

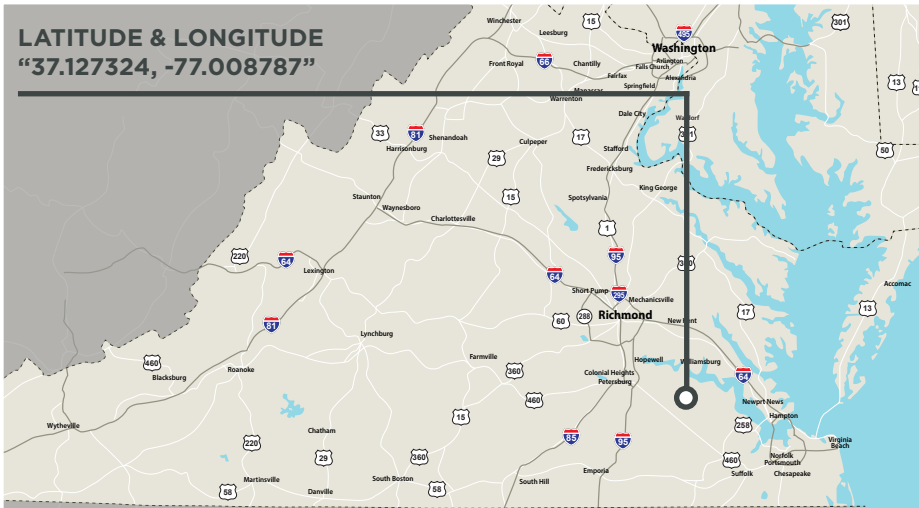


SALISBURY ROAD (VSR611) SPRING GROVE, VA 23881

FOR SALE | 191± ACRES
SURRY COUNTY, VA
Price: \$450,000 (\$2,356/acre)



LATITUDE & LONGITUDE
"37.127324, -77.008787"



Features

EXCELLENT TIMBERLAND/RECREATIONAL investment located near Savage in Surry County with frontage along Salisbury Rd.(VSR611).

TIMBER is comprised of 37± acres of planted pine established in '00, 70± acres of planted pines established in '06 (thinning contract in place), 69± acres of planted pine established in '19 with the remaining 8± acre balance in bottomland hardwood ('43).

IT OFFERS STRONG merchantable timber volumes and high site convertibility, has a good internal road system and ideal wildlife habitat supporting healthy populations of deer and turkeys.

TAX MAP PARCEL #23-22

Contact

Hank Campbell

804-433-1818

hcampbell@commonwealthland.com



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MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255

