

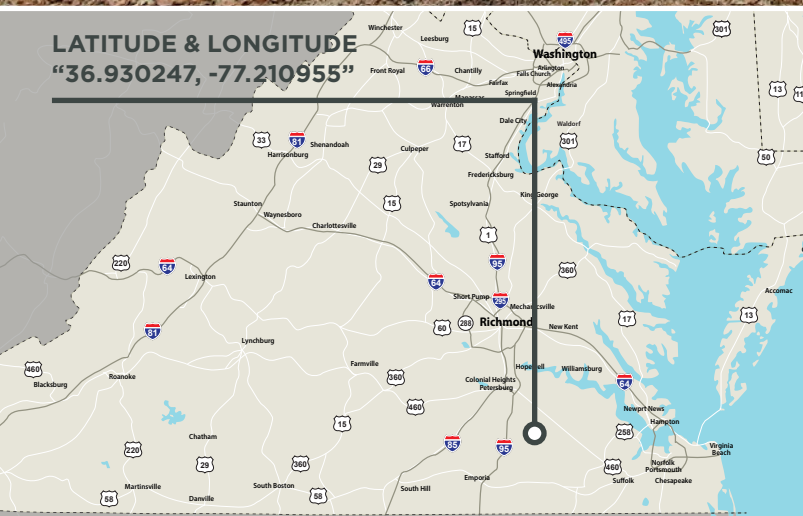


**SUSSEX DR. (VSR40)
STONY CREEK, VA 23882**

**FOR SALE | 630± ACRES
SUSSEX COUNTY
Price: \$1,600,000 (\$2,539/acre)**



LATITUDE & LONGITUDE
"36.930247, -77.210955"



Features

STRONG Timberland/recreational investment located east of the Sussex County Courthouse with over 1.3 miles of frontage along Sussex Dr. (VSR40) and over 1.5 miles of frontage along the Nottoway River.

TIMBER is comprised 175± acres of merchantable planted pines (established from '74-'02), 157± acres of premerch planted pine (established in '08 & '17), with the remaining 273± acre balance in bottomland hardwoods.

PROPERTY lays well and offers a strong internal road system.

IDEAL WILDLIFE habitat supporting healthy populations of deer, turkeys and waterfowl.

LOCATED less than 10 miles from the Stony Creek Exit (#31) at I95.

TAX MAP #72-A-1.



MAIN OFFICE ADDRESS: 4198 Cox Road, Suite 200 | Glen Allen, VA 23060
MAILING ADDRESS: P.O. Box 71150 | Richmond, VA 23255
T 804-326-LAND (5263) | F 804-346-5901
COMMONWEALTHLAND.COM

