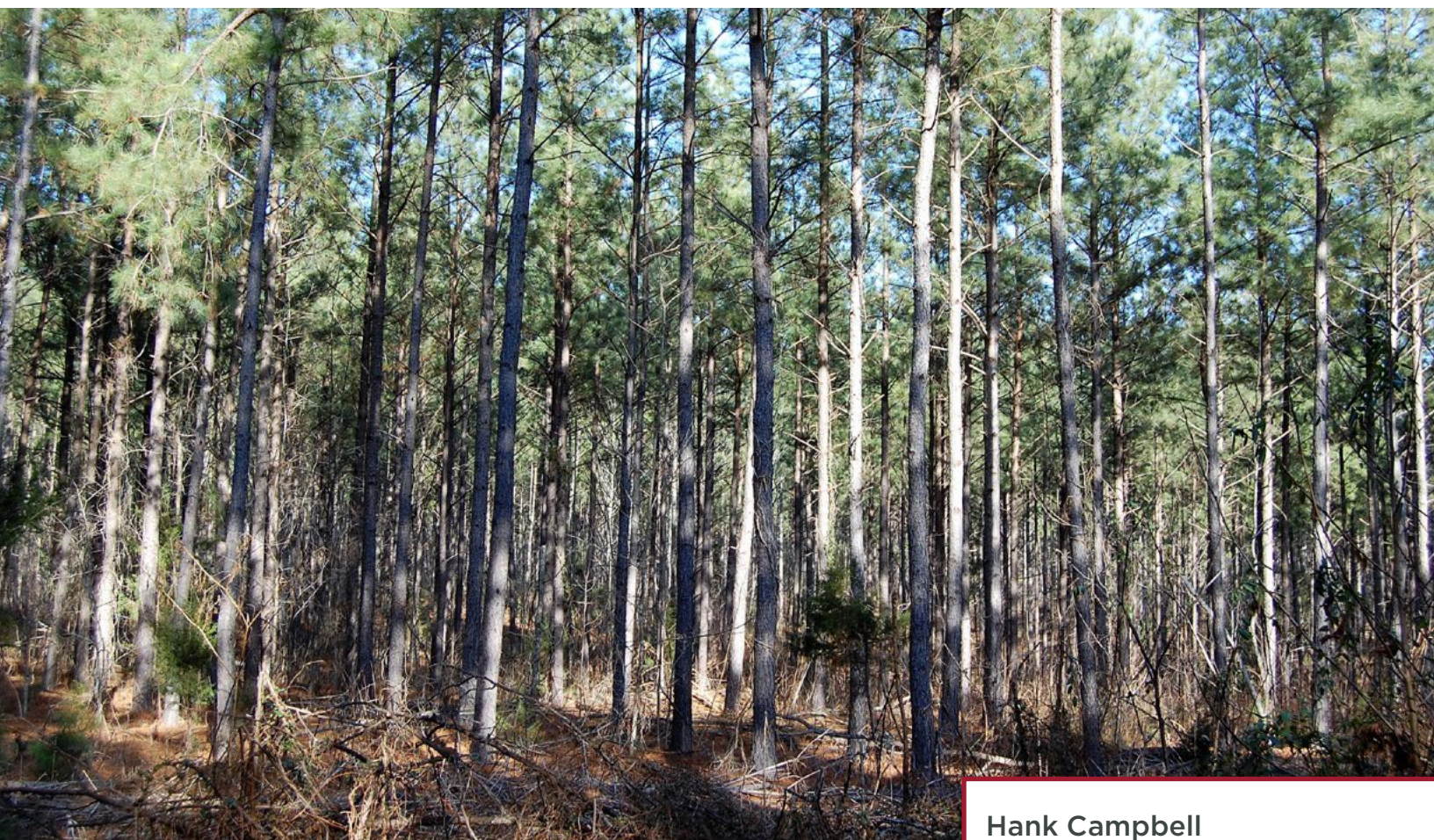
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