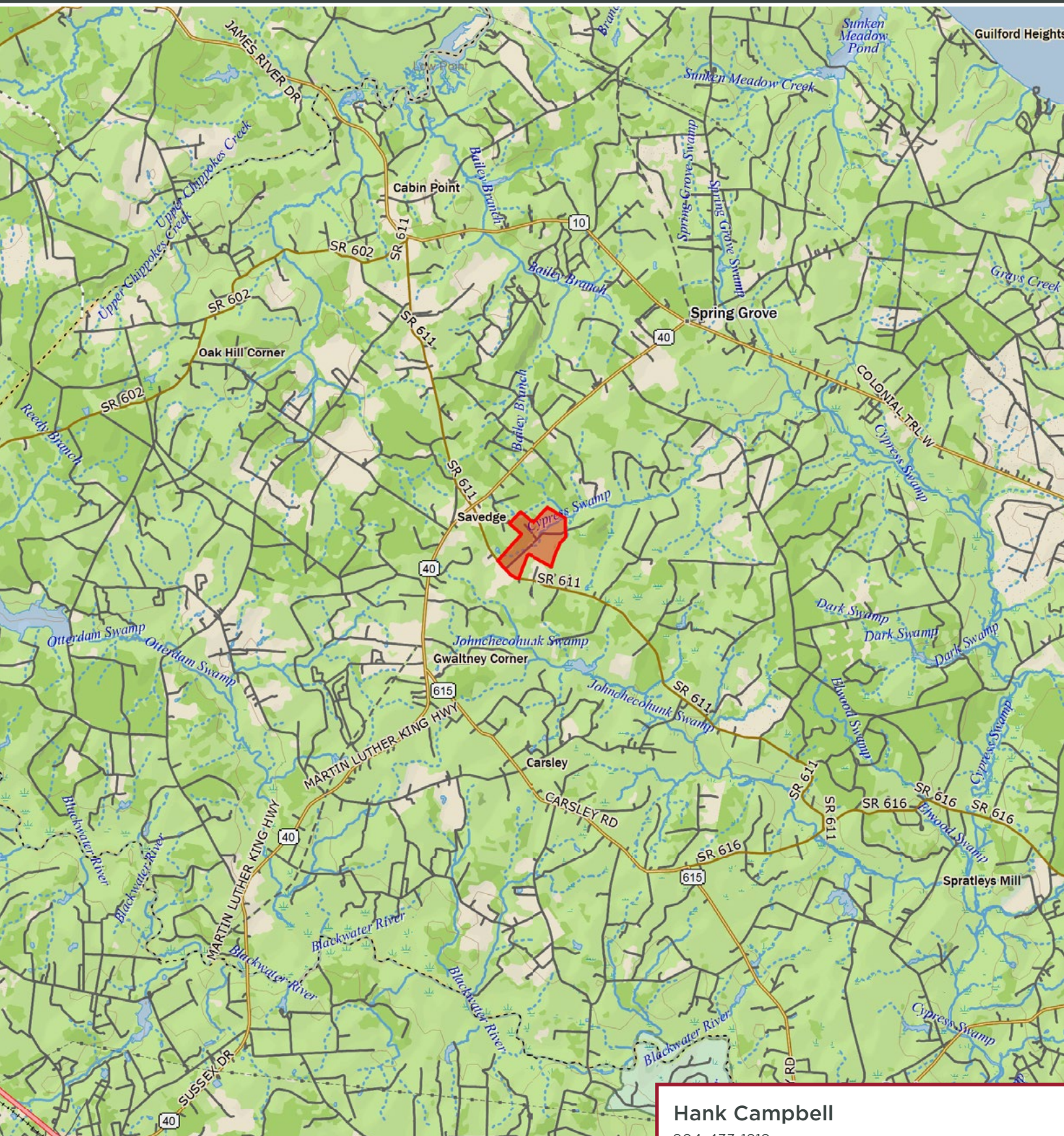
T 804-326-LAND (5263) | F 804-346-5901

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