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

Contact

Hank Campbell

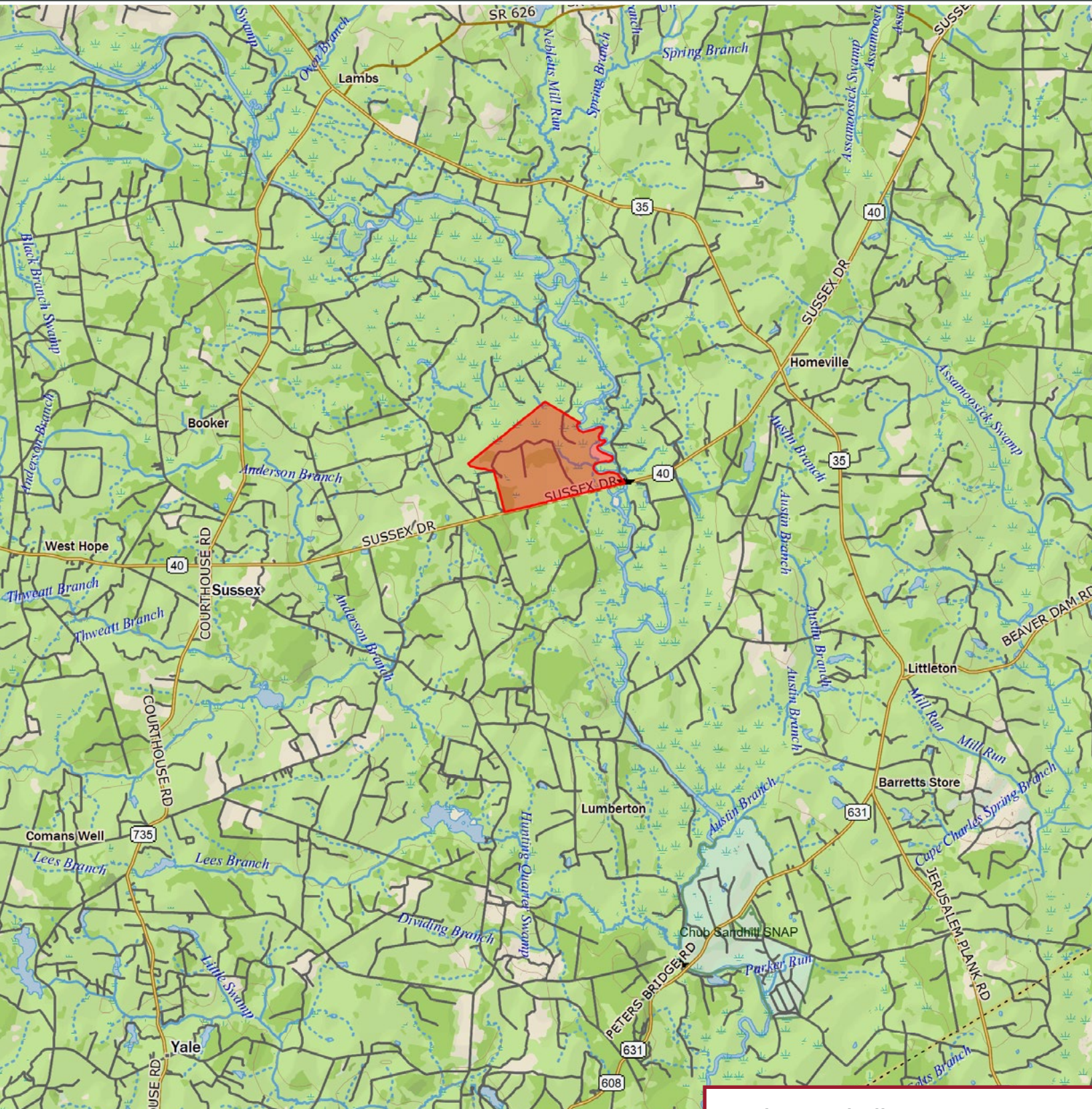