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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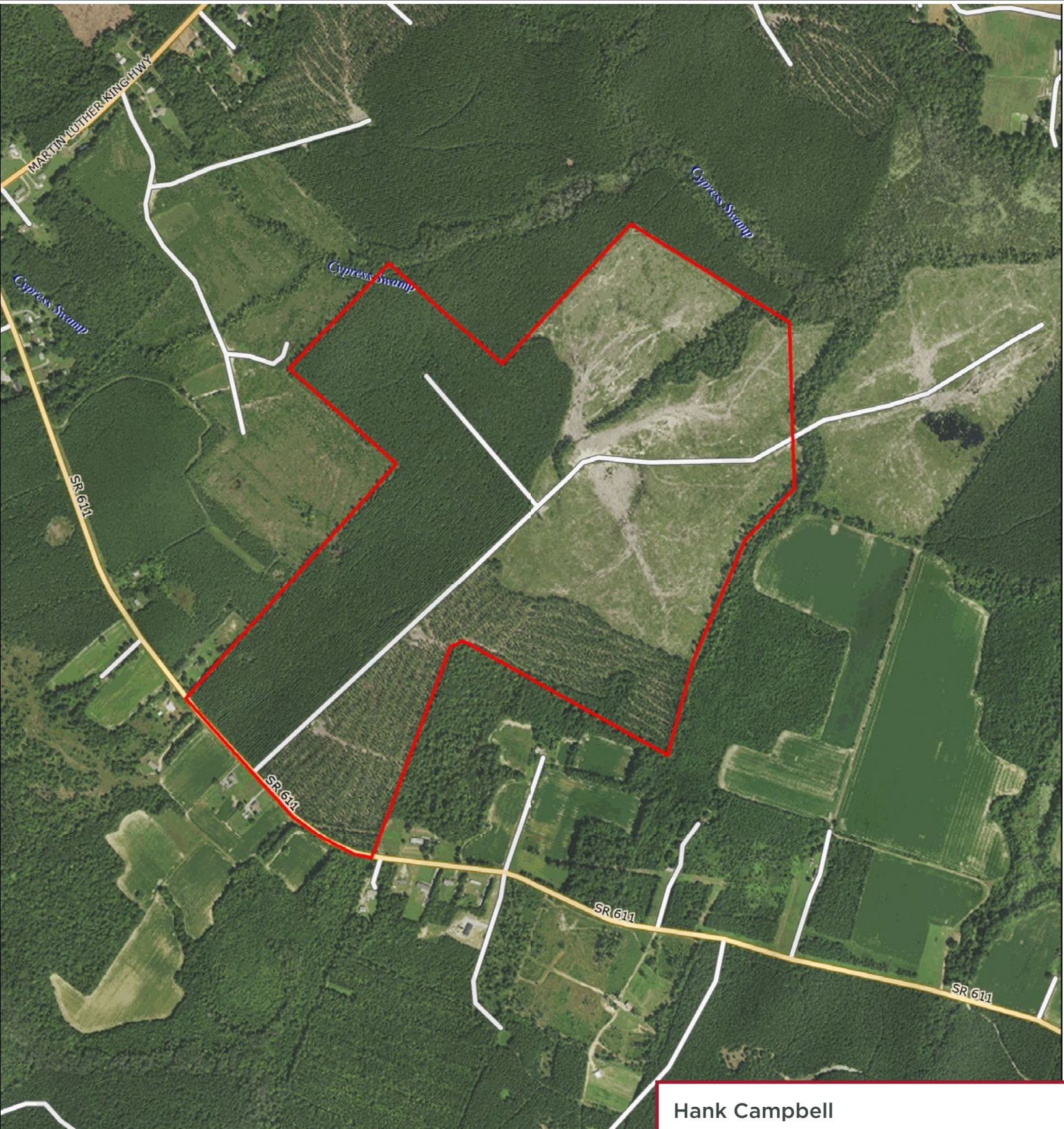