804-433-1818

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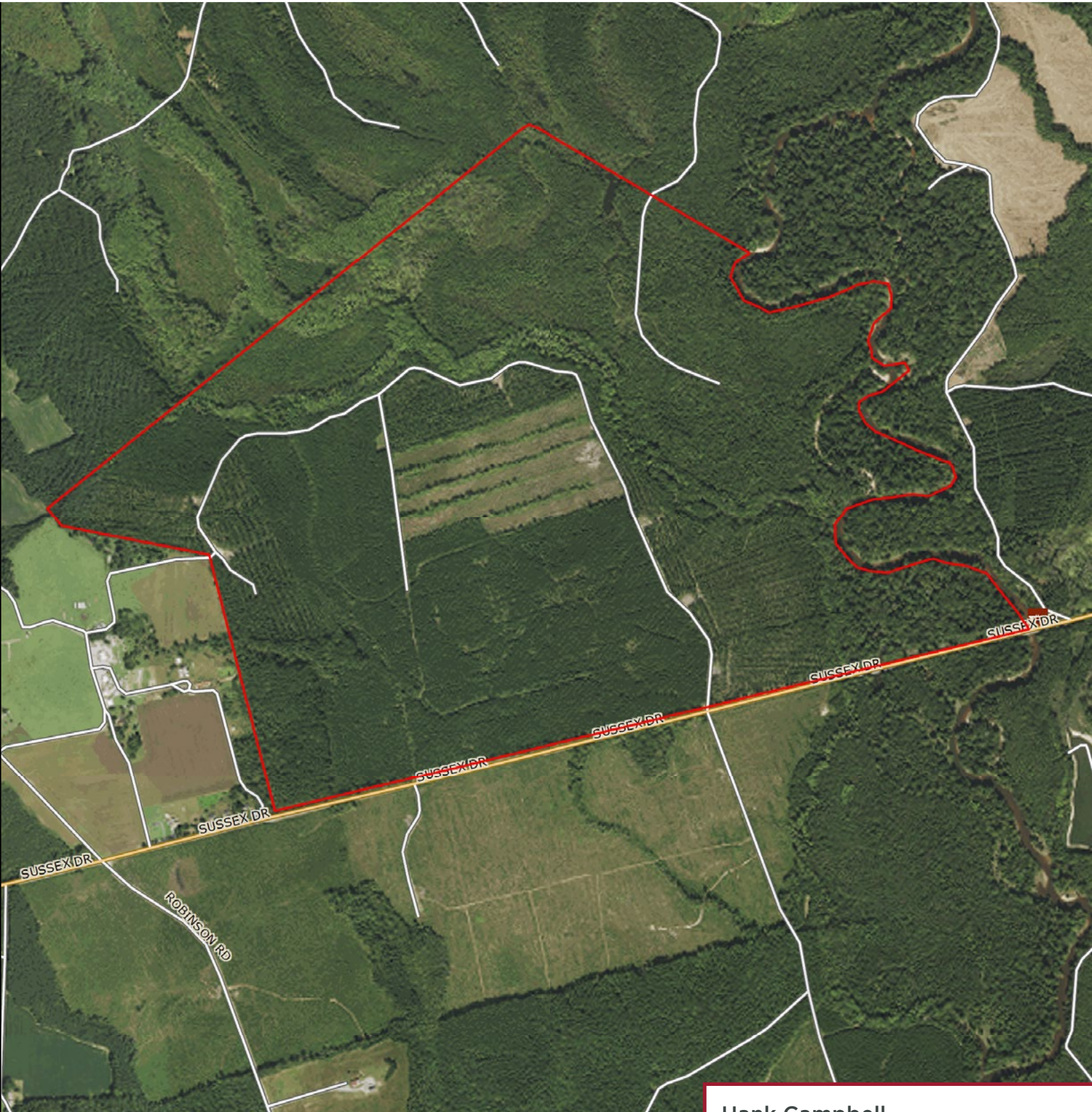


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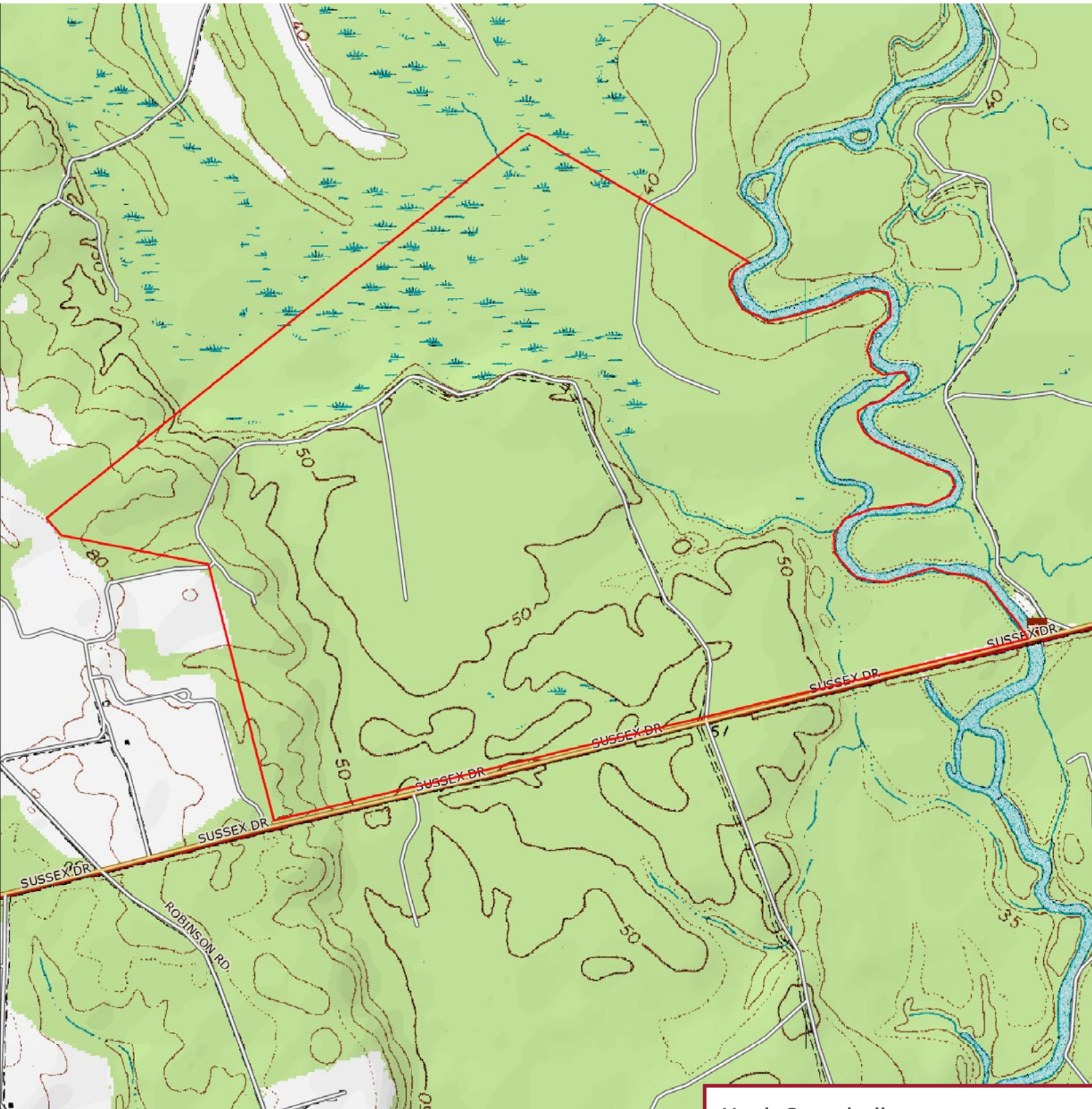
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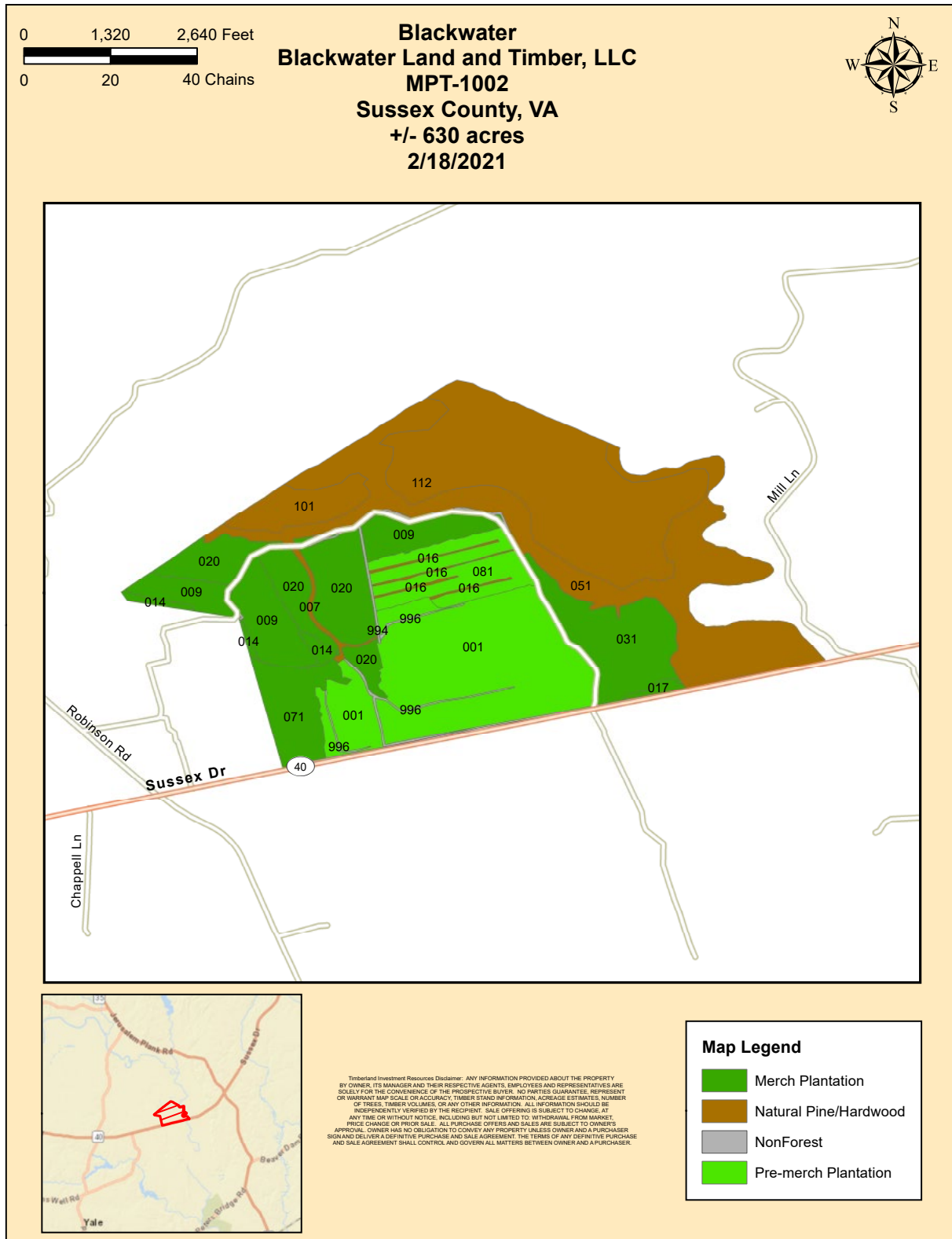
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**Blackwater
Blackwater Land and Timber, LLC
MPT-1002
Sussex County, VA
+/- 630 acres
2/18/2021**