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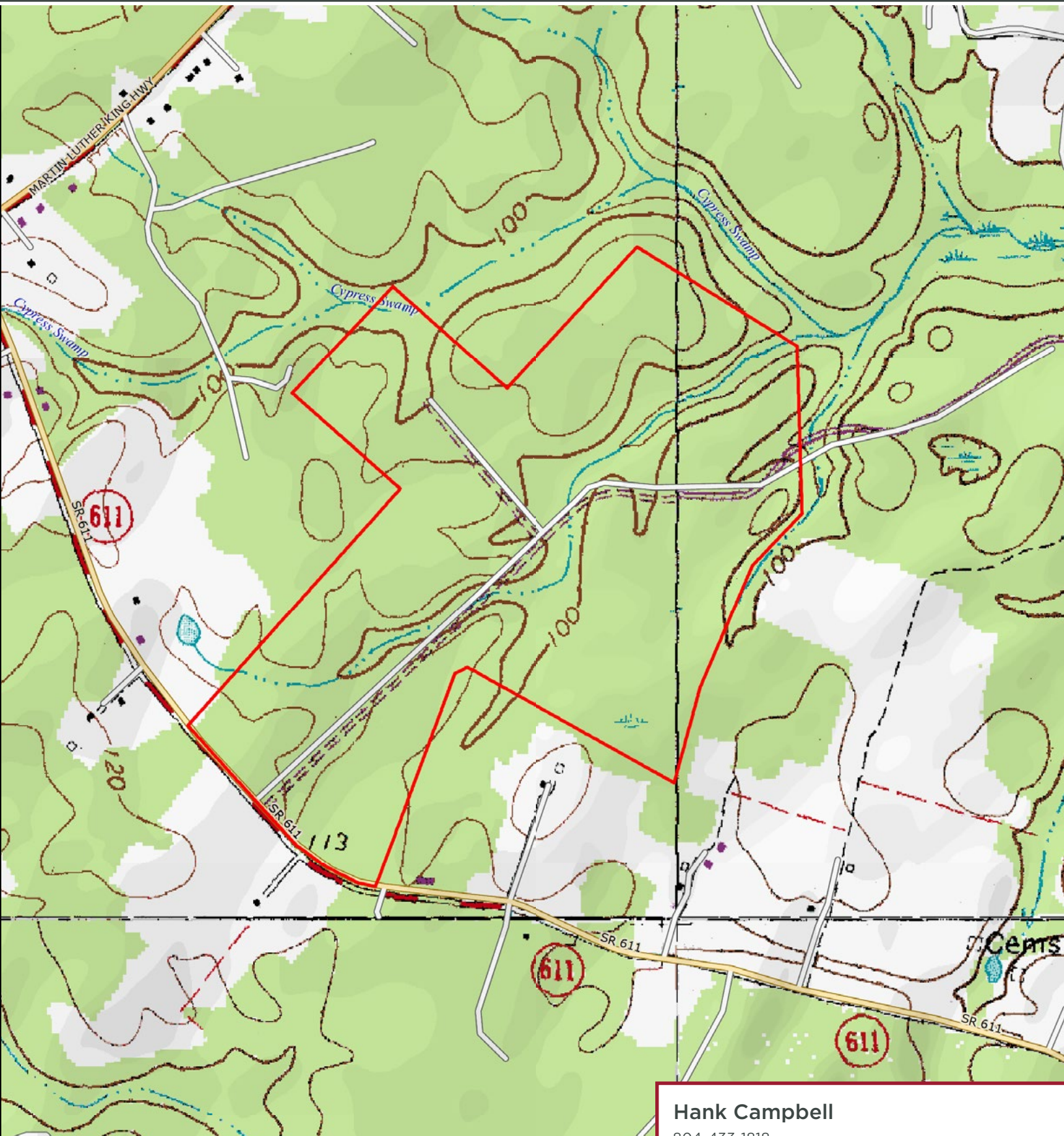
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0 10 20 Chains

**GAT-9869
Surry County, VA
+/- 187 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 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
- Pre-merch Plantation

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**Jefferson
Twain Timber, LLC
GAT-9869
Surry County, VA
+/- 187 acres
6/4/2021**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
GAT-9869	001	69.35	68.43	2019	Pine Plantation
GAT-9869	002	0.34	0.33	2019	Pine Plantation
GAT-9869	005	37.00	36.62	2000	Pine Plantation
GAT-9869	008	72.03	70.46	2006	Pine Plantation
GAT-9869	010	4.90	4.89	1943	Hardwood Non-Convertible
GAT-9869	014	3.38	3.38	1943	Hardwood Non-Convertible
GAT-9869	993	0.47	0.00	9998	NP - Utility

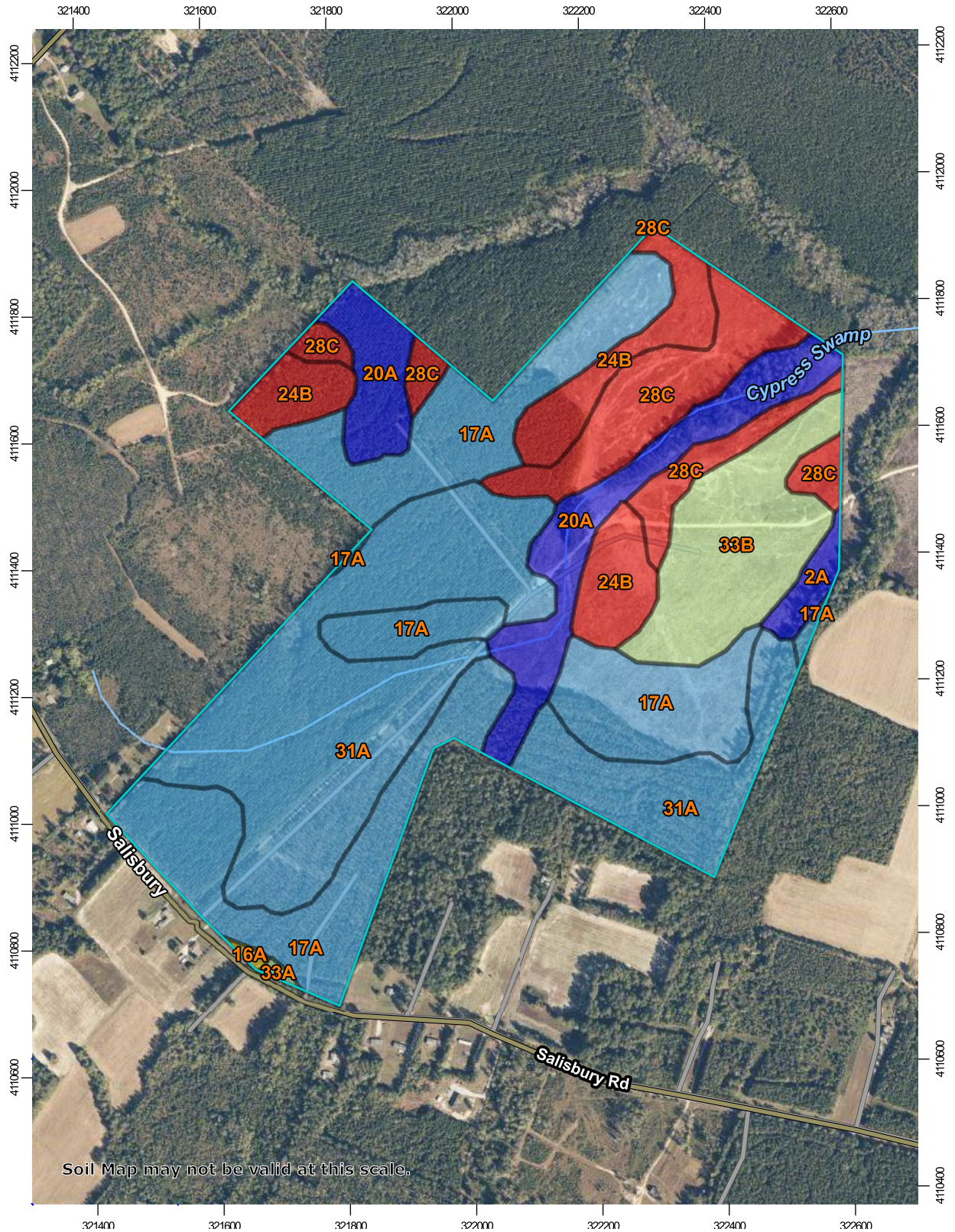
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Forest Productivity (Tree Site Index): loblolly pine (Coile, Schumacher 1953 (690))

Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
2A	Bibb fine sandy loam, 0 to 2 percent slopes, frequently flooded	100	2.4	1.2%
16A	Exum silt loam, 0 to 3 percent slopes	82	0.3	0.2%
17A	Jedburg loam, 0 to 2 percent slopes	90	55.3	28.9%
20A	Kinston loam, 0 to 2 percent slopes, frequently flooded	100	20.6	10.8%
24B	Montross silt loam, 2 to 6 percent slopes	76	16.6	8.7%
28C	Nevarc-Remlik complex, 6 to 10 percent slopes	77	20.6	10.8%
31A	Rains fine sandy loam, 0 to 2 percent slopes	94	57.4	30.0%
33A	Slagle fine sandy loam, 0 to 2 percent slopes	86	0.3	0.2%
33B	Slagle fine sandy loam, 2 to 6 percent slopes	86	17.9	9.3%
Totals for Area of Interest			191.5	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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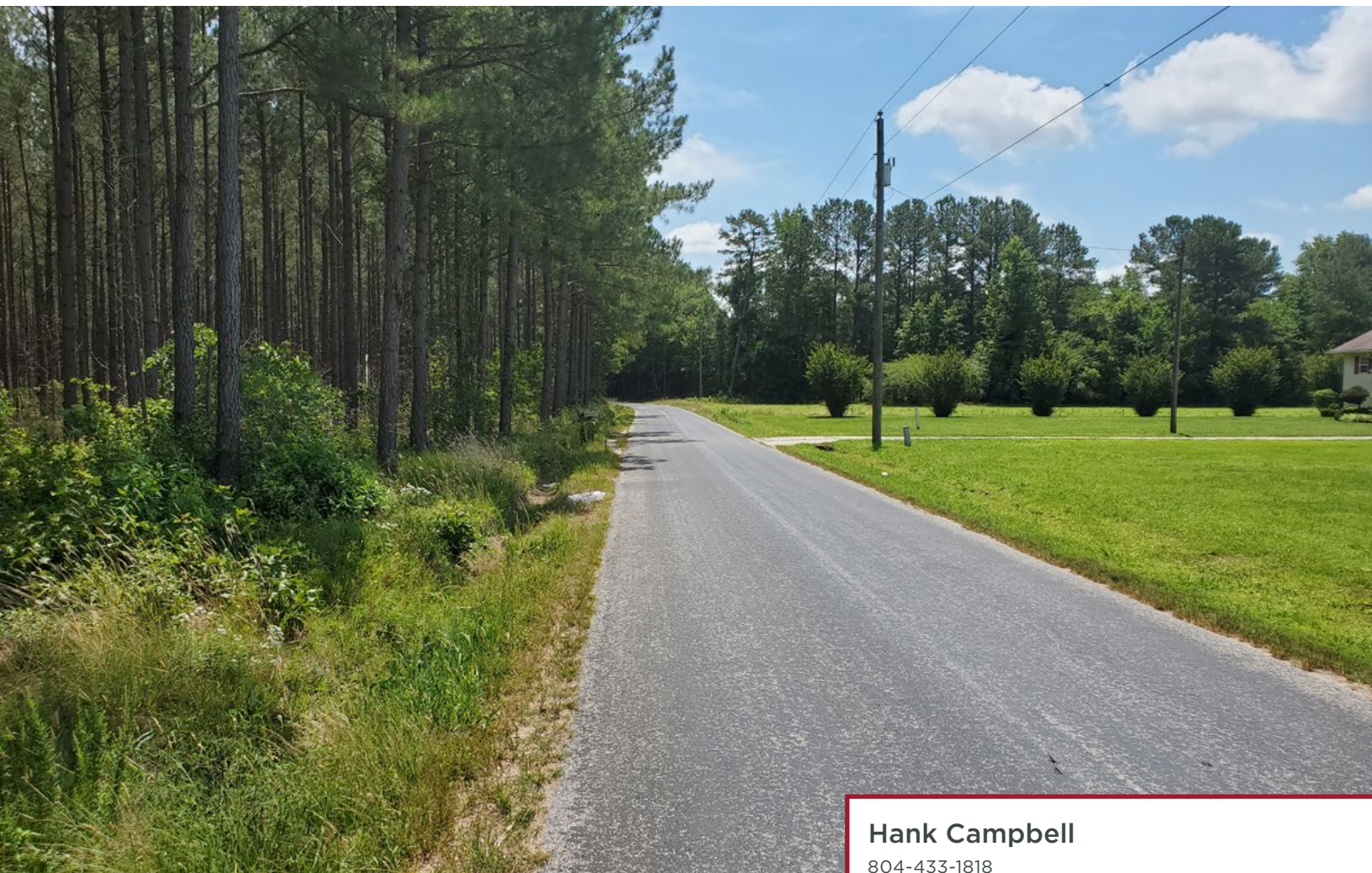
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