Tract Name	Stand	Gross Acres	Net Acres	Established Year	Cover Type
MPT-1002	001	123.37	123.37	2008	Pine Plantation
MPT-1002	007	2.72	2.72	2019	Hardwood Non-Convertible
MPT-1002	009	49.54	49.54	1997	Pine Plantation
MPT-1002	014	5.45	5.45	1997	Pine Plantation
MPT-1002	016	3.64	3.64	2013	Hardwood Convertible
MPT-1002	017	2.01	2.01	2002	Pine Plantation
MPT-1002	020	57.63	57.63	2004	Pine Plantation
MPT-1002	031	40.12	40.12	1999	Pine Plantation
MPT-1002	051	123.08	123.08	1907	Hardwood Non-Convertible
MPT-1002	071	24.88	24.88	1974	Pine Plantation
MPT-1002	081	34.11	34.11	2017	Pine Plantation
MPT-1002	101	18.87	18.87	2002	Hardwood Non-Convertible
MPT-1002	112	131.40	131.40	1998	Hardwood Non-Convertible
MPT-1002	994	9.84	0.00	9998	NP - Right Of Way
MPT-1002	996	3.60	0.00	9998	NP - Water

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Pine & Hwd Merchantable Product Tons

LAND:	
Cover Type	Gross Acres
Planted Pine	332
Natural Pine	0
Planted Hardwood	5
Natural Hardwood	273
Non Stocked Forest	4
Non Forest	16
TOTAL ACRES:	630

*Acres calculated in local UTM zone

*Land Types Include Fee/Lease/Timber Deed

MERCH. TIMBER:	
Product Class	Tons
Pine Topwood	1,918
Pine Pulpwood	4,530
Pine CNS	4,311
Pine Sawtimber	5,469
Hardwood Topwood	1,906
Hardwood Pulpwood	11,794
Hardwood Sawtimber	3,714
TOTAL MERCH:	33,643

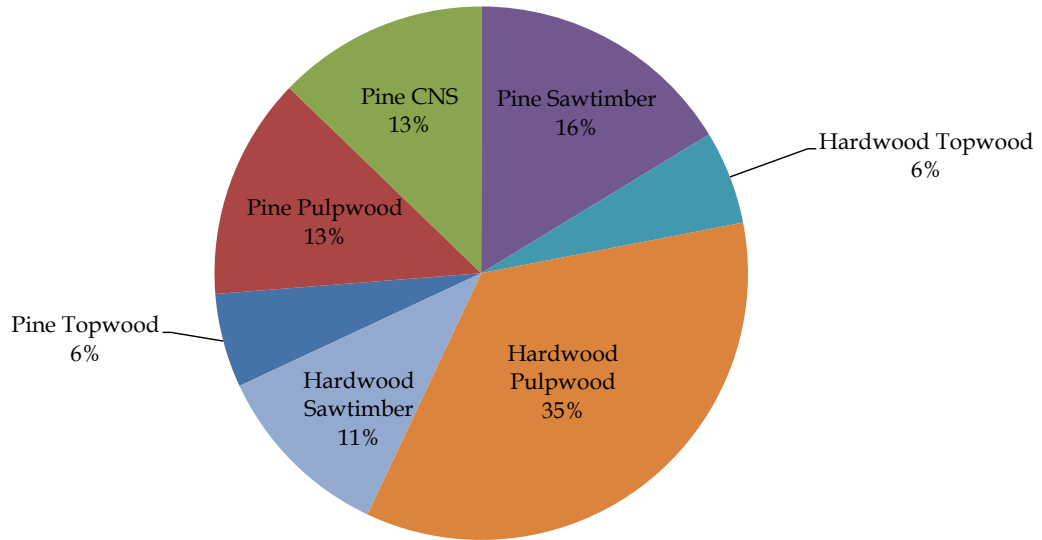
*Merchantable Timber includes volumes from stands aged 15 and older.

*Land Types Include Fee/Lease/Retained Timber

PREMERCH PLANTED PINE:	
Establishment Year	Net Acres
2021	0
2020	0
2019	0
2018	0
2017	34
2016	0
2015	0
2014	0
2013	0
2012	0
2011	0
2010	0
2009	0
2008	123
2007	0
TOTAL PREMERCH:	157

*Acres calculated in local UTM zone

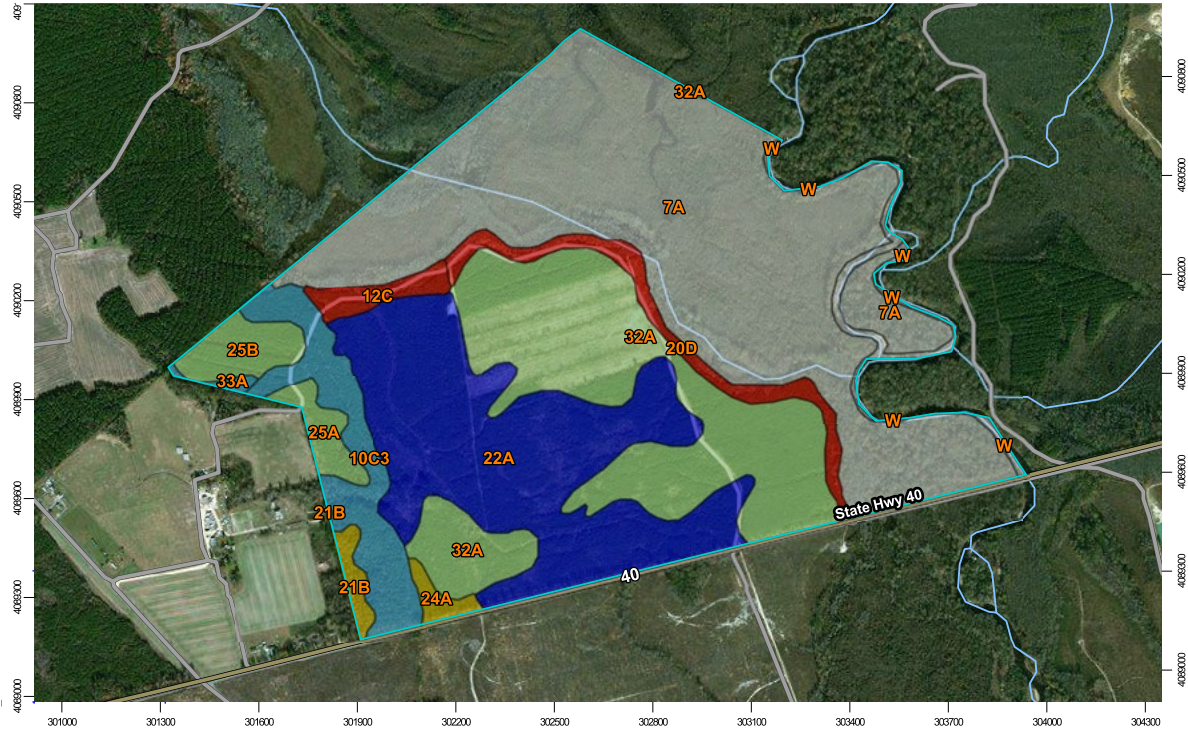
*Land Types Include Fee/Lease/Retained Timber



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Map unit symbol	Map unit name	Rating (feet)	Acres in AOI	Percent of AOI
7A	Chastain loam, 0 to 2 percent slopes, frequently flooded		266.0	41.6%
10C3	Craven clay loam, 6 to 10 percent slopes, severely eroded	88	38.2	6.0%
12C	Emporia-Slagle complex, 6 to 10 percent slopes	75	8.3	1.3%
20D	Nevarc and Emporia soils, 10 to 15 percent slopes	77	19.1	3.0%
21B	Ocilla loamy sand, 0 to 6 percent slopes	79	4.9	0.8%
22A	Roanoke loam, 0 to 2 percent slopes, frequently flooded	99	136.2	21.3%
24A	Seabrook sand, 0 to 2 percent slopes	81	4.0	0.6%
25A	Slagle fine sandy loam, 0 to 2 percent slopes	86	8.8	1.4%
25B	Slagle fine sandy loam, 2 to 6 percent slopes	86	13.2	2.1%
32A	Warne fine sandy loam, 0 to 2 percent slopes, rarely flooded	86	130.2	20.4%
33A	Yemassee fine sandy loam, 0 to 2 percent slopes	90	1.5	0.2%
W	Water		8.6	1.3%
Totals for Area of Interest			639.0	100.0%

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